



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 18, 2015

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Room 1

Luria Conference and Press Center

Santa Barbara City College

721 Cliff Drive

1. Call to order
2. Public comments
3. Approval of Minutes of the February 19, 2015 meeting (Attachment 1)
4. Measure V Bond Fund (Attachment 2)
5. Project Status Report (Attachment 3)
6. Proposed dates for future meetings: November 19, 2015, February 18, 2016 and June 16, 2016.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 19, 2015

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Room 1

Luria Conference and Press Center
Santa Barbara City College
721 Cliff Drive

1. Call to order

Jack Ostrander, Chair, called the meeting to order.

Members present:

Tobe Plough, Tax Payers Association
Luis Esparza, Community-at-Large
Bernice James, Community-at-Large
Jack Ostrander, Business Organization
Dr. David Doner, Support Organization
Michael Just, Senior Citizen Organization
Caleb Ransom, Student Representative

Others present:

Joe Sullivan, VP Business Services
Julie Hendricks, Senior Director of Facilities, Planning and Campus Development
Joan Galvan, Public Information Officer

2. Public comments

No citizen expressed a wish to address the Committee.

3. Approval of Minutes of the November 20, 2014 meeting (Attachment 1)

Upon motion by Dr. David Doner, seconded by Tobe Plough, the Committee approved the minutes of November 20, 2014.

4. 2014 Annual Report (Attachment 2)

Julie Hendricks presented the 2014 Annual Report. Ms. Hendricks reported that this

report will be presented by Jack Ostrander to the Board of Trustees at their February 26, 2015 board meeting for their review.

5. Measure V Bond Fund (Attachment 3)

Vice President Sullivan reviewed with the Committee the revenue and expenditures of the Measure V Bond Fund. The remaining balance in this fund will be used for the West Campus Classroom and Office building project.

6. Measure V Bond Construction Fund Financial Statements (Attachment 4)

Vice President Sullivan presented the audit of the Measure V Bond Construction Fund, completed by an independent audit firm. Mr. Sullivan reported that the auditors gave the college a clean audit with no comments or findings. There is currently one more draw down left in this bond and that draw down will take place when the construction begins on the West Campus Classroom and Office building.

7. Project Status Report (Attachment 5)

Ms. Hendricks reviewed this report with the Committee:

- Modular Building Removals and Site Restoration: The College was able to remove three more modular buildings during the holiday break. The site where five of the modular were located has been restored and is now an active garden. 12 more modular buildings will be removed when the West Campus Classroom and Office building is completed.
- Bridge Renovation: This is a continuing process and work continues to obtain certification from the Division of State Architect.
- West Campus Classroom and Office Building: There has not been a lot of activity since the last meeting, other than the College submitted its Public Works Plan Amendment and Notice of Impending Development to the Coastal Commission staff.

We hope to be on the April Coastal Commission agenda.

Mr. Ostrander asked the following questions of staff:

1. Has all monies been spent appropriately from Measure V. Vice President Sullivan responded yes.
2. Was any money spent on academic salaries? Vice President Sullivan responded only as they pertain to Measure V projects.

Mr. Ostrander adjourned the meeting at 4:44 p.m.

8. Next meeting: June 18, 2015

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 3/31/2015**

	Budget 2014/15 fiscal year	ACTUALS		Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
		BUDGET	TOTAL as of 3/31/2015				
REVENUE							
Bond proceeds		62,000,000.00	62,000,000.00	0.00		0.00	
Interest		1,346,632.14	1,322,714.15	23,917.99		23,917.99	
TOTAL REVENUE		63,346,632.14	63,322,714.15	23,917.99	0.00	23,917.99	
EXPENDITURES							
4600 -- Bond Administration	629,228.00	3,811,191.57	3,634,951.00	176,240.57	148,307.85	27,932.72	
6480--Modular Bldg Removal/Site Restoration	624,704.00	820,000.33	819,324.36	875.97	40,958.29	(40,282.32)	
6531 -- Air Handler Student Services	0.00	0.00	-	0.00		0.00	X
6555 -- Horticulture Fencing And Path ADA	0.00	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	44,250.00	17,186,557.41	17,187,130.57	(573.16)		(573.16)	X
6586 -- Luria Conference and Press Center	0.00	1,204,164.00	1,204,164.00	0.00		0.00	X
6587 -- Bridge Seismic Eval and Repairs	50,000.00	4,678,750.91	4,674,251.51	4,499.40		4,499.40	
6599 -- Portable Building Swing Space		1,467,475.49	1,467,475.49	0.00		0.00	X
6611 -- Install Electronic Locks	0.00	270,446.94	270,446.94	0.00		0.00	X
6619 -- Update ADA Compliance		6,917.56	6,917.56	0.00		0.00	X
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	0.00	475.00	475.00	0.00		0.00	X
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	X
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	0.00	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	0.00	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	0.00	0.00	-	0.00		0.00	X
6660 -- Emergency Notification System	0.00	301,647.07	301,647.07	0.00	0.00	0.00	X
6662 -- LRC Heating install reheat system	0.00	997.50	997.50	0.00		0.00	X
6663 -- LRC Remodel	0.00	931,648.35	931,648.35	0.00		0.00	X
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	0.00	2,290.00	2,290.00	0.00		0.00	X
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	X
6672 -- ECC & ESL Roofing		61,964.56	61,964.56	0.00		0.00	X
6675 -- Replace urinals,toilets, & fountain	0.00	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	16,800.00	20,000.00	3,200.00	16,800.00	0.00	16,800.00	
6680 -- Snack Shop East Campus	0.00	295,283.43	295,283.43	0.00		0.00	X
6681 -- Snack Shop West Campus	0.00	339,103.20	339,103.20	0.00		0.00	X
6682 -- Student Services replace carpet	0.00	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	0.00	66,016.85	66,016.85	0.00		0.00	X
6686 -- Oak restoration video surveillance	0.00	133,454.02	133,454.02	0.00		0.00	X
6687 -- Wake Cosmetology Conversion	0.00	58,867.17	58,867.17	0.00		0.00	X
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	0.00	48,247.48	48,247.48	0.00		0.00	X
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	0.00	361,348.20	361,348.20	0.00		0.00	X
6699 -- Network Infrastructure		500,000.00	500,000.00	0.00		0.00	X
6700 -- Humanities Modernization	1,959,858.00	17,698,155.00	17,437,892.42	260,262.58	22,350.00	237,912.58	X
6701 -- Portable Building Permitting	0.00	151,428.21	151,428.21	0.00		0.00	X
6702 -- Campus Center Modernization	0.00	324,379.01	324,379.01	0.00		0.00	X
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	0.00	1,203,586.29	1,203,586.29	0.00		0.00	X
6734 -- West Campus Classroom Building	2,581,896.00	3,958,248.08	1,512,159.66	2,446,088.42	1,252,287.53	1,193,800.89	
TOTAL EXPENDITURES	5,906,736.00	63,346,633.10	60,442,639.32	2,903,993.78	1,463,903.67	1,440,090.11	
REVENUE less EXPENDITURES		(0.96)	2,880,074.83				

PROJECT STATUS REPORT

Through June 2015

Measure V Project Status:

#6480 Modular Building Removals and Site Restoration:

- The college has developed a phased plan for the removal of the modular buildings throughout the main campus to address permitting and compliance issues, and to realign its commitment to provide a high quality educational environment by designing and building permanent, long term facilities.
- The project includes the progressive removal of all modular buildings and, in most cases, restoration of land beneath to a natural condition. Execution of the project will align with the college's Facilities Master Plan that includes construction of new facilities on the West and the East campuses.
- The first phase of modular removals occurred during March 2014 to take advantage of the college's spring break, resulting in the removal of six buildings. Eleven additional buildings were removed throughout the summer in a phased sequence to reduce disruption to campus activities. Three buildings were removed during the winter 2014-2015 holiday break and twelve more buildings will be removed at the construction completion of the West Campus Classroom & Office Building project. The remaining nineteen will be removed at a time yet to be determined.
- The college has been working with RJC, Inc., a local architecture and construction management firm, to renovate other facilities on campus in order to relocate programs currently occupying buildings scheduled for removal.

#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 2012. Inertia received DSA's corrections which required subsequent work to the parking spaces, restrooms and ramps at the Earth and Biological Sciences building to comply with current accessibility codes. Documentation of this work along with all noted corrections was submitted back to DSA in December 2012.
- The project received DSA approval in May 2013. Inertia is working closely with DSA to identify what final construction documentation and actions will be required to obtain certification.
- In November 2013 the college received a letter from the DSA outlining the required Test & Inspection (T&I) program to certify the project. The college contracted with a DSA Inspector and a DSA Special Inspector for Glulam systems to complete the T&I program, prepare the documentation and submit to DSA for final project certification. Inspection activities occurred in February 2014 resulting in a list of minor deficiencies required for correction before resubmitting to DSA for final certification.
- DSA approved the engineer's proposed corrections for the minor deficiencies. The college bid out the repair work and completed the work during the winter 2014-2015 winter holiday break. All closeout documentation and reports have been submitted for review by DSA. The college received notification from DSA in April that the project has been recommended for certification.

- The college is concurrently evaluating the condition of the bridge surfacing to confirm there is no premature failure resulting in excessive cracking and water intrusion into the wood surfacing and structure below. Testing conducted in October 2014 indicates no water intrusion has occurred but resurfacing the bridge will be required soon to preserve the condition of the structural wood deck and framing. Bid documents for this work have been prepared and the project is currently out for bid.

#6734 West Campus Classroom & Office Building:

- After receiving Board approval in October 2012 for utilizing remaining Measure V funds, the college embarked on the planning, design and construction of the new West Campus Classroom and Office building.
- The building location is to the north of the Garvin Theater and the Facilities & Operations building, and adjacent to the West campus bus turnaround. Several portable buildings are currently located on this site which were used for swing space for the Humanities Modernization project. These buildings along with several others will be removed from campus over the summer.
- Based on their excellent qualifications and capable management of the Humanities Modernization project, the District selected Lundgren Management (LM) to provide project management and preconstruction services. These services include, but are not limited to, user group coordination with architect and District, District consultant coordination, review of design documents, project scheduling, project cost estimating, and constructability review and coordination.
- Concurrently the District issued a Request for Proposal (RFP) to ten qualified architectural firms for providing programming, design and construction document development, DSA approval, and construction oversight services for the project. Firms had approximately two weeks to prepare their proposals which were then reviewed by a selection committee comprised of representatives from P&R, Instructional Programs, Information Technology and Facilities & Campus Development. Kruger Bensen Ziemer (KBZ) Architects was selected by this group and a contract was approved at the December 2012 Board meeting.
- Obtaining Leadership in Energy and Environmental Design (LEED) Silver certification as a minimum level of certification is a project requirement and included in the architect's contract. A LEED charrette was held in May 2013 with all project team members to overlay the LEED checklist on the current design to identify achievable points and potential design strategies. An RFP for commissioning services was issued to five firms in early June 2013. Glumac was selected as the successful firm and an agreement was subsequently approved by the Board.
- KBZ, LM and college staff worked closely with the designated user group, primarily comprised of the college's Planning and Resources (P&R) committee, to establish the basic programmatic requirements for this new building. KBZ also provided several color renderings to the college for review by the Executive Committee and the Board of Trustees. The design was well received by both groups.
- The project received DSA approval in October 2014.
- College staff and the college's environmental consultant, Dudek, met with the City of Santa Barbara Planning Department staff in April and May 2014 in preparation of completing the project MND. The project was also submitted for courtesy review by the City Architectural Board of Review (ABR) as required by the college's LRDP. ABR members responded very positively towards the design and generally supported the project.

PROJECT STATUS REPORT

Through June 2015

- The project Draft Mitigated Negative Declaration (MND) followed the required public noticing period in June and the Final MND was approved by the Board at the June 2014 meeting. A Notice of Impending Development and Public Works Plan Amendment were approved by the Board in September 2014 and were submitted to the CCC for review and response. The college received the CCC's comments in December 2014 and worked collaboratively with CCC staff over the following months to resolve and respond to concerns regarding parking, circulation and transit associated with the project. After successfully demonstrating intent to implement multiple alternative transportation measures identified in the college's Transportation Demand Management Plan the project was approved by the CCC at the May 2015 meeting.
- The previously anticipated construction completion date has tentatively been extended from May to October 2017 to reflect a conservative estimate of the time required to obtain all government agency approvals. LM will continue to refine the project schedule based on DSA status reports of project review, and the development and processing of environmental reports.
- Over the course of the Preliminary Design and Design Development phases of the project the project team continually worked to develop the associated construction cost estimate to ensure project costs remained within acceptable limits established by the college. Currently the estimated project cost is \$19,686,105 which includes construction, architectural fees, government agency approval costs, project management fees, testing and inspection fees, specialty consultant fees and furniture and equipment, and represents all costs anticipated to be associated with the project. The estimated construction cost included in this amount is \$14,888,468.
- The Board approved the utilization of the Lease-Lease Back project delivery method for construction of the project in October 2013 however the college is now reviewing alternative delivery methods for construction for recommendation to the Board.