



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 21, 2012

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Luria Conference and Press Center, Room 1
Santa Barbara City College
721 Cliff Drive

1. Call to order
2. Public comments
3. Approval of Minutes from the February 16, 2012 meeting (Attachment 1)
4. Project updates; including costs (Attachment 2)
5. New Student and new SB County Taxpayers Association representatives
6. Proposed dates for future meetings: Thursday, November 1, 2012; Thursday, February 21, 2013; Thursday, June 20, 2013
7. Expiration of Committee Members' Terms:
 - a. Ed Heron
 - b. Mark Levine



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 16, 2012

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

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

1. Call to order

Ed Heron called the meeting to order.

Committee members present:

Ed Heron, Chair

Joe Bailey

Sally Green

Mark Levine

Lee Moldaver

Committee members absent:

Ola Smith

Others present for all or a portion of the meeting:

Dr. Jack Friedlander, Acting Superintendent/President

Joe Sullivan, Vice President Business Services

Julie Hendricks, Director Facilities and Campus Development

Steve Massetti, URS Project Manager

Liz Auchincloss, President CSEA

Joan Galvan, Public Information Officer

Lanny Ebenstein, Community Member

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of Minutes from the November 8, 2011 meeting (Attachment 1)

Upon motion by Lee Moldaver the Committee approved the minutes as submitted from the November 8, 2011 meeting.

4. Audit Report (Attachment 2)

Vice President Sullivan reported that as of June 30, 2011 the college was given a clean audit report. Chairman Heron noted that the auditors reviewed the project list and what was done was approved by the voters, this reflects what has been done at every meeting held by the Oversight Committees.

Upon motion by Lee Moldaver, seconded by Sally Green the Citizens' Bond Oversight Committee acknowledged receipt of the audit report dated June 30, 2011.

5. Project updates; including costs (Attachment 3)

Steve Massetti reported on the following:

- Drama/Music building is in use, faculty and staff moved in during winter break and classes started in the building the first day of the semester. With the exception of the Garvin Theatre, the entire building is in use. The Garvin Theater will be ready for full use after the grand opening performances and tours that will take place in this facility the weekend of April 12-14, 2012.
- Keyless Entry/Electronic Locks: Phase 1 is complete and analysis and design for Phase II is under way.
- Humanities Building Improvements: Received DSA approval last week, so there is now a complete set of plans that are ready to go out to bid. A construction manager has been selected and will be submitted for Board approval later this month. Construction is scheduled to begin July 2012 once the swing space is completed.
- Camps Center Improvements: Originally this project was going to be a facelift for the building. However, when the architects completed their analysis of the building they noticed some structural deficiencies. PMSM, a local architect firm, has been hired to complete a feasibility study and to help the college make a decision to either go forward as a renovation or tear down and rebuild the Campus Center.
- West Campus Snack Shop: This project is to improve the flow and usability of the West Campus Snack Shop. The college has hired Bildsten and Sherman and the project is currently under design.
- Cosmetology move to Wake Center: Looking at moving the Cosmetology program from the Magnolia Shopping Center to the Wake Center. KBZ, a local architectural firm, has been hired to design the project and has started work on this phase of the project.

Chairman Heron asked how the college was doing in spending the appropriate amount of the bond in a timely manner. Mr. Massetti reported that the three years to spend the first draw down of the bond by November, 2011. However, there were two things that had to be considered: (1) did the college make any large amounts of interest on the money, which it did not do so; and (2) was the college acting reasonably when the amount it drew down from the bond included the money needed had the SoMA building been built. .

6. Annual Report (Attachment 4)

Mr. Massetti reported that the annual report did not change dramatically since last year. Some of the content was updated and current pictures were inserted. There were no changes mentioned or discussed.

Chairman Heron asked the questions he asks at every meeting:

- Were all monies from the bond spent on Measure V projects? Vice President Sullivan responded that they were.
- Were there any monies spent on administrative salaries paid from Measure V funds? Vice President Sullivan responded that other than the stipend paid to Tom Garey, there were no monies spent on salaries.

It was acknowledged that this would be Steve Massetti's last meeting and wished him well on his endeavors.

Upon motion by Mr. Moldaver and seconded by Mr. Bailey, the Committee acknowledged receipt of the Annual Report for 2011.

7. New Student and new SB County Tax Payer's Association representative

Dr. Friedlander reported that the new student representative was Ola Smith, however, she did not show up for the meeting.

Chairman Heron thanked Lanny Ebenstein for his service on the Committee. Mr. Ebenstein reported that the Taxpayer's Association would send Dr. Friedlander a letter with the name of their nominated member for this committee. It was noted that the June meeting would be the last meeting for Mr. Heron and Mr. Levine, as their four years are up. Dr. Friedlander reported that after that meeting a notice would go out seeking replacements.

8. Next meeting is scheduled for June 21, 2012

Chairman Heron adjourned this meeting.



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 substantially complete.

#6582 Drama/Music Modernization:

- The grand opening gala held in late April was declared a big success by all who attended. Both the Theater Arts and the Music departments have reported a high degree of satisfaction with the new building, along with the new Audio Visual systems and other theater technologies.
- Refinement and commissioning for the complex Audio Visual system has been ongoing by the Theater Arts and Music departments as systems are put into use and "debugging" is completed.
- The Audio Visual and Technology phase of the project has been accepted by the District as complete.
- All emergency power, lighting, electrical grounding systems and fire/life safety systems were retested and found to be fully functional with documentation provided.
- An independent roofing consultant has reviewed the roofing and waterproofing systems and identified only minor punch list items which will be completed by the contractor before final retention is released.
- The College received Chancellor's Office approval for the release of \$80,000 equipment funding from the State.
- Fifty percent of the project retention has been released to the contractor with the remaining fifty percent being held until minor punch list items are complete. All work is scheduled for completion by 7/2/12. Project warranties will initiate at that time.
- All project Change Orders and required project documentation have been submitted to the DSA for review and approval. Anticipated date for receiving final DSA certification is 7/2/12.

#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.
- Since then, Intertia Engineers has prepared the REH report and project drawings and has submitted them to DSA for review and approval. Once the project documents have been approved DSA will determine what final construction documentation and actions will be required to obtain certification.

#6663 LRC Interior Refurbishment & LRC Furniture Package:

- Over the past year KBZ Architects has worked closely with the LRC staff to develop a design for the interior of the LRC that would more efficiently utilize the existing space,



would better support the educational programs operating in the LRC and would improve the overall appearance of this twenty plus year old facility.

- 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.
- After reviewing all of the college's as-built information, the complexity of obtaining DSA approval for the project became apparent due to types of upgrades DSA would likely require. It was decided these potential upgrades could drive the project over budget and extend the construction phase past the summer months. KBZ Architects proposed an alternate approach of reducing the project's scope so as not to be required to submit the project to DSA for review following the code requirements outlined under the 2010 California Building Code, Section 202. This revised approach omits construction of new walls and demolition of existing walls while still meeting the needs of the user group through the furniture layout and design of additional storage units.
- 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 schedule 5/29/12. Contract completion date is currently 7/25/12.

#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.
- Project budget is \$300,000.

#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 begin developing the associated construction cost estimate. KBZ is also determining the extent of DSA approval that will be required for this project.

#6700 Humanities Building Modernization:

- The project was submitted to DSA in November 2010 and has now received approval.
- The College selected Lundgren Management Corporation to provide construction management services on the project.
- The College Board of Trustees approved the utilization of the Lease-Lease Back project delivery method for the construction of the project at the 3/22/12 meeting.
- Subsequent to this approval college staff and Lundgren Management met with several Santa Barbara based general contracting companies to select the most qualified and best suited company to partner with the college in proceeding with the Lease-Lease Back process and constructing the project. Frank Schipper Construction Company was selected based on their excellent references, applicable and successful experience in similar size projects, and reputation within the industry.
- College staff and Lundgren Management then worked with the college's legal counsel to develop the five contracts required for the execution of this delivery method including the Preconstruction Services Agreement, the Construction Services Agreement, the Site Lease, the Facilities Lease and the General Conditions for Construction. The Preconstruction Services Agreement with Schipper Construction was approved by the Board in April 2012.
- During the Preconstruction phase several potential construction issues have been identified that can be addressed through contract negotiation rather than a Change Order had the College proceeded with the public bid process for construction.
- Schipper Construction submitted their Guaranteed Maximum Price (GMP) on 5/24/12. Since then college staff, DLR Group and Ludngren Management have been actively working with Schipper Construction to refine their GMP amount. Potentially some aspects of the project may need to be value engineered to reduce the GMP amount.
- College staff and Dudek, the college's environmental consultant, are in the process of obtaining California Coastal Commission approval for the project which is anticipated mid- July.
- Construction is tentatively scheduled to begin mid-July with an anticipated completion date of September 2013.

#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.
- 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 has met with the user groups regularly over the Spring semester and has completed a preliminary design to be included in the Final Project Proposal.

OTHER ONGOING/UPCOMING CAMPUS IMPROVEMENT PROJECTS:

#6611 Install Electronic Locks (Ongoing Campuswide Project)

#6646 Physical Education Building Door Replacement (Construction Complete)

#6696 Physical Science Repair Columns (Design Complete, Bidding/Construction Pending)

#6701 Portable Building Permitting (Assessment Report In Progress)

#6722 Humanities Swing Space (Construction Substantially Complete)

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2012**

	BUDGET	TOTAL Expenditures as of 03/31/2012	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Complete
REVENUE						
Bond proceeds	47,000,000.00	47,000,000.00	0.00		0.00	
Interest	1,277,698.00	1,237,268.98	40,429.02		40,429.02	
TOTAL REVENUE	48,277,698.00	48,237,268.98	40,429.02	0.00	40,429.02	

EXPENDITURES

4600 -- Bond Administration	2,829,625.20	2,799,099.26	30,525.94	1,833.08	28,692.86	
6531 -- Air Handler Student Services	125,000.00	0.00	125,000.00	0.00	125,000.00	
6555 -- Horticulture Fencing And Path ADA	90,000.00	46,493.92	43,506.08	31,200.00	12,306.08	
6561 -- Paint IDC & Bus Comm	180,000.00	167,042.06	12,957.94	0.00	12,957.94	
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	19,249,964.00	16,722,803.56	2,527,160.44	102,493.13	2,424,667.31	
6586 -- Luria Conference and Press Center	1,246,459.31	1,202,617.63	43,841.68	0.00	43,841.68	
6587 -- Bridge Seismic Eval and Repairs	4,575,224.34	4,525,418.79	49,805.55	31,075.95	18,729.60	
6599 -- Portable Building Swing Space	1,467,475.49	1,467,475.49	0.00		0.00	X
6611 -- Install Electronic Locks	300,000.00	98,202.86	201,797.14	33,245.92	168,551.22	
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	0.00	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	630,450.20	618,174.73	12,275.47	8.59	12,266.88	
6645 -- Upgrade Energy Mgmt System	202,621.89	202,621.89	0.00		0.00	X
6646 -- Replace Doors Sports Pavilion	182,949.55	182,911.48	38.07	0.00	38.07	
6647 -- Replace HVAC units ECC1-15	56,139.57	56,139.57	0.00		0.00	X
6648 -- Replace Locker room lockers	40,000.00	38,887.90	1,112.10	0.00	1,112.10	

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2012

	BUDGET	TOTAL Expenditures as of 03/31/2012	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Complete
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	0.00	50,000.00	
6660 -- Emergency Notification System	270,000.00	228,233.01	41,766.99	37,889.29	3,877.70	
6662 -- LRC Heating install reheat system	25,000.00	997.50	24,002.50	2,502.50	21,500.00	
6663 -- LRC Remodel	1,000,000.00	60,040.39	939,959.61	47,709.63	892,249.98	
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	25,000.00	2,290.00	22,710.00	0.00	22,710.00	
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	0.00	X
6677 -- La Playa Track & Field Replacement	2,344,173.10	2,342,431.88	1,741.22	0.00	1,741.22	
6678 -- Schott Ctr parking lot resurface	20,000.00	0.00	20,000.00	0.00	20,000.00	
6680 -- Snack Shop East Campus	300,000.00	0.00	300,000.00	0.00	300,000.00	
6681 -- Snack Shop West Campus	300,000.00	934.28	299,065.72	37,775.00	261,290.72	
6682 -- Student Services replace carpet	46,834.61	46,834.61	0.00	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	0.00	9,698.35	
6686 -- Oak restoration video surveillance	105,000.00	86,035.92	18,964.08	0.00	18,964.08	
6687 -- Wake Cosmetology Conversion	75,502.03	19,204.41	56,297.62	42,629.12	13,668.50	
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	0.00	X
6696 -- Physical Science Repair Columns	60,062.97	62.97	60,000.00	0.00	60,000.00	

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2012**

	BUDGET	TOTAL Expenditures as of 03/31/2012	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Complete
6697 -- Energy Management system PHASE II	1,519,475.00	1,438,456.00	81,019.00	0.00	81,019.00	
6698 -- East Campus Water systems Upgrade	2,000,000.00	72,316.50	1,927,683.50	37,668.30	1,890,015.20	
6699 -- Network Infrastructure	500,000.00	500,000.00	0.00		0.00	X
6700 -- Humanities Modernization	3,345,635.79	1,134,586.11	2,211,049.68	1,036,463.95	1,174,585.73	
6701 -- Portable Building Permitting	100,000.00	95,562.94	4,437.06	0.00	4,437.06	
6702 -- Campus Center Modernization	1,934,211.00	179,949.01	1,754,261.99	144,430.00	1,609,831.99	
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	800,000.00	67,317.20	732,682.80	23,664.00	709,018.80	
TOTAL EXPENDITURES	48,277,698.00	36,599,812.47	11,677,885.53	1,610,588.46	10,067,297.07	

REVENUE less EXPENDITURES **0.00** **11,637,456.51**