



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Tuesday, November 8, 2011

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
4:00 pm

Luria Conference and Press Center, Room 3
Santa Barbara City College
721 Cliff Drive

1. Call to order
2. Public comments
3. Approval of Minutes from the June 16, 2011 meeting (Attachment 1)
4. Status of Measure V Projects (Attachment 2)
5. Expenditure Reports (Attachment 3)
6. Draft Measure V Annual Report (Attachment to be distributed at meeting.)
7. Expiration of Committee Members' Terms:
 - a. Lanny Ebenstein, Taxpayer Organization (Second Term)
 - b. Student Member
8. Next meeting is scheduled for Thursday, February 16, 2012



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 16, 2011

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Luria Conference and Press Center
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
Lee Moldaver
Sally Green

Committee members absent:

Mark Levine
Lanny Ebenstein

Others present for all or a portion of the meeting:

Dr. Andreea Serban, Superintendent/President
Steve Massetti, Measure V Project Manager
Liz Auchincloss, CSEA President
Joan Galvan, PIO
Joan Livingston, Trustee

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of the minutes of the February 17, 2011 meeting

Upon motion by Lee Moldaver, seconded by Sally Green, the Committee unanimously approved the minutes of February 17, 2011.

4. Status of Measure V projects

Steve Massetti provided highlights from the Measure V Projects report. Drama/Music Modernization is still under construction, the most recent update received from the contractor shows a completion date of mid or late October of this year and it appears to be accurate; Keyless Entry Phase 1 is complete and Phase II is underway and the electronic locks have been added to the scope of work for projects currently underway; Pershing Park Softball Facility Upgrade has been completed; PE Building Door Replacement project has been awarded and will be completed this summer; Gourmet Dining Room Modernization has been completed and opened for business in January; Humanities Building Improvements, the initial design has been submitted to Department State Architect and are addressing some of the comments received from them.; Campus Center Improvements, it was noted that with this project and the Humanities project a different tactic is being used in that a preliminary analysis will be conducted on these buildings, a forensic investigation of the existing facility.; Toilet Replacement project will replace toilets on campus with high-efficiency toilets and valves. The college will be taking advantage of the rebate program being sponsored by the City of Santa Barbara. Track and Field Replacement has been completed; and the Generator Supported Services project has been completed. Mr. Massetti also provided highlights on the ongoing/upcoming campus improvement projects and also the completed campus improvement projects.

5. Measure V bond construction fund analysis

Superintendent/President Serban noted that when the college went out for the bond the vision was that the bond if approved would bring in \$77.2 million and it was estimated that the state would provide funding of about \$92 million. The state never promised any funding, other than for Drama/Music.

Superintendent/President Serban reported the only funding the college was to receive from the state was for the Drama/Music Modernization. The original estimate for this project was \$22.7 million, of which \$10 million was to come from Measure V and \$12.7 million from the state. When the project went out to bid and due to the collapse of the economy, the bid received was \$20 million, less than expected. The state then told the college that since the project came in lower than expected; their promised funding would be reduced by \$10 million. The project was started in June of 2009 and unfortunately ran into problems from the very beginning and there were no as-builts for this project. There were numerous unforeseen conditions and various changes orders had been submitted. To date over \$3 million in change orders had been submitted and approved through the college's internal process that puts the project at \$23 million. There are still issues that are unresolved and change orders continue to be submitted, currently there are about \$6 million in changes orders that puts the project at \$29 million.

The college had planned to use \$17.7 million from Measure V for deferred maintenance projects; however, that amount was quickly depleted when the bridge project came in at \$5 million. Superintendent/President Serban reviewed with the committee members the report that shows projects completed, in process and postponed. The report also showed that there is a \$6 million deficit due to projects that have come in over budget and the \$6 million needed for the completion of Drama/Music brings that amount in at \$12 million. When it became apparent that the state funding would not occur, time was spent on revising the proposed project costs. The Humanities building originally was estimated at \$32 million that project has now been revised to \$14 million. The Campus Center was originally estimated at \$20 million and then the decision had to be made that only cosmetic improvements

would be made and it was revised to \$4.5 million. However, when the preliminary design was conducted the estimate increased to \$14 million. In building the tentative budget 2012 there was discussion with the Board and the majority consensus was that the funding be taken from Measure V rather than the construction fund and to continue discussing all options. Of all the current projects there are only two projects that have high enough scores to receive any matching funding within the next 5-6 years from the state, the Admin Building and the Schott Center. What would need to be discussed through the college governance is if the college continues with Humanities as planned there is not enough money left from the first issuance to complete the Campus Center. The other issue is that there would not be enough money left from Measure V if the state 5-6 years from now recovers and we are given the funding opportunity to go ahead with the Admin Building and the Schott Center. The other issue is that Humanities is currently in the DSA review process and there is a portion of that area that has not been permitted and if the college decides to go ahead with the Campus Center, instead of Humanities Superintendent/President Serban wasn't sure what DSA would do regarding the non-permitted area, they could actually ask us to shut down the area. If it is decided that the college should go ahead with the Campus Center, and hold off on Humanities, there is not much work that has been done on the design work for the Campus Center and it would take some time to get that completed, perhaps a year. There are several options available:

- Go ahead with Humanities
- Try for another bond
- Go ahead with the deferred maintenance projects

Superintendent/President Serban reported that her recommendation to the Board was to use the money from the construction fund and keep going with the projects.

6. Budget Reports

- a. 2010-11 budgeted and expenses year-to-date (Attachment 4)
- b. Overall budgeted, expected and spent to date by major project (Attachment 5)
- c. Tentative budget 2011-12 (Attachment 6)

Superintendent/President Serban reported that these reports were being presented as informational items. It was noted that the tentative budget for the bond construction fund for 11-12 did not include the additional \$6 million needed for Drama/Music and if the decision is to go ahead and use Measure V funds that the ending fund balance would be \$6 million less than what was noted. Then the decision would have to be made as to what would be issued from the balance of the Measure V bond.

7. Proposed dates for future meetings: Thursday, November 10, 2011; Thursday, February 16, 2012; Thursday, June 21, 2012

The committee had no problems with the dates presented.

Committee members would like to hear from Superintendent/President Serban once the decision is made on the Humanities Building and the Campus Center.

**MEASURE V PROJECT STATUS REPORT**

Through November 2011

Project Status:**#6582 Drama/Music Modernization:**

- Construction commenced June 15, 2009. The project has been significantly delayed due to several unforeseen conditions, including unknown conduit conflicting with structural walls in theater, differing soil conditions which slowed caisson drilling, and unanticipated asbestos requiring abatement, as well as by other factors related to design issues and contractor/subcontractor performance.
- Twenty change orders have been approved for the Core and Shell (C&S) bid package with one change order pending. The Theater Specialties (TS) bid package has had four change orders approved by the Board of Trustees and Audio/Visual (A/V) bid package has had two change orders approved by the Board of Trustees.
- The timely completion of this project is critical to the schedule of the Humanities and Campus Center projects, due to swing space issues. However, the project continues to fall behind schedule. Per the latest schedule received from the general contractor, the project is significantly behind schedule due to the items listed above and previously discussed. It is anticipated that the project will be substantially completed in December 2011.
- At this time, several major building elements are under construction, including flooring, ceiling installation, lighting, painting, theater systems installation, and all related electrical, plumbing, finish work and fire protection systems.

#6611 Keyless Entry/Electronic Locks:

- Phase I implementation is complete. Locks have been installed and are working properly.
- Phase II analysis and design underway, along with implementation in certain areas. Project Management Team (PMT) is coordinating with Security and Information Technology (IT) regarding locations and quantity. IT and Security will coordinate regarding training and access lists for each building as the projects are completed. The next buildings to receive exterior electronic locks will be the Student Services Building, the Interdisciplinary Center, and portions of the Administration Building.
- Electronic locks have been added to the Luria Conference and Press Center, are being added to Drama/Music, and will be included in the scope of work for the Humanities and Campus Center projects. Electronic locks have also been installed at portions of the Physical Education Building as part of the door and hardware replacement project.

#6646 Physical Education Building Door Replacement:

- Project was awarded to Kinyon Construction and consists of replacing damaged doors throughout the facility as well as replacing hardware on existing doors and installing exterior electronic locks on certain doors. The work is now complete.

#6700 Humanities Building Improvements:

- The College has hired a design consultant, WWCOT/DLR Group, for this project.
- The Board of Trustees approved a two-phase approach to the design of this project.
- The project has been submitted to DSA and has been under review since November 2010.
- Assuming the project is approved by the Division of the State Architect (DSA) in a timely manner, and pending space availability, it is anticipated that the project will begin in late Summer 2012, primarily due to the completion of the Drama/Music project.
- Multiple user-group and design development meetings have been held. Users in attendance provided input on the proposed design.



MEASURE V PROJECT STATUS REPORT

Through November 2011

- Project #6698, East Campus Water System Upgrades, will be incorporated into this project.

#6702 Campus Center Improvements:

- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and cost estimate. The design team has met with College staff and has completed the investigative phase of design services. While on site, the design team met with several users to discuss current needs and building deficiencies.
- Testing has revealed that the structural slab and column foundations are in need of repair and may necessitate design modifications and additional work, which was not anticipated in project planning.
- Assuming that the project is designed, then reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin upon completion of the Humanities project.
- An estimated budget has been developed, based upon the preliminary findings and design assumptions and, as previously reported, the cost estimate for the required work will significantly exceed the budgeted funding for this project.
- The District has issued a Request for Qualifications for a Design Consultant to complete a full feasibility study and submit an FPP for state funding.

#6675 Campus-Wide Toilet Replacement:

- This project replaced 127 3.5 gallon per flush (GPF) toilets and valves with high-efficiency 1.28 GPF toilets and valves.
- The College has contracted with Santa Barbara Plumbing to complete the work. The toilets and valves were purchased directly by the College and installed by the contractor.
- In addition to the savings anticipated in utility costs, the City of Santa Barbara offers a rebate for every 3.5 GPF toilet that is replaced by a 1.28 GPF toilet, resulting in significant cost savings.
- Construction has been completed and the College is awaiting the rebate from the City.

OTHER ONGOING/UPCOMING CAMPUS IMPROVEMENT PROJECTS:

#6555 Horticulture Area Improvements (Portions Complete – Portions in Design)

#6659 Patio Repair at Gym Entrance (Analysis and Design Underway)

#6660 Emergency Notification System (Design Underway)

#6663 LRC Remodel (Design Underway)

#6681 West Campus Snack Shop (Design Pending)

#6686 Video Surveillance, Oak Restoration Area (Under Construction)

#6687 Wake Center Cosmetology Conversion (Design Underway)

#6697 Campus-Wide EMS Ph 2 (Under Construction)

Expenditure Balances

Fund 42000 -- Bond Construction Fund

As of 11/1/2011 (34%)

| Organization | Fiscal Year Ado. Budget | Fiscal Year Adj. Budget | Year-To-Date Actual | Year-To-Date Encumbrances | Fiscal Year Variance | Pct. of Bdgt |
|---|----------------------------|----------------------------|------------------------|------------------------------|-------------------------|-----------------|
| 4600 -- Bond Administration | 472,400.00 | 472,400.00 | 237,982.50 | 0.00 | 234,417.50 | 50.4 |
| 6531 -- Air Handler Student Services | 125,000.00 | 125,000.00 | 0.00 | 0.00 | 125,000.00 | 0.0 |
| 6555 -- Horticulture Fencing And Path ADA | 43,506.08 | 43,506.08 | 0.00 | 0.00 | 43,506.08 | 0.0 |
| 6561 -- Paint IDC & Bus Comm | 21,055.69 | 21,055.69 | 8,200.00 | 0.00 | 12,855.69 | 38.9 |
| 6582 -- Drama Music Modernization | 6,293,809.94 | 6,293,809.94 | 1,431,604.84 | 181,081.45 | 4,681,123.65 | 25.6 |
| 6586 -- Luria Conference and Press Center | 43,841.68 | 43,841.68 | 0.00 | 0.00 | 43,841.68 | 0.0 |
| 6587 -- Bridge Seismic Eval and Repairs | 10,000.00 | 10,000.00 | 224.05 | 9,775.95 | 0.00 | 100.0 |
| 6611 -- Install Electronic Locks | 229,505.31 | 229,505.31 | 17,675.91 | 3,484.02 | 208,345.38 | 9.2 |
| 6638 -- Cafeteria Grease Trap & GDR Drains | 75,000.00 | 75,000.00 | 475.00 | 0.00 | 74,525.00 | 0.6 |
| 6644 -- Pershing Park Softball Upgrade | 20,000.00 | 20,000.00 | 0.00 | 2,995.62 | 17,004.38 | 15.0 |
| 6646 -- Replace Doors Sports Pavilion | 119,303.65 | 119,303.65 | 55,784.04 | 63,519.61 | 0.00 | 100.0 |
| 6648 -- Replace Locker room lockers | 40,000.00 | 40,000.00 | 0.00 | 38,887.90 | 1,112.10 | 97.2 |
| 6659 -- PE - Repair patio at Gym entry | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6660 -- Emergency Notification System | 121,608.80 | 121,608.80 | 0.00 | 12,700.00 | 108,908.80 | 10.4 |
| 6662 -- LRC Heating install rehear system | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6663 -- LRC Remodel | 994,029.14 | 994,029.14 | 18,247.01 | 7,875.00 | 967,907.13 | 2.6 |
| 6667 -- PE upstairs locker room | 22,710.00 | 22,710.00 | 0.00 | 0.00 | 22,710.00 | 0.0 |
| 6675 -- Replace urinals,toilets, & fountain | 104,618.93 | 104,618.93 | 104,618.93 | 0.00 | 0.00 | 100.0 |
| 6677 -- La Playa Track & Field Replacement | 3,115.50 | 3,115.50 | 680.00 | 0.00 | 2,435.50 | 21.8 |
| 6678 -- Schott Ctr parking lot resurface | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.0 |
| 6680 -- Snack Shop East Campus | 300,000.00 | 300,000.00 | 0.00 | 0.00 | 300,000.00 | 0.0 |
| 6681 -- Snack Shop West Campus | 299,617.79 | 299,617.79 | 0.00 | 0.00 | 299,617.79 | 0.0 |
| 6682 -- Student Services replace carpet | 21,801.00 | 21,801.00 | 21,801.00 | 0.00 | 0.00 | 100.0 |
| 6685 -- Upgrade Emergency Phone System | 9,698.35 | 9,698.35 | 0.00 | 0.00 | 9,698.35 | 0.0 |
| 6686 -- Oak restoration video surveillance | 62,598.72 | 62,598.72 | 43,623.90 | 0.00 | 18,974.82 | 69.7 |
| 6695 -- GDR Interior Upgrade | 9,579.34 | 9,579.34 | 0.00 | 9,579.34 | 0.00 | 100.0 |
| 6696 -- Physical Science Repair Columns | 60,000.00 | 60,000.00 | 0.00 | 0.00 | 60,000.00 | 0.0 |
| 6697 -- Energy Management system PHASE II | 559,973.00 | 559,973.00 | 478,954.00 | 0.00 | 81,019.00 | 85.5 |
| 6698 -- East Campus Water systems Upgrade | 1,932,392.07 | 1,932,392.07 | 2,354.29 | 0.00 | 1,930,037.78 | 0.1 |

Selection Criteria: Fund4 = 42000; Organization4 = 10000 Filtered By: None

Simpler Financials - SBCC

Data Last Updated: 11/1/2011 10:23 AM

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Attachment 3

11/8/11

Expenditure Balances

Fund 42000 -- Bond Construction Fund

As of 11/1/2011 (34%)

| Organization | Fiscal Year Ado. Budget | Fiscal Year Adj. Budget | Year-To-Date Actual | Year-To-Date Encumbrances | Fiscal Year Variance | Pct. of Bdgt |
|--------------------------------------|----------------------------|----------------------------|------------------------|------------------------------|-------------------------|-----------------|
| 6700 -- Humanities Modernization | 6,928,212.87 | 6,928,212.87 | 12,425.51 | 0.00 | 6,915,787.36 | 0.2 |
| 6701 -- Portable Building Permitting | 46,540.53 | 46,540.53 | 5,228.43 | 0.00 | 41,312.10 | 11.2 |
| 6702 -- Campus Center Modernization | 1,769,865.98 | 1,769,865.98 | 0.00 | 0.00 | 1,769,865.98 | 0.0 |
| Total Bond Construction Fund | 20,834,784.37 | 20,834,784.37 | 2,439,879.41 | 329,898.89 | 18,065,006.07 | 13.3 |

Selection Criteria: Fund4 = 42000; Organization4 = 10000 Filtered By: None