District Project Status

#5770 Long Range Development Plan (LRDP, Five Year Construction Plan & Facilities Master Plan):

- The District is initiating a new phase of long range planning for capital improvement projects. The goal of this planning effort is to develop a campus endorsed Facilities Master Plan (FMP) that addresses future needs of instructional programs, provides high quality instructional, student support and work spaces, supports sustainable development and operations, and creates an attractive campus environment.
- The FMP supports the Educational Master Plan and informs the Long Range Development Plan (LRDP) which must be approved by the California Coastal Commission and other governing agencies, and the Five Year Construction Plan, which is submitted to the Chancellor’s office annually. It is anticipated a finalized FMP will be presented to the Board of Trustees by May 2015 for approval.
- The College has contracted with Anderson Brule Architects to assist in developing a SBCC Vision Master Plan that will establish long term goals and guiding principles associated with land planning, facility program locations, connections, circulation, parking within the parameters of the technical requirements of the site, the regulatory environment, and budget considerations. This SBCC Vision Master Plan will include a study with a detailed focus on programmatic locations of student support services, operational and administrative services, and select educational and continuing education programs on all three campuses. It was agreed by the core team, comprised of PC Plus, that this work would be identified as the Program Location and Land Use Master Plan (PLLUMP).
- The Future Bond Program - Proposed Projects report was developed in March 2013 to identify all needed capital improvement projects and their associated estimated cost, and is inclusive of results from the survey conducted in Fall 2012. This report was routed through the District’s consultation process throughout the spring for ranking projects and will serve as the basis for developing both the Facilities Master Plan and a local bond measure.
- The Long Range Development Plan has been recently updated to include Phase I (existing building and new restroom addition) and Phase II (Art Yard area and storage addition) of the Humanities Building Modernization project. Phase I of the updated LRDP was approved by the California Coastal Commission (CCC) in July 2012 and Phase II was approved in July 2013.

#6001 Replace Waterline at Cliff Drive Stairs:

- The waterline located on the east end of the slope above Cliff drive is an 8” asbestos cement (AC) mainline that connects to the City’s mainline and feeds the campus. This section of pipe has failed several times resulting in destabilization and erosion of the hillside, loss of water service to the campus, and waste of a large volume of water.
- The College contracted with WREA to engineer the replacement of this line and prepare the construction documents. WREA has reviewed the project with the DSA and the City Fire Department and has received preliminary sign off from both agencies.
The project has been postponed to provide enough time to obtain confirmation from the City of Santa Barbara and the California Coastal Commission that the project is qualified as a Categorical Exemption under CEQA. It is anticipated the work will be scheduled for either the 2014-2015 winter holiday break or summer 2015.

#6003 Campus Center HVAC Rooftop Equipment Replacement:
- Heating and cooling for the east wing of the Campus Center is fed from a rooftop multizone unit that is no longer operational due to severe deterioration.
- The project includes the replacement of this unit with several individual packaged rooftop units located throughout the same section of the Campus Center roof and connected to the existing circulatory duct system which allows for minimal occupant disturbance during construction.
- This approach of using multiple units allows for improved weight distribution of equipment on roof structure, equal or better energy efficiency, lower construction cost and the ability to reuse these units at other locations throughout campus once the existing building is demolished and replaced.
- The project was successfully bid and awarded to Smith Electric Service at the December 2013 Board of Trustees meeting. Construction began in early January and is now substantially complete.
- A Change Order for minor roof repair due to prior water damage is included on the June Board agenda for approval along with the Notice of Completion.

#6005 Water User Reduction Measures:
- In 2011 the College replaced the majority of the 3.5 GPF toilets campuswide with 1.28 GPF toilets to increase water efficiency and to take advantage of water reduction rebates offered by the City of Santa Barbara.
- In 2013 the City of Santa Barbara worked with the College to schedule a follow up assessment of the College’s water use and develop a report indicating further opportunities for water savings. The resulting recommendations have begun implementation and will continue through the summer. Examples of these measures include replacement of shower heads in the PE locker rooms, modifications and repairs to faucets in the Cafeteria and culinary and science labs, and replacement of inefficient clothes washing machines used by Athletics.

#6007 PE Building Room 113 – New Dance Floor:
- The existing wood athletic floor system does not provide the necessary cushion or “spring” as required to prevent repetitive stress injuries to students and staff from dance activities, and lacks the slip-resistance of a vinyl dance floor surface.
- The project includes removal and replacement of the existing wood athletic floor system with new sprung dance floor system with vinyl dance surface.
- The project was successfully bid and awarded to Pacific Floor Company at the May Board meeting. Construction is scheduled for the break between the summer and fall semesters.

#6070 Accounting & Payroll Interior Refurbishment and Furniture Replacement:
- The existing carpeting, lighting and furniture in the Accounting and Payroll office date back to 1990. The carpet is worn, stained and “ripped” at a number of locations and
the modular furniture system has been reconfigured numerous times resulting in a layout that is inefficient and does not support the department’s organizational structure.

- The project consists of two bid packages, one for the demolition and construction of the ceiling, wall and floor finishes and one for the replacement of the existing systems furniture.
- The refurbishment and furniture projects were successfully bid and awarded respectively to Kinyon Construction and Smart Office Interiors at the April Board meeting. The project is scheduled for completion by mid July.

#6525 Energy Efficiency:

- The District submitted a list of proposed energy efficiency and generation projects to the Chancellor’s office to identify projects the District intends to complete with Prop 39 funding.
- Prop 39 funding will be allocated on an annual basis. The amount of SBCC’s 2013-2014 allocation is $518,260. Additional incentives based on the estimated energy savings are available through the utilities and will supplement this amount.
- The College is in contract to execute an interior LED lighting retrofit project. After completing the RFQ/P process a Board Resolution and award of an Energy Services Agreement with Compass Energy Solutions (CES) were approved at the March Board meeting.
- In order to receive the college’s Prop 39 allocation the project must be complete by June 2014. CES has purchased all LED lighting kits and is scheduled to retrofit the interior lighting of the Business Communications, IDC, LRC and Physical Sciences 101 buildings throughout the month of June.
- The energy measures as set forth in the proposed Energy Services Agreement are anticipated to result in operational cost savings to the District by reduction of electric energy consumed, which, over the life expectancy of the system, will exceed the cost of the services provided. Specifically, the projected energy cost savings for the retrofit of these four buildings over the 25 year life expectancy of the system is $1,827,153, plus $53,846 in energy rebates.
- The College has already submitted the required forms and calculations to the Chancellor’s office and Southern California Edison to receive the 2014-2015 allocation of Prop 39 funding.

#6720 DSA Certification of Completed Projects:

- The Chancellor’s office has strongly urged all Districts to obtain DSA certification for all previously completed and un-certified construction projects. Based on DSA records the College has 7 completed projects that require certification. The majority of these projects were completed in the 1990’s.
- The District has contracted with RJC, Inc., a local architecture and construction management firm, to obtain DSA certification of these projects.
- RJC collected historic records from the college’s archives to prepare submittals for each project, and requested DSA pull records from their archive facility and transmit to Los Angeles office. RJC then submitted project documentation along with a project reopening fee payment of $500 per project to DSA for their review and approval. After meeting with DSA staff to go over each application RJC received a confirmed list of
required documents for each project that had to either be located or regenerated by originator.

- RJC hand delivered revised closeout packages for each of these projects in December. All documentation for three of the projects has been located and the College anticipates DSA will certify these projects. However due to the amount of time since the projects were completed some of the required documentation for the remainder of the projects has been determined to be lost. These projects have been submitted to DSA under their new Legacy Project Certification process.
- The College has successfully obtained DSA certification for the construction of the Field House Restroom and Storage Building project from 1999 and for the construction of the Luria Press and Conference Center.
- More recently completed projects including the Drama Music Modernization and the Humanities Building Modernization are under review by DSA for certification. Project architects for each are actively working with DSA to ensure all required documents have been submitted.

#6712 Business Communications Building Chiller Replacement:
- The District has contracted with Bildsten + Sherwin Design Studio (BSDS) to design and engineer the replacement of the existing chiller and multiple air handler units which are all original to the building and currently not operating effectively. The project will ensure interior environments are more comfortable for occupants and equipment is operating efficiently.
- The project requires submission to the DSA due to revised structural support for roof equipment. DSA approval was obtained by the architect in June 2013.
- The entire project was bid in April 2013 but received a low number of bids and high bid amounts. All bids were rejected. Due to the poor condition of the existing chiller the project could not be postponed so a phased approach was implemented to accomplish the chiller replacement (Phase I) over summer 2013 and the following winter holiday break, and the remainder (Phase II) over summer 2014.
- Phase I of the project was completed in February 2014. Phase II of the project was awarded to Smith Electric Service at the May 2014 Board of Trustees meeting. Construction of Phase II is scheduled to occur throughout the entire summer semester. Every effort will be made to avoid causing building occupant discomfort during construction however Phase II will be more disruptive to the interior of the building.

#6713 Campuswide Fire Alarm Network:
- The goal of this project is to connect the fire alarms systems for all major buildings and building groups into a single network that would be monitored at both the Facilities & Operations office and the Security office. The system would also have a dial out feature which is required by building code.
- The College has contracted with RJC Inc. to prepare project documentation to submit to the DSA for review and approval.
- RJC, Inc. is working closely with the college’s IT staff since the proposed fire alarm wiring and pathways will follow the same network paths as the data and communications wiring managed by IT.
After compiling as-built information from IT and Simplex regarding existing equipment and wiring, RJC has developed a comprehensive project scope. Project documents were submitted to the DSA in May with an anticipated approval by the end of August.

All required Simplex fire alarm equipment has been installed throughout multiple buildings in preparation of the installation of the wiring and infrastructure that will establish the fire alarm network.

#6725 Repave Asphalt Campuswide (Pershing Park and Lots 2C & 3):
- The College contacted with Penfield & Smith, a local civil engineering firm, to develop a pavement management plan that identifies asphalt areas on all three campuses, the condition of each, the recommended repair or replacement, and the rough estimated cost.
- Proposed projects for summer 2014 are the replacement of the College’s portion of the Pershing Park parking lot and the resealing of Lots 2C and 3.
- The project was successfully bid and a recommendation to award the contract to Tomar Construction is included on the June Board of Trustees agenda. Construction is anticipated to begin in early July with a contract completion date of August 22nd.

#6737 Scoreboard Replacement at La Playa Field:
- The existing scoreboard at La Playa field is approximately 30 years old and lacks up-to-date technologies for dynamic display during athletic events.
- The College has been received a donation from Union Bank to partially fund the replacement of the scoreboard.
- The project includes replacing the existing scoreboard with one of similar size and mass. The new structure will house a new large scale display monitor and associated equipment.
- RJC Inc. has been hired to design and manage the project. The project will be submitted to DSA, California Coastal Commission and the City Architectural Board of Review (ABR) for proper review and permitting.
- The College successfully worked with the City ABR and received valuable input that was incorporated into the project. City concurrence with the design of the project enabled the College to submit to the California Coastal Commission (CCC). Initial discussion with the CCC staff suggests their agreement that the project is considered an exempt project similar to the Track & Field Replacement project however confirmation has not been received.
- The work required to replace the existing scoreboard has been divided into two packages which have followed separate solicitation and contracting processes. The purchase and installation of the monitor was bid through an RFQ/P process and the construction of the scoreboard superstructure will be bid publicly to general contractors. The selection criteria included in the monitor RFQ/P was approved by the Board at the February meeting and the subsequent agreement with successful firm, Daktronics, was approved at the May Board meeting. The superstructure construction has now been successfully bid and a recommendation to award the contract is included on the June Board of Trustees agenda.
- The estimated total project cost is $360,000. Construction is anticipated to occur in August prior to the start of the Fall semester.
#6738 Install Electronic Locks Districtwide:

- Assembly Bill 211 which became effective July 1, 2011 requires all new construction projects submitted to DSA include locks that allow doors to classrooms and any room with an occupancy of five or more to be locked from the inside. Currently this is directed to K-12 but there are strong indications this will be modified to include community colleges.
- The District has initiated an electronic/wireless lock upgrade project that will greatly improve the College’s ability to quickly lock down all buildings in an emergency and will address the College’s long term needs for safety and security. Project includes the installation of devices on approximately 530 doors on buildings throughout all three campuses. Once installed access to buildings and classrooms will be managed through the College’s existing Blackboard software system.
- The implementation of the project has required participation and support from multiple Business Services departments including Security, Planning & Campus Development and Administrative Services, and the IT department. This collaboration has been critical to the success of the project as it includes both a construction component and a software and networking component.
- The initial estimated cost for the project was $1,700,000, however due to the poor condition of many of the doors throughout all three campuses the cost is expected to increase to ensure the locking system is fully operational and the outcome meets the expectations for safer campuses.
- Final Change Orders 3 and 4 were discussed with the Board and approved at the April meeting. Although the contract cost has increased considerably the Board acknowledged that the project team has been diligent in managing scope and controlling the associated costs which have been required to successfully implement the highly complex new locking system.
- The project has reached substantial completion and no further Change Orders are anticipated.

Measure V Project Status:

#6480 Modular Building Removals and Site Restoration:

- The College is developing 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. Fourteen additional buildings will be removed throughout the summer in a phased sequence to reduce disruption to campus activities. Twelve more buildings will be removed at the construction completing of the West Campus Classroom & Office building. 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.
- 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.
- DSA indicated they would require an extensive post construction testing and inspection program before certifying the project. Inertia Engineers continued to clarify the scope of this work to ensure requests by DSA aligned with standard procedural closeout of projects and did not incur unnecessary costs to the College.
- 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 resulting in a list of minor deficiencies required for correction before resubmitting to DSA for final certification.

#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 (FSCC) was approved by the Board in April 2012. FSCC 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. FSCC submitted their Guaranteed Maximum Price (GMP) on 5/24/12 and the Board of Trustees approved the Construction Services Agreement with FSCC at the June meeting for a contract amount of $12,545,760.
- Work began in July 2012 to abate identified hazardous materials throughout the building. Construction began the first week of September.
- 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. In subsequent meetings with CCC it appears the College may be successful in obtaining approval for the project, but will require the College mitigate the loss of the eucalyptus trees by improving the quality of the adjacent Environmentally Sensitive Habitat (ESH) by planting additional native oaks and other plantings. Additional measures to protect the adjacent ESH were requested at the May 17th meeting with CCC Deputy Director and staff which have since been incorporated into the project documents. At the July 2013 meeting the CCC approved the project conditional upon the College executing the requested additional improvement and protection measures for the ESH.

- Water line upgrades to the College’s primary supply lines on the north and south sides of the East campus were completed over the winter 2012-2013 holiday break. Although many unknown underground obstacles were encountered the work was able to be completed by the start of the Spring semester. Water line tie-in work was completed during the break between Spring and Summer semesters.
- The vast majority of additional costs such as those incurred through either owner requests or unforeseen conditions have been able to be absorbed within the contract amount based on the Guaranteed Maximum Price structuring which includes contingencies and allowances. However, as is typical with most modernizations (especially a project such as this where only a partial replacement of building systems was undertaken), a significant amount of unforeseen conditions have been encountered throughout the project. The total costs for additional scope added to the project exceed the amount of funds remaining in the base contract and project contingencies resulting in Change Order 1 which was approved by the Board at the February meeting.
- The project is complete. The Notice of Completions was approved for filing at the April Board meeting. DSA certification of the construction is still pending and is anticipated to take several month to obtain.
- The return move-in of the majority of building occupants occurred over the winter 2013-2014 holiday break. Due to the delayed completion of the Art Yard, the Sculpture and Ceramics programs move-in was postponed by one semester and is now under way in anticipation of conducting summer classes in the newly renovated facility.

#6734 West Campus Classroom & Office Building:
- After receiving Board approval in October 2012 for utilizing remaining Measure V funds, the College is now embarking 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 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.

• Project documents were successfully submitted to the DSA for approval in mid-December. Current estimated duration for DSA review and approval is 8-10 months.

• LM and college staff have met regularly with the college’s environmental consultant, Dudek, to identify the process and associated cost for obtaining California Coastal Commission approval and other required government agency approvals. The project Draft Mitigated Negative Declaration is complete and in receipt by the State Clearinghouse. It is also available in either hard copy or online format for public review during the mandatory thirty day review period. A Notice of Intent (NOI) was mailed to neighbors as required.

• College staff and Dudek met with the City of Santa Barbara Planning Department staff in April and May in preparation of completing the project Draft 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.

• The previously anticipated construction completion date has tentatively been extended from May to October 2016 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. Subsequently the College issued a Request for Qualifications (RFQ) for Construction Services to four local general contractors whose companies had been determined to be of appropriate size and bonding capacity to perform the work. Based on their excellent qualifications, experience with similar size projects and performance on the Humanities project Frank Schipper Construction Company (FSCC) was selected as the successful firm and a Preconstruction Services Agreement was approved at the late October Board meeting. The Preconstruction Services Agreement includes services such as cost evaluation, material/product review, value engineering, constructability review, bid scope packaging, subcontractor coordination, scheduling and logistics/planning. These preconstruction tasks will help develop a more accurate and complete Guaranteed Maximum Price (GMP) which will eventually be included in a future, separate Construction Services Agreement. A preconstruction kickoff meeting was held with all project team members in mid-January to initiate this phase of the project.