



## *A G E N D A*

### SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, November 17, 2016

### CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Facilities and Operations Conference Room

West Campus

Santa Barbara City College

721 Cliff Drive

1. Call to order
2. Tour of West Campus Classroom and Office Space – Hard hats will be provided.
3. Public comments
4. Election of Chair
5. Election of Vice Chair
6. Approval of Minutes of the meetings of June 16, 2016 (Att. 1)
7. Administrative Procedure 6740 (Att. 2)
8. Review of the 2016 Annual Report Draft (Att. 3)
9. Measure V Bond Fund (Att. 4)
10. Project Status Report (Att. 5)
11. Next meetings: February 16, 2017 and June 15, 2017



## MINUTES

### SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 16, 2016

### CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Room A218  
MacDougall Administration Center  
Santa Barbara City College  
721 Cliff Drive

1. Call to order

Jack Ostrander, Chair, called the meeting to order.

Members present:

Jack Ostrander, Business Organization  
Bernice James, Community-at-Large  
Tobe Plough, Tax Payers Association  
Dr. David Doner, Support Organization

Members absent:

Luiz Esparza, Community-at-Large  
Michael Just, Senior Citizen Organization

Vacant positions:

Student member

Others present:

Joe Sullivan, VP Business Services

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of Minutes of the February 18, 2016 meeting. (Att. 1)

Motion by Bernice James and second by Tobe Plough.

Motion passes to approve the minutes of February 18.

4. Administrative Procedure 6740: Citizens' Bond Oversight Committee (Att. 2)

5. Expiration of Committee Members' terms:

- a. Charles "Tobe" Plough, Taxpayers' Organization
- b. Bernice James, Community-at-Large

- c. Michael Just, Senior Citizen Representative
- d. Jack Ostrander, Business Organization

Vice President Sullivan explained to the committee that a revision had been made to AP 6740 that allows members to serve three terms instead of only two. This could mean that the committee could be in place until the last bond project is closed out, which the current estimate is 1 ½ years. This new revision would allow the current members to continue on through the completion of the project. Mr. Sullivan thanked the committee members who were present that had agreed to serve one more term and finish out Measure V.

6. Measure V Bond Fund (Attachment 3)

Vice President Sullivan reviewed the report; most of the projects have been completed except for the two remaining projects, the Humanities building and the West Campus Class Room.

7. Project Status Report (Attachment 4)

Vice President Sullivan reviewed the report with the committee.

Mr. Ostrander asked and Mr. Sullivan responded to the two questions that are asked at the end of each meeting:

- a. Has all monies been spent appropriately from Measure V? Response yes.
- b. Was any money spent on academic salaries? Response: only as they pertain to Measure V projects.

Mr. Ostrander adjourned the meeting.

8. Next meetings: February 16, 2017 and June 15, 2017



## **AP 6740 CITIZENS' BOND OVERSIGHT COMMITTEE**

### **References:**

Education Code Sections 15278, 15280 and 15282

If a Proposition 39 bond measure authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution is approved, the Board of Trustees shall establish and appoint members to an independent Citizens' Bond Oversight Committee.

The purpose of the Citizens' Bond Oversight Committee is:

- To inform the public about the expenditure of Proposition 39 bond revenues;
- To review and report on the proper expenditure of Proposition 39 funds for facility construction; and
- To advise the public as to the District's compliance with the Proposition 39 requirements as contained in the California Constitution.

The Citizens' Bond Oversight Committee may engage in any of the following activities:

- Receives and reviews copies of the annual, independent performance audit;
- Receives and reviews copies of the annual, independent financial audit;
- Inspects facilities and grounds to ensure that bond revenues are expended in properly;
- Receives and reviews copies of any deferred maintenance proposals or plans developed by the District; and
- Reviews efforts by the District to maximize bond revenues by implementing cost-saving measures.

### **Members**

The committee shall consist of at least seven members to serve for a term of two years and for no more than three consecutive terms. Members shall serve without compensation.

The committee shall be comprised of at least:

- One member active in a business organization representing the business community located within the District;
- One member active in a senior citizen's organization;
- One member active in a bona fide taxpayer's organization;
- One member shall be a student both currently enrolled in the District and active in a campus group, such as student government. The student may serve up to six months after his/her graduation;
- One member active in the support and organization of the District, such as a member of an advisory council or foundation; and
- Two members of the community at-large.



No employee, official, vendor, contractor, or consultant of the District shall be appointed to the committee.

**Staffing**

The District shall, without expending bond funds, provide the committee with any necessary technical or administrative assistance in furtherance of its purpose, and sufficient resources to publicize the conclusions of the oversight committee.

**Public Meetings**

Meetings shall be open to the public and notice provided in accordance with the provisions of open meetings laws.

**Reports**

At least once a year the citizens' oversight committee shall issue an annual report of the result of its activities to the Board of Trustees. Minutes from its proceedings, all documents received, and reports issued as a matter of public record and shall be made available on an internet website maintained by the District.

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**Date Approved:** September 21, 2015

**Legal Reference Update #28:** April 2016

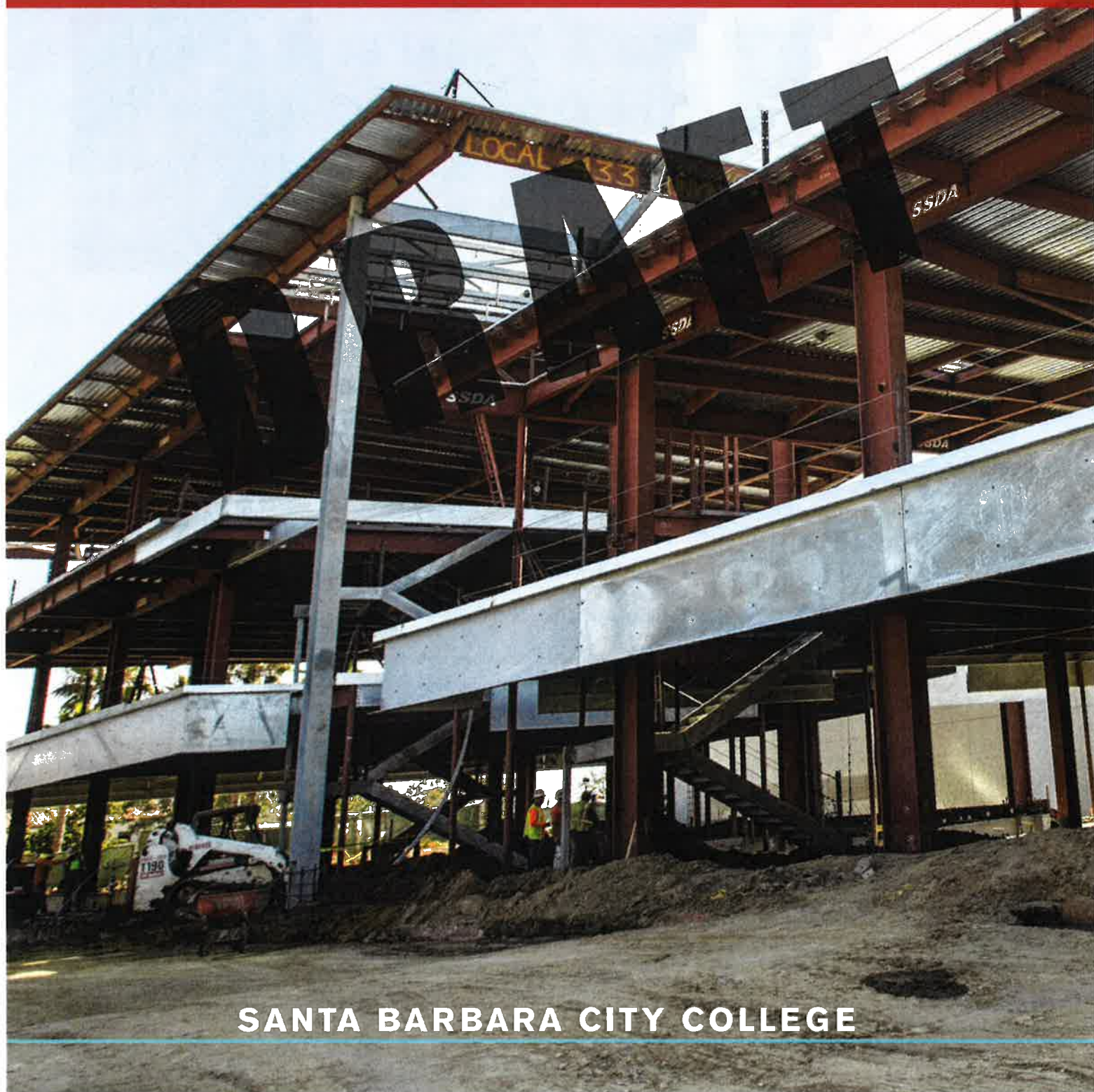
**Date Revised:** June 21, 2016





# 2016 Annual Report TO THE BOARD OF TRUSTEES

Measure V Citizens' Bond Oversight Committee

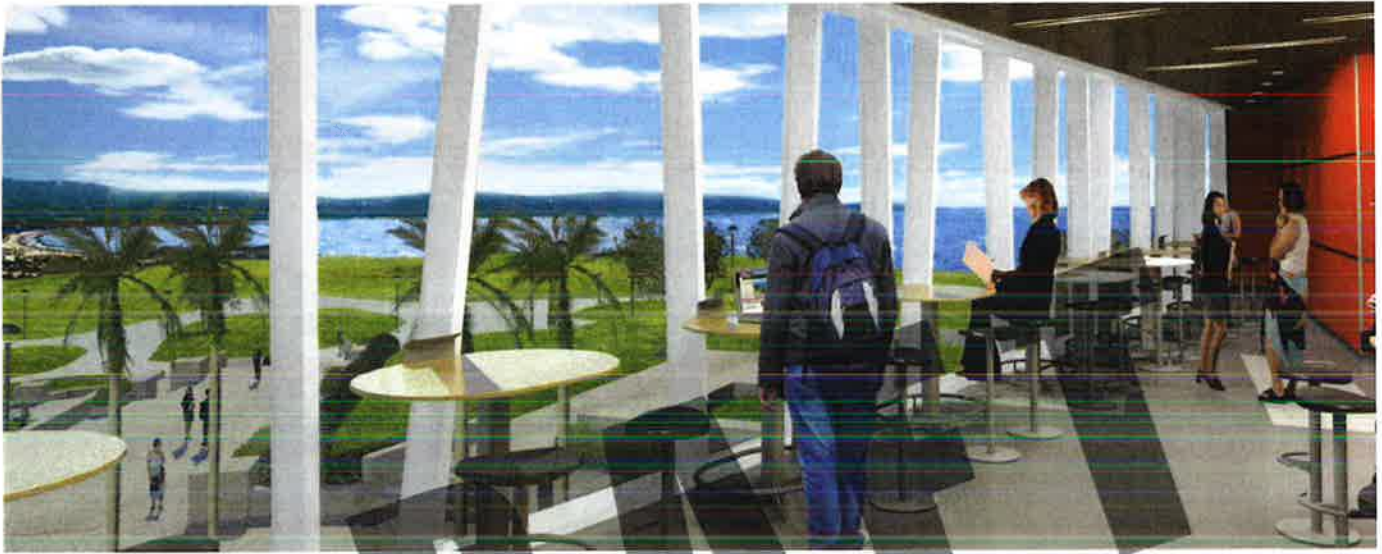


SANTA BARBARA CITY COLLEGE



# 2016 Annual Report

## TO THE BOARD OF TRUSTEES



## Contents

### SBCC Board of Trustees

#### *Santa Barbara Community College District Board of Trustees*

Ms. Marsha Croninger—*President*

Mr. Craig Nielsen—*Vice President*

Dr. Marianne Kugler

Ms. Marty Blum

Ms. Veronica Gallardo

Dr. Peter Haslund

Mr. Jonathan Abboud

William Tyler Gibson—*Student Trustee  
(January–June)*

Emily Gribble—*Student Trustee  
(July–December)*

Dr. Anthony E. Beebe—  
*SBCC Superintendent/President*

SBCC District Board of Trustees .....	2
Letter from the Chair .....	3
Executive Summary .....	3
Measure VBond Overview .....	4
Citizens' Bond Oversight Committee Members .....	4
The Role of Citizens' Bond Oversight Committee .....	4
Period Covered by the Report .....	5
Report on Independent Financial and Performance Audits .....	5
Financial Compliance Confirmation .....	5
Oversight Committee Activities.....	5
Measure V Project Status .....	5
Santa Barbara Community College District Measure V Bond Construction Fund Balance Sheet .....	7
Santa Barbara Community College District Measure V Bond Construction Fund Statement of Revenues, Expenditures and Changes in Fund Balance .....	7

## Letter from the Chair

February 23, 2016

As Chair of the Measure V Citizens' Bond 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 25 times. I wish to express my heartfelt thanks to the members for their continued support and participation.

As in the past, the meetings of the Citizens' Bond 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 completed projects and the final one currently under construction. 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,



Jack Ostrander, Chairperson



## Executive Summary

The number of active Measure V projects has been greatly reduced as the total number of completed Measure V projects increases and remaining bond funds decrease. Progress continues towards completion of the new West Campus Classroom and Office building, the final major capital improvement project funded by Measure V. In addition to highlighting the one remaining project, the following pages identify projects that have been completed, several of which were featured in previous years' Annual Reports.

During 2016, there were three Citizens' Bond Oversight Committee meetings, at which all aspects of ongoing and upcoming projects were presented.

The committee is excited about the progress to date and looks forward to completion of the final Measure V project. 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' Bond 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 and prepare students for the future by replacing and supplementing existing college infrastructure.



### Planned Meetings

February 16, 2017  
June 15, 2017

### 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 15, 2012  
February 20, 2013  
June 20, 2013  
November 14, 2013  
February 20, 2014  
June 19, 2014  
November 20, 2014  
February 19, 2015  
June 18, 2015  
November 19, 2015  
February 18, 2016  
June 16, 2016  
November 17, 2016

A schedule of future meetings is available on the Measure V website  
[www.sbccc.edu/measureV](http://www.sbccc.edu/measureV)

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.

## Measure V Bond 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 has helped 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.

## Citizens' Bond Oversight Committee Members

### Current Board Members

**Jack Ostrander**, Business Organization (Chair) (Two-year term beginning Nov. 2016)

**Charles "Tobe" Plough**, Taxpayers' Organization (Vice Chair) (Two-year term beginning Nov. 2016)

**Dr. David Boner, Jr.**, Support Organization (Two-year term beginning Nov. 2016)

**Luis Esparza**, Community-at-Large (Two-year term beginning Nov. 2016)

**Bernice James**, Community-at-Large (Two-year term beginning Nov. 2016)

**Vacant**, Senior Citizen Representative

**Vacant**, Student Representative

### Former Board Members

**Sally Green**, Community-at-Large

**Michael Just**, Senior Citizen Representative

**Lee Moldaver**, Support Organization

## The Role of the Citizens' Bond 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' Bond Oversight Committee. There are seven established seats on the committee, the required minimum under the laws governing the establishment and implementation of the Citizens' Bond 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' Bond 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.

## 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, 2015 to June 30, 2016.

## Report on Independent Financial and Performance Audits

The District has received, and the Citizens' Bond Oversight Committee has reviewed, the financial and performance audit for the Measure V Bond Construction Fund for the fiscal year ending June 30, 2016. Vavrinek, Trine, Day & Company, 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, 2016, 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' Bond 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' Bond 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 in 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, 2016.

### ***West Campus Classroom and Office Building (Construction)***

After receiving Board of Trustee approval in October 2012 for utilizing remaining Measure V funds, the college began the planning and design of the new West Campus Classroom and Office Building. This new building will house approximately 30 new state-of-the-art classrooms and will allow the college to remove many of the aging modular classroom buildings currently located throughout the Main Campus. Obtaining Leadership in Energy and Environmental Design (LEED) Silver certification as a minimum level of certification is a project requirement. The current estimated building occupancy date is Spring semester 2018.





# 2016 Annual Report

## TO THE BOARD OF TRUSTEES



### ***Completed Deferred Maintenance Projects***

- Removal of Modular Buildings
- Campus Center Column Repair
- Keyless Entry/Electronic Locks
- Interdisciplinary Center—Paint Exterior
- Business Communications Building—Paint Exterior
- Orfalea Early Learning Center Improvements
- West Campus Parking Structure Pigeon Deterrence
- Student Services Building Trellis Repair and Refinish
- Physical Science Building Trellis Repair and Refinish
- Campus-Wide Energy Management System (EMS)
- 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
- East Campus Classroom Roofing Repair and Exterior Painting
- Student Services Building Carpet Replacement
- Elevator Upgrades
- Wake Center Resurface Parking Lot
- Network Infrastructure Improvements
- Physical Education Interior Improvement Projects
- Sports Pavilion Door Replacement
- Upgrade Energy Management System
- Video Surveillance at Oak Restoration Area

### ***Completed Capital Construction Projects***

- Humanities Building Modernization
- Drama Music Building Modernization
- Luria Conference and Press Center
- La Playa Stadium Track and Field Replacement
- Pedestrian Bridge Repairs
- West Campus Snack Shop Remodel
- East Campus Snack Shop Remodel
- Learning Resource Center (LRC) Interior Improvements

This is a partial list of completed 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 will continue to ensure that the Citizens' Bond Oversight Committee is informed of upcoming project changes as soon as information is available.



## Santa Barbara Community College District Measure V Bond Construction Fund Balance Sheet

*June 30, 2016*

### ***Assets***

Cash in County Treasury	\$2,695,479
Accounts receivable	\$1,822
<b>Total Assets</b>	<b>\$2,697,301</b>

### ***Liabilities and Fund Balance***

<b>Liabilities</b>	
Accounts payable and accrued liabilities	\$47,301
<b>Total Liabilities</b>	<b>\$47,301</b>
<b>Fund Balance</b>	
Restricted	\$2,650,000
<b>Total Fund Balance</b>	<b>\$2,650,000</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$2,697,301</b>

## Santa Barbara Community College District Measure V Bond Construction Fund Statement of Revenues, Expenditures and Changes in Fund Balance

*June 30, 2016*

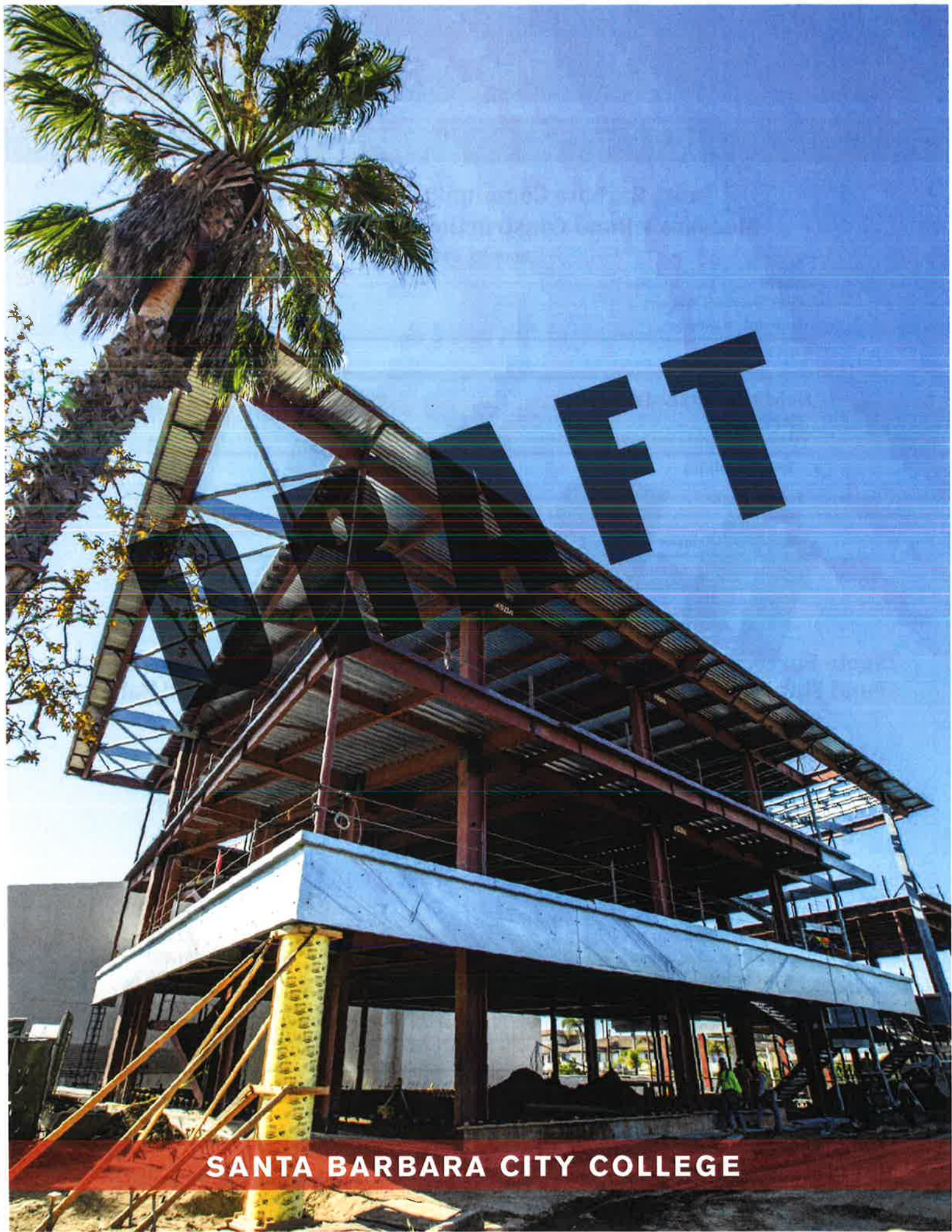
### ***Revenues***

Local revenue	\$10,559
<b>Total Revenues</b>	<b>\$10,559</b>

### ***Expenditures***

Academic salaries	\$29,694
Classified salaries	\$6,337
Employee benefits	\$3,742
Books and supplies	\$2,276
Services and other operating expenditures	\$51,850
Capital outlay	\$3,140,739
<b>Total Expenditures</b>	<b>\$3,234,638</b>
Excess of expenditures over revenues	(\$3,224,079)
<b>Fund balance—Beginning of year</b>	<b>\$5,874,079</b>
<b>Fund balance—End of year</b>	<b>\$2,650,000</b>





**SANTA BARBARA CITY COLLEGE**



**SANTA BARBARA COMMUNITY COLLEGE DISTRICT  
MEASURE V BOND FUND  
REVENUE and EXPENDITURES  
As of 09/30/16**

	BUDGET	ACTUALS TOTAL as of 06/30/2016	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
<b>REVENUE</b>						
Bond proceeds	77,169,917.10	77,169,917.10	0.00		0.00	
Other income	83,997.65	83,997.65	0.00		0.00	
Interest	1,362,400.80	1,384,289.82	(21,889.02)		(21,889.02)	
<b>TOTAL REVENUE</b>	<b>78,616,315.55</b>	<b>78,638,204.57</b>	<b>(21,889.02)</b>	<b>0.00</b>	<b>(21,889.02)</b>	

<b>EXPENDITURES</b>						
4600 – Bond Administration	3,777,214.89	3,756,633.89	20,581.00	0.00	20,581.00	
6480–Modular Bldg Removal/Site Restoration	893,554.21	866,954.21	24,600.00	0.00	24,600.00	X
6531 – Air Handler Student Services	0.00	-	0.00		0.00	X
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	17,187,130.57	17,187,130.57	0.00		0.00	X
6586 – Luria Conference and Press Center	1,204,164.00	1,204,164.00	0.00		0.00	X
6587 – Bridge Seismic Eval and Repairs	4,695,546.26	4,695,546.26	0.00		0.00	X
6599 – Portable Building Swing Space	1,467,475.49	1,467,475.49	0.00		0.00	X
6611 – Install Electronic Locks	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	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	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	0.00	-	0.00		0.00	X
6660 – Emergency Notification System	301,647.07	301,647.07	0.00	0.00	0.00	X
6662 – LRC Heating install reheat system	997.50	997.50	0.00		0.00	X
6663 – LRC Remodel	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	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	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	3,200.00	3,200.00	0.00	0.00	0.00	X
6680 – Snack Shop East Campus	295,283.43	295,283.43	0.00		0.00	X
6681 – Snack Shop West Campus	339,103.20	339,103.20	0.00		0.00	X
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	66,016.85	66,016.85	0.00		0.00	X
6686 – Oak restoration video surveillance	133,454.02	133,454.02	0.00		0.00	X
6687 – Wake Cosmetology Conversion	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	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 VWater systems Upgrade	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	17,553,629.94	17,553,629.94	0.00	0.00	0.00	X
6701 – Portable Building Permitting	151,428.21	151,428.21	0.00		0.00	X
6702 – Campus Center Modernization	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	1,203,586.29	1,203,586.29	0.00		0.00	X
6734 – West Campus Classroom Building	19,119,871.86	7,471,169.59	11,648,702.27	11,982,784.40	(334,082.13)	
<b>TOTAL EXPENDITURES</b>	<b>78,403,877.53</b>	<b>66,709,994.26</b>	<b>11,693,883.27</b>	<b>11,982,784.40</b>	<b>(288,901.13)</b>	
<b>REVENUE less EXPENDITURES</b>	<b>212,438.02</b>	<b>11,928,210.31</b>				



**Measure V Project Status:**

**#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 College 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 College, College consultant coordination, review of design documents, project scheduling, project cost estimating, and constructability review and coordination.
- Concurrently the College 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.
- 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 Mitigated Negative Declaration (MND). The project was also submitted for courtesy review by the City Architectural Board of Review (ABR) as required by the college's Long Range Development Plan. ABR members responded very positively towards the design and generally supported the project.

**PROJECT STATUS REPORT**  
Through November 2016

- The project Draft 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 California Coastal Commission (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 was extended from May to October 2017 to reflect the time required to obtain all government agency approvals and anticipated construction duration.
- The project received DSA approval in October 2014.
- 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. Project cost estimate at this phase 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 Construction Management Multi Prime project delivery method for construction of the project on 8/13/15 and an agreement with Lundgren Management for these services was approved at the 8/27/15 Board meeting.
- The first and primary bid phase of the project was divided into nineteen prime contracts (referred to as bid packages). The bid packages were advertised on September 29, 2015, a non-mandatory job-walk was held on October 7, 2015 and bids were due and received on October 21, 2015. Due diligence was performed by Lundgren Management on the bids received and after careful evaluation four of the bid packages were recommended for re-bid. The Board of Trustees approved bids and awarded contracts for fifteen bid packages at the November 12, 2015 meeting.
- Subsequent to the November 12<sup>th</sup> Board of Trustees meeting, four bid packages were rebid to either potentially reduce bid amounts or clarify bid package work scope. Bid packages for the site and building plumbing were awarded at the December 10<sup>th</sup> 2015 Board of Trustees meeting. As anticipated, by dividing the original bid package into two packages and refining the scope of each package the total bid amount for this work was significantly reduced to better align with the estimated cost. Bid packages for the Doors, Frames, Hardware and Access Control and for the Lath, Plaster, Drywall and Metal Studs are recommended for award at the March 24, 2016 Board of Trustees meeting. The scope of work for both of these rebid packages was refined prior to rebidding to help attract a wider selection of qualified bidders and to lessen the variance in bid amounts. Bids were advertised on January 6, 2016, a non-mandatory job-walk was held on January 19<sup>th</sup> 2016 and bids were due and received on February 23, 2016.



## PROJECT STATUS REPORT

Through November 2016

- Unfortunately bid amounts for several of the bid packages were higher than anticipated due, most likely, to the strength of the current economy and the large volume of construction projects throughout the state. This resulted in a low number of bids for several of the bid packages thereby reducing the competitive nature of the low bid methodology. The college is evaluating the anticipated total cost of the project against remaining Measure V funds to determine the amount in excess and identify solutions for funding the project.
- To identify potential cost savings for the project the college included deductive alternates in several of the bid packages during the bidding phase, including elimination of five tubular skylights located at the west end of the building and changing to a standard elevator cab finish in lieu of a more customized finish. At the May 2016 meeting the Board of Trustees approved deductive changes orders for these two items totaling a \$33,300 credit to the total project cost.
- Completed construction activities include concrete placement at all grade beams, complete structural steel weldout, complete metal decking and weldout of upper floors and roof deck, connection of natural gas tie in and installation of storm drainage. Current construction activities include concrete slab placement, metal framing of exterior walls, roofing installation, and electrical and mechanical rough in.