



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 19, 2014

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Room 1

Luria Conference and Press Center

Santa Barbara City College

721 Cliff Drive

1. Call to order
2. Public comments
3. Approval of Minutes of the meetings of February 20, 2014.
4. November 2014 Bond Measure
5. Measure V Bond Fund (Attachment 1)
6. Project Status Report (Attachment 2)
7. Proposed dates for future meetings: November 20, 2014, February 19, 2015 and June 18, 2015.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 20, 2014

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

Room 1

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

1. Call to order

Meeting was called to order by Sally Green.

Committee members present:

Sally Green, Community-at-Large
Bernice James, Community-at-Large
Jack Ostrander, Business Organization
Michael Just, Senior Citizen Organization
Al Smith, Tax Payers Association
Lee Moldaver, Support Organization
Elie Katzenson, Student Group

Others present:

Joe Sullivan, VP Business Services
Julie Hendricks, Senior Director of Facilities and Campus Development
Lyndsay Maas, Controller
Joan Galvan, Public Information Officer
Ryan Joels, The Channels

2. Public comments

a. No citizen expressed a wish to address the committee.

3. Approval of Minutes of the meeting of November 14, 2013

a. Upon motion by Lee Moldaver, seconded by Jack Ostrander, the Committee approved the minutes of November 14, 2013.

4. Annual Report (Attachment 1)

- a. Julie Hendricks reported that this final report had been completed and Sally Green would be presenting this report to the Board of Trustees at their February board meeting. Ms. Hendricks acknowledged and thanked the marketing department for their work on the report.

5. Audit Report (Attachment 2)

- a. The committee had no questions regarding the audit report.

6. Measure V Bond Fund (Attachment 3)

- a. Ms. Hendricks reported that some of the projects on this list have been completed and closed.

7. Project Status Report (Attachment 4)

- Bridge Renovation: Ms. Hendricks was asked why the bridge approval has taken so long. Ms. Hendricks explained what had to be done to move forward on the approval and what the current status is on this project.
- Modular Building Removals and Site Restoration: A plan was developed for the removal of some of the modular buildings and now that the Humanities Building has been completed the project to remove some of the buildings during the spring semester will take place. Once the buildings are removed work will take place on site restoration.
- East Campus and West Campus Snack Shop: The projects have been completed and they are now both in service.
- Humanities Building Modernization: Substantial completion has been achieved; a majority of the occupants were moved back into the building before the spring semester. The Art Yard is still under construction.
- West Campus Classroom & Office Building: This is the project that is being proposed to be placed over on the West Campus and this would allow the college to remove another large portion of the modular buildings. KBZ Architects have designed the building and have submitted the project to the Department of State Architects (DSA) in December. The bid time with DSA is estimated to be eight months. The lease lease-back process will be used for this project. The College has contracted with Frank Schipper Construction Company for preconstruction services.

Chair Sally Green asked the following two questions:

1. Has all the money been spent appropriately from Measure V? The answer was yes.
2. Was any money spent on academic salaries? Only as they pertain to Measure V projects.

8. Tour of Humanities Building

Upon motion by Lee Moldaver, seconded by Bernice James the meeting was adjourned. The committee was taken on a tour of the Humanities Building.

9. Next meeting: June 19, 2014.

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2014

	Budget 2013/14 fiscal year	BUDGET	ACTUALS		Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
			TOTAL as of 03/31/2014					
REVENUE								
Bond proceeds		62,000,000.00	62,000,000.00		0.00		0.00	
Interest		1,305,517.92	1,308,173.22		(2,655.30)		(2,655.30)	
TOTAL REVENUE		63,305,517.92	63,308,173.22		(2,655.30)	0.00	(2,655.30)	
EXPENDITURES								
4600 -- Bond Administration	207,800.00	3,271,191.10	3,139,283.90		131,907.20	6,750.00	125,157.20	
6480--Modular Bldg Removal/Site Restoration	1,120,000.00	1,120,000.00	43,102.99		1,076,897.01	119,707.16	957,189.85	
6531 -- Air Handler Student Services	0.00	0.00	-		0.00		0.00	X
6555 -- Horticulture Fencing And Path ADA	0.00	89,583.92	89,583.92		0.00		0.00	X
6561 -- Paint IDC & Bus Comm		167,042.06	167,042.06		0.00		0.00	X
6567 -- High Tech School of Media Arts		665,477.17	665,477.17		0.00		0.00	X
6576 -- East Campus All-Weather Bus Stop		2,500.00	2,500.00		0.00		0.00	X
6582 -- Drama Music Modernization	250,000.40	17,376,557.83	17,142,307.41		234,250.42		234,250.42	
6586 -- Luria Conference and Press Center	0.00	1,204,164.00	1,204,164.00		0.00		0.00	X
6587 -- Bridge Seismic Eval and Repairs	15,000.00	4,616,936.22	4,614,297.82		2,638.40	2,819.20	(180.80)	
6599 -- Portable Building Swing Space		1,467,475.49	1,467,475.49		0.00		0.00	X
6611 -- Install Electronic Locks	0.00	256,786.29	270,446.94		(13,660.65)		(13,660.65)	X
6619 -- Update ADA Compliance		6,917.56	6,917.56		0.00		0.00	X
6633 -- EBS Hazardous Materials Storage		10.88	10.88		0.00		0.00	X
6637 -- Early Learning Ctr. Modernization		185,355.66	185,355.66		0.00		0.00	X
6638 -- Cafeteria Grease Trap & GDR Drains	0.00	475.00	475.00		0.00		0.00	X
6639 -- Pigeon Decontamination		64,524.56	64,524.56		0.00		0.00	X
6640 -- Replace Bleacher Seating LaPlaya		2,204.76	2,204.76		0.00		0.00	X
6643 -- Repair and Refinish Trellis		164,307.06	164,307.06		0.00		0.00	X
6644 -- Pershing Park Softball Upgrade		618,174.73	618,174.73		0.00		0.00	X
6645 -- Upgrade Energy Mgmt System		202,621.89	202,621.89		0.00		0.00	X
6646 -- Replace Doors Sports Pavilion	0.00	221,416.70	221,416.70		0.00		0.00	X
6647 -- Replace HVAC units ECC1-15		56,139.57	56,139.57		0.00		0.00	X
6648 -- Replace Locker room lockers	0.00	38,887.90	38,887.90		0.00		0.00	X
6649 -- Landscape ramps, 3rd Flr La Playa		83,082.12	83,082.12		0.00		0.00	X
6650 -- PE-paint hallways 1st & 2nd floors		24,418.29	24,418.29		0.00		0.00	X
6651 -- PE recarpet team/locker rooms		8,227.92	8,227.92		0.00		0.00	X
6653 -- Sports Pavilion handrail walkway		7,700.00	7,700.00		0.00		0.00	X
6655 -- PE - paint exterior		82,683.11	82,683.11		0.00		0.00	X
6659 -- PE - Repair patio at Gym entry	50,000.00	50,000.00	0.00		50,000.00		50,000.00	
6660 -- Emergency Notification System	0.00	301,647.07	301,647.07		0.00	0.00	0.00	X
6662 -- LRC Heating install reheat system	0.00	997.50	997.50		0.00		0.00	X
6663 -- LRC Remodel	24,782.00	931,648.35	931,648.35		0.00		0.00	X
6665 -- MDT resurface driveway		36,966.00	36,966.00		0.00		0.00	X
6666 -- MDT new carpet		8,519.00	8,519.00		0.00		0.00	X
6667 -- PE upstairs locker room	0.00	2,290.00	2,290.00		0.00		0.00	X
6668 -- OE 180 replace heating system		24,764.00	24,764.00		0.00		0.00	X
6671 -- Campus Center repair columns		4,143.96	4,143.96		0.00		0.00	X
6672 -- ECC & ESL Roofing		61,964.56	61,964.56		0.00		0.00	X
6675 -- Replace urinals, toilets, & fountain	0.00	110,821.97	110,821.97		0.00		0.00	X
6677 -- La Playa Track & Field Replacement		2,343,170.26	2,343,170.26		0.00		0.00	X
6678 -- Schott Ctr parking lot resurface	20,000.00	20,000.00	3,200.00		16,800.00	0.00	16,800.00	
6680 -- Snack Shop East Campus	273,000.00	297,538.80	295,283.43		2,255.37	3,075.37	(820.00)	
6681 -- Snack Shop West Campus	235,000.00	342,607.82	336,027.68		6,580.14	27,742.96	(21,162.82)	
6682 -- Student Services replace carpet	0.00	46,834.61	46,834.61		0.00		0.00	X
6684 -- HRC,MDT,Admin elevator upgrade		121,213.00	121,213.00		0.00		0.00	X
6685 -- Upgrade Emergency Phone System	0.00	66,016.85	66,016.85		0.00		0.00	X
6686 -- Oak restoration video surveillance	0.00	133,454.02	133,454.02		0.00		0.00	X
6687 -- Wake Cosmetology Conversion	0.00	58,867.17	58,867.17		0.00		0.00	X
6688 -- Wake - resurface parking lot		126,616.09	126,616.09		0.00		0.00	X
6694 -- Generator Supported Services		108,822.05	108,822.05		0.00		0.00	X
6695 -- GDR Interior Upgrade		85,425.63	85,425.63		0.00		0.00	X
6696 -- Physical Science Repair Columns	45,384.51	48,247.48	48,247.48		0.00		0.00	X
6697 -- Energy Management system PHASE II		1,598,106.00	1,598,106.00		0.00		0.00	X
6698 -- East Campus Water systems Upgrade	20,010.81	366,652.51	356,922.16		9,730.35		9,730.35	
6699 -- Network Infrastructure		500,000.00	500,000.00		0.00		0.00	X
6700 -- Humanities Modernization	10,273,131.80	18,548,154.50	14,597,005.85		3,951,148.65	1,732,376.64	2,218,772.01	
6701 -- Portable Building Permitting	0.00	151,428.21	151,428.21		0.00		0.00	X
6702 -- Campus Center Modernization	0.00	324,379.01	324,379.01		0.00		0.00	X
6703 -- Parking Pay Stations		128,977.76	128,977.76		0.00		0.00	X
6704 -- ECC Exterior Paint		15,250.84	15,250.84		0.00		0.00	X
6722 -- Humanities Swing Space	0.00	1,203,482.07	1,203,482.07		0.00		0.00	X
6734 -- West Campus Classroom Building	2,516,019.49	3,031,649.53	1,167,752.72		1,863,896.81	651,845.81	1,212,051.00	
TOTAL EXPENDITURES	15,050,129.01	63,205,518.41	55,873,074.71		7,332,443.70	2,544,317.14	4,788,126.56	
REVENUE less EXPENDITURES		99,999.51	7,435,098.51					

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.

MEASURE V PROJECT STATUS REPORT

Through June 2014

- 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.