



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 18, 2010

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

A218C

MacDougall Administration Center
Santa Barbara City College
721 Cliff Drive

1. Call to order
2. Public comments
3. Approval of the minutes of the November 12, 2009 meeting (Attachment 1)
4. Draft 2009 Measure V Annual Report to be presented to the Board of Trustees at the February 25, 2010 meeting (Attachment 2)
5. Status of projects supported by Measure V (Attachment 3)
6. Expenditure reports
 - a. 2009-10 budgeted and expenses year-to-date (Attachment 4)
 - b. Overall budgeted, expected and spent to date by major project (Attachment 5)

Next meeting: June 17, 2010



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

Thursday, November 12, 2009
4:00 pm
A218C

MacDougall Administration Center
Santa Barbara City College
721 Cliff Drive

1. Call to order

Committee members:

Ed Heron, President

Tim Trembly, Vice President

Elvira de la Tafoya

Lanny Ebenstein

Marshall Rose

Nicole Ridgell, Student Trustee

Others present for all or a portion of the meeting:

Dr. Andreea Serban, Superintendent/President

Dr. Jack Friedlander

Joan Galvan

Joan Livingston, Member Board of Trustees

Steve Massetti

Des O'Neill, Member Board of Trustees

2. Public comments

No citizen expressed an interest to address the committee.

3. Approval of the minutes of the June 18, 2009 meeting

Upon motion by Mr. Rose, seconded by Ms. Tafoya, the Committee approved the minutes of the June 18, 2009 meeting.

4. Committee membership

- a. New student member – Ms. Nicole Ridgell, SBCC Student Trustee

Upon motion by Ms. Tafoya, seconded by Mr. Rose, the Committee approved Ms. Nicole Ridgell, as the new student member on the committee.

- b. One-year term committee member: Mr. Lanny Ebenstein served a one-year term; he can continue for a second two-year term

Upon motion by Mr. Rose, seconded by Ms. Tafoya, the Committee approved Mr. Lanny Ebenstein to serve a second year.

5. Revised estimated bond funding and spending

Superintendent/President Serban reported that the state's fiscal crisis has resulted in a very different picture from what was assumed and what is now actually occurring with state matching funds for a variety of projects. In the original bond measure materials, there were certain expectations about state matching funding for a number of these projects. At the time when the original list of projects was put together, only two projects had actually been approved by the state, the School of Media Arts and Drama/Music. The other projects were included not because the projects had been approved by the state, but it was assumed that the state would go forward with obtaining bonds for capital construction for education at the same pace as in the past. Obviously, what happened in 2008-09 has changed the way the state goes out for bonds; the state provides a score for every construction project that is submitted to the state and the score is a combination of various factors, such as the age of the building, utilization, and health and safety factors. The only projects from the list that had received a high score from the state were the Schott Center and the Administration Building Modernization and this gives them a good probability to receive state funding in the next five to six years. The others on the list do not have high enough scores to have a chance to receive any state funding for the next 10 years or more. The next bond that the state will go for in 2010 will be for such a small amount that we will not see any funding for these projects from that bond.

Superintendent/President Serban noted that at the previous meeting of this committee the conversation was started with regards to the School of Media Arts building. Subsequently, Tim Trembly joined a study session we had with our Board, on behalf of Ed Heron and the committee, because the funding for SoMA had become problematic. As a result of the shifting of state funding, the District had to consider that given the new fiscal reality of the state and of the College, the needs of the College in terms of our aging infrastructure, and the need to maximize our Measure V funding, the College produced a revised estimate of spending for the projects. In December 2008, we were able to successfully sell the first issuance of the Measure V bonds for \$47 million and at some point in the future we will go for the second issuance. Administration reviewed and discussed the College's situation that since only three projects really had certainty of funding, we have to decide what could be done and how could spending be maximized. The result of the discussion and the revision of the bond funding and spending are provided in attachment 2.

Ed Heron wanted the committee members to be clear on the postponement of SoMA. The

timing was such that it was in between bond meetings, so the committee was not able to meet and provide input. Mr. Heron met privately with Superintendent/President Serban, as an individual, not as the President of the Bond Committee, and provided his thoughts, which were that he felt that the public would like to see a lot of things done rather than building only one building. Mr. Heron asked Mr. Trembly to report on the study session of the Board of Trustees he attended. Mr. Trembly reported that this is a time of uncertainty and didn't feel that the committee would have been able to provide any definitive recommendation. Mr. Trembly agreed that the College made the right decision about SoMA.

Superintendent/President Serban reported that the Board of Trustees voted at their August 27, 2009 board meeting to indefinitely postpone the construction of SoMA. It was also noted that the College would not have the funding available to build SoMA in the near future, unless the College were to go out for another bond, just to build SoMA. The state would only fund about \$22 million for SoMA, so the College would need to fund at least \$29 million and that is where the problem arose, because between Drama/Music and SoMA all of the bond funds would have been used on just those two projects, with very little funding for other projects. The College for many years had postponed the major maintenance projects because funding was unavailable and it was anticipated that with the bond money, the College would be able to deal with the needs of our aging infrastructure that impact so many students. The other discussion that took place was that it would not only be the building of SoMA, but also once it was built, the College would have to pay for maintenance costs, utilities costs, etc. and the College currently has problems maintaining its current square footage and adding 60,000 more square footage to maintenance in this fiscal environment would have been a real challenge.

Mr. Heron did note that he emailed the committee members asking them to read and review the recommendation made by the Board of Trustees at their meeting so that they were aware of it and weren't surprised at this meeting regarding the postponement. Lanny Ebenstein noted that he felt that it was a fair argument that because there is much less funding from the State of California that the Board would not be able to do everything that it had originally hoped and that the decision the Board made was that they wanted to postpone one significant project rather than a variety of projects, it is a valid reasonable argument and he felt it was one people would support. SoMA was a very important part of the long range development plan at City College and if the College were to go back at some point in time in the future for a bond just for SoMA, the College could possibly get a 55% vote required to pass such a bond and it would be a positive move for the long range development of the College. Encouraged the Board and the administration to consider going out for a bond as a real option for SoMA, as SoMA got a lot of play as the major project of the bond and if this doesn't happen because of financial reasons that's one thing, however, it should remain on the active plan of the College.

Mr. Heron requested that more details be provided regarding the first bond issuance and the second bond issuance. Superintendent/President Serban explained that there is a requirement to spend 85% of the bond issuance within three years from when the bond was acquired, that means that 85% of the \$47 million needs to be spent by November 2011. It was noted that the projects were reviewed and discussed as to which would be covered under this first issuance of the bond. The major projects that the College will schedule are the Modernization of the Humanities building and the Campus Center. The

Schott Center and the Administration Center Modernization were put into the second bond issuance, for two reasons: one is we don't have state approval as of yet and it's anticipated that state funding could be available for these two project due to their high scores, in the future. There will be no funding available for the Humanities building, nor the Campus Center and the Wake Center Modernization was taken off of the list because 1) it has a very low score so there will be no state funding received for this building in the next 10-15 years and 2) it's a building that is in pretty good shape. The Physical Science East Wing Modernization has also been taken off of the list because it has a very low score and there would be no state funding for this building. Two million was spent on the School of Media Arts building for design, preliminary plans, and working drawings. The unfunded major maintenance projects have been split between the two bond issuances, and we're trying to do as much as possible with \$11.6 million before the November 2011 deadline. The cost estimates being presented today are all subject to change as the projects are moved into the design phase when more realistic costs can be provided.

6. Status of construction projects supported by Measure V

Steve Massetti provided a brief overview of all of the projects listed in the status report.

- School of Media Arts: If the College decides to pursue SoMA in the future there are definite needs for water improvements to the campus.
- Drama/Music Modernization: Under construction, progress is being made on this project, there are some delays inside the theater due to unforeseen conditions that have been encountered and unfortunately will result in additional costs. The A/V projects were split up into three separate contracts, two of the contracts were awarded to Diani Building Corp and the third contract was awarded to Frank R. Schipper Construction. Since the last bond meeting, there were some issues that arose regarding the interpretation of the specifications as to into whose contract's scope of work certain elements of work fell. Frank Schipper requested to withdraw their contract and the College agreed to cancel the contract for convenience. The College then received permission from the State to award to the next lowest responsive and responsible bidder, which in this case was Diani Building Corp.
- Luria Conference and Press Center: Well under construction, a groundbreaking ceremony took place and a structure is now up, structural steel is in place and most of the framing is in place.
- Bridge Deck Repair: Initially this project consisted of replacing the deck, doing a few structural upgrades to the connections between the columns and the beams, new handrails, painting, etc. When the project was started, it was found that the beams were in terrible condition. Working with the structural engineers and shoring engineers, through the contractor, the entire bridge has been shored so that it can remain open to foot traffic. There are 10 glue-lam beams that will be replaced; in addition to that there is repair work that will take place under the bridge deck. This project has gone from a cosmetic minor structural project to a major structural replacement project and, of course, the budget will go up as well. The bridge will remain open until winter break.
- Keyless Entry/Electronic Locks: Eight doors on the main campus have been fitted with these locks and the next phase is to start taking entire buildings and converting them to keyless entry. The first buildings to go through this change will be the Administration Center and Student Services.

- **Softball Facility Upgrade at Pershing Park:** The College has a joint use agreement with the City and a project has been designed to upgrade the existing dugouts, add bull pens on each side and the batting cage. City Parks has agreed to these modifications and the next step is to present the project to the Coastal Commission for their approval. The intent is to complete this project over summer 2010.
- **Emergency Phone System:** Working to put a bid package together to replace current emergency phones with emergency blue light phones and to add more of these types of phones on the main campus and Schott and Wake Centers.
- **Generator Supported Services:** A feasibility study was completed and received which would provide in certain buildings generator support during power outages, this would include an Emergency Operation Center, the President's office, the Vice Presidents' offices, and server rooms. Preliminary design has been received with an estimate of about \$200,000. This will be reviewed and then presented to the Board for approval.
- **Gourmet Dining Room (GDR) Modernization:** This project is mostly funded by private funding and a small amount from Measure V. The budget for this project would allow for flooring, walls, ceiling and seating area improvements. Proposals have been received from interior designers and a recommendation will be provided for Board approval at their next meeting.
- **Humanities Building and Campus Center Improvements:** RFP's will be going out for these projects. Have had kick-off meetings with user groups and these meetings will continue with the groups and the selected architect to make sure that we're soliciting and receiving information from them.

7. Major maintenance projects

Superintendent/President Serban noted that this is a collection of about 70 different projects, some of which are way overdue, particularly the work on La Playa Stadium, Physical Education building, improvements to many areas on campus, particularly painting projects and improvements related to the Americans with Disabilities Act. These projects all contain estimated costs and the actual costs will not be known until work begins.

8. Expenditure reports

- a. 2008-09 final
- b. 2009-10 budgeted and expenses year-to-date

Expenditure reports were reviewed with the committee and a copy of the draft of the audit on the General Obligation Bonds was handed out. Superintendent/President Serban reported that this audit is for the year ended June 30, 2009 and reflects information received in attachment 5. Superintendent/President Serban noted that the salaries listed under expenditures are related to work for Measure V projects. For example, in the Drama/Music project, Tom Garey who is the department chair for theater arts, has put in a significant amount of time working with the architect; he received a stipend for that work. As noted before, portions of salaries can't be covered by Measure V funds unless it is specific work performed for a designated project and the amounts paid are very small.

The question was asked about the portable swing space expense. Vice President Sullivan explained that this is the swing space that was put into place on the campus center lawn and also over on the west campus that was built specifically for the Drama/Music remodel, this space will also be used during other construction projects as

well. These temporary buildings are used to house classrooms while construction projects in their areas are completed.

9. Annual report

Superintendent/President Serban reported that a template is being drafted for the committee's annual report that will be presented to the Board of Trustees. The information used to complete the template will be provided for review with the intent that Ed Heron will present the report to the Board at their January or February meeting. A request was made to add a summary page where information could be provided regarding the state funding issues and why specific projects were removed. It was also suggested that general information regarding the passage of the bond measure, the selling of the bond, and the impacts and decisions that were made should be included.

Committee agreed that the template was acceptable.

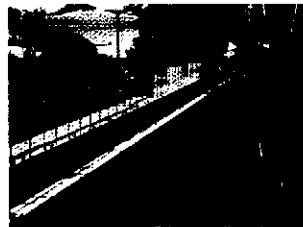
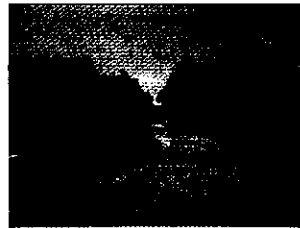
Mr. Heron adjourned the meeting.

Next meetings: February 18, 2010; June 17, 2010

DRAFT

2009 Annual Report to the Board of Trustees

Bond Measure V
Citizens' Oversight Committee



**SB
CC**
SANTA BARBARA
CITY COLLEGE

Letter From The Chair

As Chair of the Measure V Citizens' Oversight Committee, it is my pleasure to present the first Annual Report to the Board of Trustees of the Santa Barbara Community College District. 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 four times.

The meetings of the Citizens' Oversight Committee have been well-organized and informative. Information reviewed at each meeting includes Quarterly Financial Reports, Project Expenditure Summaries, and Project Construction Updates. SBCC Staff and Administrators have been very helpful in providing timely information to the Committee as well as responding to the Committees requests for clarification or further information. Unlike many Bond Construction Programs, the Measure V Program is unique in that the College had several projects in various stages of design at the time the Bond was passed by the voters of this community. As such, the College was able to quickly put several projects out to bid and start construction. As a Committee, we are excited about all of the projects currently under construction as well as those that are planned for the future. 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,

Ed Heron, Chairperson



Consequently, the College was faced with dynamic and difficult circumstances which necessitated the postponement of the School of Media Arts (SoMA) project. The College had anticipated receiving \$31,365,000 in State funding. However, the State funding was reduced by the Department of Finance to \$22,522,000 in May 2009. As a result, on May 27, 2009, at the regularly-scheduled meeting, the Board of Trustees voted to postpone the SoMA project. While this was a very difficult decision for the Board and the College, it was the fiscally prudent course of action. SBCC Administration consulted with the governance groups of the College and received unanimous support. The end result is that the project is postponed, but should additional funding become available from the State, or from local sources, this project will be re-considered. At that time, the College would need to re-apply for funding for this project through the State Chancellor's Office.

The Citizens' Oversight Committee remains committed to the long-term success of the College and will continue to monitor and provide updated reports on the status of the Measure V Bond Program. The College has experienced unprecedented student growth and through the judicious use of Measure V Funds, the Bond Program will allow SBCC to continue to educate students and prepare for the future by replacing and supplementing existing College infrastructure.

...and improve existing teaching and learning environments.

Measure V was presented to the voters under the provisions of Proposition 39, which requires that at least 55% of voters approve a measure for its passage. Measure V passed with over 70% approval.

Citizens' Bond Oversight Committee

Committee Members:

Edward Heron, Business Representative (Chair)

Tim Tremblay, Business Representative (Vice Chair)

Nicole Ridgell, Student Representative

Lanny Ebenstein, Taxpayer Organization & Community Member Representative

Mark Levine, Senior Citizen Group & Foundation for SBCC Board Representative

Elvira Gomez de Tafoya, Community Member Representative

Marshall Rose, Community Member Representative



Meetings Held To Date:

November 6, 2008

June 18, 2009

February 18, 2010

February 19, 2009

November 12, 2009

Planned Meetings:

June 17, 2010

Schedule of future meetings available on sbcc.edu - Measure V website.

Members are selected based upon criteria established by the Board of Trustees:

- One active member from the following: a business organization representing the business community located in the district; a senior citizens' organization; a taxpayers' association; a support organization for the College; and, a student organization in a community college support group.
- Two members of the community at large.

Members of the Citizens' 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.

Meetings are scheduled as indicated on the previous page. Meetings are held in Room A218C of the MacDougall Administration Center on the College's Mesa Campus. All Committee meetings are open to the public and are subject to the provisions of the Brown Act.

audited by the independent accounting firm of Glenn Burdette, Phillip S. Burdette & Associates, Inc. on June 30, 2009. Glenn Burdette, Phillip S. Burdette & Associates, Inc. was engaged to audit the report to comply with Proposition 39 accounting and reporting requirements of 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, 2009, 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' 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' 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 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.



The modernization of the Drama/Music Facility is partially state-funded. The project was secured in previous years. The remaining funding is state-funded. During the reporting period, the design was completed, approval was obtained from the Division of the State Architect (DSA) and the project was put out to bid. The project was put out to bid in three packages: Core and Shell; Theater Specialties; and Audio/Visual. Bids were received on April 17, 2009. The Board of Trustees awarded the contracts, subject to approval of the State Department of Finance, on April 23, 2009. The low bidder for the Core and Shell and Theater Specialties packages was Diani Building Corp. The low bidder for the Audio/Visual package was Frank Schipper. Subsequently, the College and Schipper agreed to terminate the contract due to issues with the scope of work included in the Audio/Visual package. At the September 24, 2009 Board of Trustees meeting, the Board awarded the Audio/Visual contract to Diani Building Corp.

The project is currently underway, with construction beginning on June 15, 2009. Some delays have occurred on the project, consisting primarily of unforeseen conditions related to additional unanticipated asbestos abatement and underground conduits which conflicted with the drilling of several large cast-in-drilled-hole concrete piles. It is anticipated that the construction of this modernization project will be completed during the Fall 2010 semester, barring any further unforeseen delays.



...of the project...
...the project, but after weighing the available...
...the project should be postponed in order to maximize the...
...order to better serve the community and SBCC students. The College...
...with completion of design and submittal to DSA. Should the necessary...
...be obtained at some point in the future, the College intends to move forward...
...construction of this project. The postponement of this construction has further...
...existing facilities, as certain areas originally anticipated to be vacated by this project...
...continue to house their current occupants.

Humanities Modernization:

During the past year, it has become clear that the anticipated State funding will not be available for this project, therefore all funding will be from Measure V. Due to the postponement of the SoMA project, and the understanding that State funding will not be forthcoming, the College has accelerated the schedule for this project, and will attempt to begin construction in 2011, instead of beginning construction after the completion of the SoMA project. To that end, the College has begun the process of hiring an architect to perform the planning, design, DSA processing, and construction administration of the Humanities Modernization. The Program Management Team and College Administrators have held project initiation meetings with representative of users of this building to begin planning for this project. It is anticipated that a designer will be selected at the beginning of 2010. Depending on several factors, including the completion of the Drama/Music Modernization in time to allow for adequate swing space, this project is anticipated to begin construction during the Spring 2011 semester.



...of the SOMA project. ...
...concerning the College has been ...
...to begin construction in 2011, instead of beginning ...
...of the SOMA project. To that end, the College has begun ...
...an architect to perform the planning, design, DSA processing, and ...
...administration of the Campus Center Modernization. The Program Manager ...
...and College Administrators have held project initiation meetings with representatives ...
...the users of this building to begin planning for this project. It is anticipated that a design ...
...will be selected at the beginning of 2010. Depending on several factors, including ...
...coordination with the Humanities Modernization and the completion of the Drama/Music ...
...Modernization in time to allow for adequate swing space, this project is anticipated to ...
...begin construction during the Summer 2011 semester.

Major Deferred Maintenance Projects

Pershing Park Softball Upgrades:

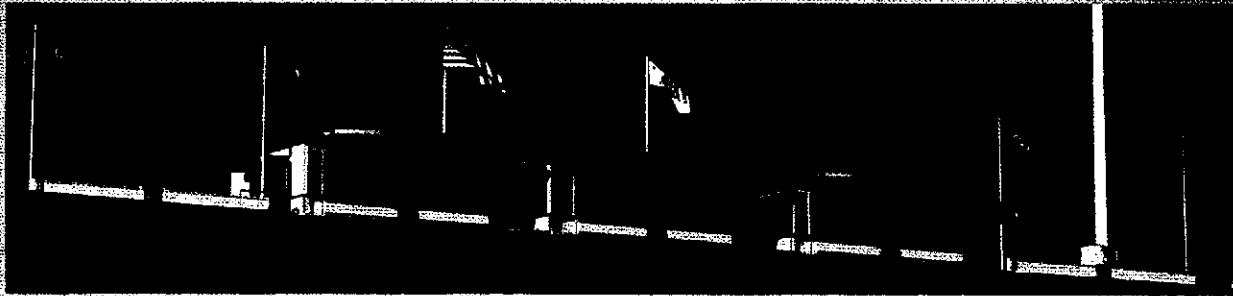


SBCC has a joint-use agreement with the City of Santa Barbara for the use of Pershing Park facilities for softball and baseball. The softball field has been in need of improvement for many years. One of the Measure V Deferred Maintenance projects is the softball field improvements. Improvements include grading the infield to facilitate drainage, replacement of the dugouts, installation of bullpens and a batting cage, irrigation improvements, and site concrete work. The design has been approved by the City Parks and Recreation Department as well as the Historical Landmarks Committee. It is anticipated that this project will be put out to bid during the Spring 2010 semester and that construction will take place during Summer 2010.



classroom building. The building is a large, multi-story structure with a flat roof and several windows. It appears to be a modern building with a dark facade.

classroom building. The design and DSA approval were completed in 2008 and the building was put out to bid. Bids were received on February 19, 2009 and the contract was awarded to the low bidder, Diani Building Corp, on February 26, 2009. Construction began on April 6, 2009. Construction is currently underway and is anticipated to be completed during the Spring 2010 semester.



Campus-Wide Energy Management System:

This Measure V-funded project has been implemented in two phases. Phase I involved the analysis of all major existing energy using equipment on campus. The end result of this phase was a complete design for Phase II implementation. Through the use of greater equipment control, and efficiency principles, the College will benefit from this project with lower energy costs and more efficient workspaces. Phase I was approved by the Board of Trustees on April 23, 2009, and the work was performed throughout the Summer and Fall of 2009. Phase II was approved by the Board of Trustees on October 29, 2009. Implementation of Phase II began over the 2009-2010 winter break and will continue through the Spring 2010 semester.

The project included wood deck, steel reinforcement, new walking surface, minor structural repairs, railing replacement, replacement of handrails, painting of the entire bridge, and other improvements. The project was put out to bid and bids were received. On April 23, 2009, the Board of Trustees voted to award the construction to Cushman Contracting Corp. Construction began during Summer 2009 and great care was made to ensure that the bridge remained open for student and staff use while classes were in session.



Once construction began, it was found that over time the bridge had sustained major structural damage due to water and termite damage. In order to keep the bridge in operation and ensure the safety of students and the public, the College instructed the contractor to design and install necessary shoring and to proceed with construction on a "time and material" basis. After careful analysis, it was determined that all ten major horizontal beams required replacement. The work has continued and is anticipated to be completed during the Spring 2010 semester. The 70' long glue-laminated beams are constructed of Alaskan Yellow Cedar, instead of Douglas Fir, in order to prevent future water damage.

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND CONSTRUCTION FUND
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
JUNE 30, 2009

| | |
|--|-----------------------------|
| Revenues | |
| Revenue limit sources: | |
| State apportionments | \$ 47,000,000 |
| Total revenue limit sources | <u>47,000,000</u> |
| Other local revenue | 466,267 |
| Total revenues | <u>47,466,267</u> |
| Expenditures | |
| Academic salaries | 7,837 |
| Classified salaries | 18,238 |
| Employee benefits | 402 |
| Books and supplies | 4,614 |
| Services and other operating expenditures | 101,523 |
| Capital outlay | <u>4,135,520</u> |
| Total expenditures | <u>4,268,134</u> |
| Excess of Revenues Over Expenditures | 43,198,133 |
| Fund Balances - Beginning of Year | <u>-</u> |
| Fund Balances - End of Year | <u>\$ 43,198,133</u> |

Santa Barbara City College Board of Trustees

Dr. Kathryn O. Alexander

Dr. Joe W. Dobbs

Mrs. Sally D. Green

Mr. Morris M. Jurkowitz

Ms. Joan M. Livingston

Dr. Desmond O'Neill

Mr. Luis A. Villegas

Ms. Nicole L. Ridgell

Superintendent/President

Dr. Andreea M. Serban

SANTA BARBARA CITY COLLEGE



PROJECT STATUS REPORT

February 2010

Project Status:

#6567 School of Media Arts (SOMA):

- The Board of Trustees voted to indefinitely postpone the SOMA project. The College has proceeded with submittal to the Division of the State Architect (DSA) and will obtain a permit from DSA.
- Based on outside analysis, the existing water supply appears to be inadequate for fire protection. Improvements to campus water system will be necessary even if SOMA is not constructed at this time.

#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.
- Demolition, roof replacement, and caissons are complete.
- Plumbing, concrete work, structural work, new roof construction over the stage area, and interior work are underway.
- Soundproof music practice booths were not called out for replacement on design drawings. This item is under discussion with the Architect, the Program Management Team (PMT), the Construction Manager (CM), and Department Chair. This item will result in additional cost.
- Unforeseen condition encountered with a beam located beneath the theater control room. The beam, which is integral to the structure of the control room, and which was not known when the project was designed or bid, was covered with shotcrete and invasive investigation was required. The solution is to remove all shotcrete covering the beam and support it with two curved beams as well as additional structural elements. This change will result in an extra cost, anticipated to be approximately \$165,000, but will preserve 23 seats in the theater.
- When the lobby ceiling was removed, it became evident that the sloped roof over the lobby and audience chamber has been leaking for some time. This repair will require full replacement of the entire roof. The roof in question is a very large sloped roof with Spanish roof tiles facing East over the Lobby Entrance. This item is under investigation, but will result in significant additional cost.
- Two change orders have been approved and one new change order is pending for the Core and Shell bid package. The Theater Specialties and Audio/Visual bid packages have each had one change order 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 requirements.

#6586 Luria Conference and Press Center:

- Concrete foundations, structural steel, framing, rough plumbing, rough electrical, roof deck installation and site concrete work have been completed.
- Plaster, roofing, handrails, exterior siding, electrical, communications, signage, and site wall work is currently underway.
- One change order has been approved and one new change order is pending.
- The project has experienced significant delays due to structural steel fabrication and installation delays as well as glass and glazing issues and fabrication delays for the stainless steel fascia.



PROJECT STATUS REPORT

February 2010

- The anticipated project completion date is currently April 2010, but the College is working with the Architect and the Contractor in an attempt to minimize the remaining construction duration.

#6587 Bridge Deck Repair/Replacement:

- Construction began June 29, 2009. Finished deck surface is 100% installed and the bridge has remained open for use during all scheduled class times since the beginning of the fall 2009 semester.
- Due to severe unforeseen damage, primarily consisting of dry-rot and termite damage, to the glue-lam beams, a significant amount of additional work was necessary. All ten of the existing glue-lam beams required replacement.
- Six change orders have been approved and one new change order is pending. It is anticipated that this will be the last major change order for this project.
- The project has been significantly delayed due to the unforeseen damage.
- It is anticipated that the work on the structure of the bridge will be completed in March 2010, and that the removal of shoring and scaffolding will be completed in April 2010.

#6611 Keyless Entry/Electronic Locks:

- Phase I implementation is complete. Locks have been installed and are working properly with software.
- Phase II analysis and design underway. PMT will coordinate with Security and Information Technology (IT) regarding locations and quantity. IT and Security will coordinate regarding training and access lists.
- Electronic Locks will be added to the scope of work for Drama/Music, and will be included in the scope of work for the Humanities and Campus Center projects.

#6644 Pershing Park – Softball Facility Upgrade:

- Design was reviewed with the City Parks and Recreation Department on August 26, 2009. Parks and Recreation was generally willing to accept the revised design but requested certain new improvements.
- Revised estimated construction cost is \$365,000 (without additional City requests).
- The project was presented to the Parks and Recreation Commission on September 23, 2009. The Commission voted unanimously to approve the project.
- The project was presented to the Historic Landmarks Commission (HLC) on October 14, 2009. The Commission voted unanimously to approve the project.
- At the College's request, the size of the batting cage has been reduced to ensure that it can only be used for softball.
- The City signed the Coastal Development Application and the College obtained the permit. The project has been submitted to the City Building Department for review and approval.
- The project will now be put out to bid, with a bid opening in April, and construction commencement in May.

#6695 Gourmet Dining Room (GDR) Modernization:

- The majority of the funding is from private donations. A small amount of funding comes from Measure V funds.
- Scope of improvements is limited to relocating stub wall, flooring, painting, limited window treatments, lighting, tables and chairs (indoor and outdoor), ceiling improvements, and Audio/Visual (to include retractable projector and screen).

PROJECT STATUS REPORT

February 2010

- PMT contacted Santa Barbara Contractors' Association (SBCA) and obtained a list of local interior designers with dining room design experience, then met with multiple designers, including several from the list received from SBCA.
- An interior design consultant was selected and met with administration staff and department members to start the project. The project was awarded at the November Board meeting.
- The consultant has begun working on the project.

#6700 Humanities Building Improvements:

- The College has hired a design consultant, WWCOT, for this project.
- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
- The design team has met with College staff and has commenced the investigative phase of design services.
- Assuming that the project is reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin in Spring 2011.

#6702 Campus Center Improvements:

- The College has hired a design consultant, Steinberg Architects, for this project.
- The Board of Trustees has approved Phase I of the design agreement, consisting of a forensic investigation of the existing facility and development of the Phase II scope of work.
- The design team has met with College staff and has commenced the investigative phase of design services.
- Assuming that the project is reviewed and approved by DSA in a timely manner, and pending swing space availability, it is anticipated that the project will begin in Spring 2011.

Expenditure Balances

As of 2/11/2010 (62%)

| Organization | Fiscal Year Ado. Budget | Fiscal Year Adj. Budget | Year-To-Date Actual | Year-To-Date Encumbrances | Fiscal Year Variance | Pct. of Bdgt |
|---|----------------------------|----------------------------|------------------------|------------------------------|-------------------------|-----------------|
| Fund 42000 -- Bond Construction Fund | | | | | | |
| 4600 -- Bond Administration | 1,961,196.23 | 1,961,196.23 | 357,021.74 | 0.00 | 1,604,174.49 | 18.2 |
| 6518 -- Loma Alta Cross-Walk | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.0 |
| 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 | 90,000.00 | 90,000.00 | 0.00 | 0.00 | 90,000.00 | 0.0 |
| 6561 -- Paint LDC, Drama Music Bus Comm Ext | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.0 |
| 6567 -- High Tech School of Media Arts | 529,721.51 | 529,721.51 | 80,258.27 | 0.00 | 449,463.24 | 15.2 |
| 6576 -- East Campus All-Weather Bus Stop | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.0 |
| 6582 -- Drama Music Modernization | 8,954,234.20 | 8,954,234.20 | 3,877,059.59 | 30,005.00 | 5,047,169.61 | 43.6 |
| 6586 -- Luria Conference and Press Center | 844,178.53 | 844,178.53 | 573,782.12 | 0.00 | 270,396.41 | 68.0 |
| 6587 -- Bridge Seismic Eval and Repairs | 1,949,427.90 | 1,949,427.90 | 1,920,844.62 | 2,125.00 | 26,458.28 | 98.6 |
| 6599 -- Portable Building Swing Space | 16,954.00 | 16,954.00 | 58,782.61 | 10,660.00 | -52,488.61 | 409.6 |
| 6611 -- Install Electronic Locks | 270,597.72 | 270,597.72 | 11,712.76 | 5,861.63 | 253,023.33 | 6.5 |
| 6613 -- Schott Center Modernization | 184,680.00 | 184,680.00 | 0.00 | 0.00 | 184,680.00 | 0.0 |
| 6619 -- Update ADA Compliance | 800,000.44 | 800,000.44 | 0.00 | 0.00 | 800,000.44 | 0.0 |
| 6637 -- Early Learning Ctr. Modernization | 90,948.10 | 90,948.10 | 0.00 | 39,646.40 | 51,301.70 | 43.6 |
| 6639 -- Pigeon Decontamination | 80,000.00 | 80,000.00 | 0.00 | 0.00 | 80,000.00 | 0.0 |
| 6640 -- Replace Bleacher Seating LaPlaya | 97,795.24 | 77,795.24 | 0.00 | 0.00 | 77,795.24 | 0.0 |
| 6643 -- Repair and Refinish Trellis | 250,000.00 | 250,000.00 | 0.00 | 0.00 | 250,000.00 | 0.0 |
| 6644 -- Pershing Park Softball Upgrade | 400,000.00 | 400,000.00 | 28,580.08 | 0.00 | 371,419.92 | 7.1 |
| 6646 -- Replace Doors Sports Pavilion | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.0 |
| 6647 -- Replace HVAC units ECC1-15 | 42,000.00 | 42,000.00 | 0.00 | 15,778.00 | 26,222.00 | 37.6 |
| 6648 -- Replace Locker room lockers | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6649 -- Landscape ramps, 3rd Flr La Playa | 73,818.04 | 73,818.04 | 29,924.40 | 0.00 | 43,893.64 | 40.5 |
| 6650 -- PE-paint hallways 1st & 2nd floors | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6651 -- PE recarpet team/locker rooms | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6652 -- PE Sports Pavillion paint | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.0 |
| 6653 -- Sports Pavilion handrail walkway | 17,000.00 | 17,000.00 | 0.00 | 0.00 | 17,000.00 | 0.0 |
| 6655 -- PE - paint exterior | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.0 |
| 6656 -- PE - replace bleachers in gym | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6658 -- PE - Upgrade all restrooms | 400,000.00 | 400,000.00 | 0.00 | 0.00 | 400,000.00 | 0.0 |

Selection Criteria: Fund4 = 42000; Organization4 = 0000-9999 Filtered By: None

Expenditure Balances

As of 2/11/2010 (62%)

| Organization | Fiscal Year Ado. Budget | Fiscal Year Adj. Budget | Year-To-Date Actual | Year-To-Date Encumbrances | Fiscal Year Variance | Pct. of Bgdt |
|--|----------------------------|----------------------------|------------------------|------------------------------|-------------------------|-----------------|
| 6659 -- PE - Repair patio at Gym entry | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6660 -- Emergency loudspeaker system | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.0 |
| 6661 -- IDC-replace flooring & paint | 500,000.00 | 500,000.00 | 0.00 | 0.00 | 500,000.00 | 0.0 |
| 6662 -- LRC Heating install rehear system | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6663 -- LRC Remodel Phase I | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.0 |
| 6664 -- LRC Remodel: Phase II | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.0 |
| 6665 -- MDT resurface driveway | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.0 |
| 6666 -- MDT new carpet | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6667 -- PE upstairs locker room | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6668 -- OE 180 replace heating system | 0.00 | 0.00 | 24,764.00 | 0.00 | -24,764.00 | -- |
| 6670 -- Pershing Park replace screens | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.0 |
| 6671 -- Campus Center repair columns | 894.00 | 894.00 | 893.96 | 0.00 | 0.04 | 100.0 |
| 6672 -- ECC & Bookstore repair roofing | 75,000.00 | 75,000.00 | 0.00 | 0.00 | 75,000.00 | 0.0 |
| 6674 -- PS 101 replace seating | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6675 -- Replace urinals, toilets, & fountain | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6676 -- La Playa stadium replace bleachers | 500,000.00 | 500,000.00 | 0.00 | 0.00 | 500,000.00 | 0.0 |
| 6677 -- Resurface track at La Playa | 120,000.00 | 120,000.00 | 0.00 | 0.00 | 120,000.00 | 0.0 |
| 6678 -- Schott Ctr parking lot resurface | -20,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | -- |
| 6679 -- Schott Ctr replace heater | 300,000.00 | 300,000.00 | 0.00 | 0.00 | 300,000.00 | 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 | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.0 |
| 6682 -- Student Services replace carpet | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.0 |
| 6683 -- Wake - replace childrens fixtures | 61,757.00 | 61,757.00 | 0.00 | 0.00 | 61,757.00 | 0.0 |
| 6684 -- HRC,MDT,Admin elevator upgrade | 15,424.22 | 15,424.22 | 19,062.07 | 1,383.57 | -5,021.42 | 132.6 |
| 6685 -- Upgrade Emergency Phone System | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 0.0 |
| 6686 -- Oak restoration video surveillance | 1,000,000.00 | 1,000,000.00 | 89.39 | 0.00 | 999,910.61 | 0.0 |
| 6687 -- Wake Cosmetology Conversion | 300,000.00 | 300,000.00 | 0.00 | 0.00 | 300,000.00 | 0.0 |
| 6688 -- Wake - resurface parking lot | 500,000.00 | 500,000.00 | 0.00 | 0.00 | 500,000.00 | 0.0 |
| 6693 -- La Playa Artificial Turf | 200,000.00 | 200,000.00 | 14,430.26 | 0.00 | 185,569.74 | 7.2 |
| 6694 -- Generator Supported Services | | | | | | |

Selection Criteria: Fund4 = 42000; Organization4 = 0000-9999 Filtered By: None

Expenditure Balances

As of 2/11/2010 (62%)

| Organization | Fiscal Year Ado. Budget | Fiscal Year Adj. Budget | Year-To-Date Actual | Year-To-Date Encumbrances | Fiscal Year Variance | Pct. of Bdgt |
|---|----------------------------|----------------------------|------------------------|------------------------------|-------------------------|-----------------|
| 6695 -- GDR Interior Upgrade | 0.00 | 0.00 | 868.00 | 0.00 | -868.00 | -- |
| 6696 -- Physical Science Repair Columns | 60,000.00 | 60,000.00 | 62.97 | 0.00 | 59,937.03 | 0.1 |
| 6697 -- Energy Management system PHASE II | 1,500,000.00 | 1,500,000.00 | 400,724.00 | 0.00 | 1,099,276.00 | 26.7 |
| 6699 -- Network Infrastructure | 500,000.00 | 500,000.00 | 0.00 | 0.00 | 500,000.00 | 0.0 |
| 6700 -- Humanities Modernization | 14,051,134.00 | 14,051,134.00 | 1,998.69 | 0.00 | 14,049,135.31 | 0.0 |
| 6701 -- Nursing, Health, Auto Career Tech | 4,841,250.00 | 4,841,250.00 | 0.00 | 0.00 | 4,841,250.00 | 0.0 |
| 6703 -- Parking Pay Stations | 0.00 | 0.00 | 126,846.25 | 0.01 | -126,846.26 | -- |
| Total Bond Construction Fund | 43,508,011.13 | 43,508,011.13 | 7,527,705.78 | 105,459.61 | 35,874,845.74 | 17.5 |

Measure V Projects
Budgeted Costs, Expected Costs and Expenditure to Date

Drama Music Building Modernization

| | Contracted | | Expected | | Expended To Date | |
|--------------|------------|-------------------------|----------|-------------------------|------------------|------------------------|
| Soft Costs | 16% | \$ 2,967,942.00 | 21% | \$ 4,500,000.00 | 38% | \$ 2,060,273.38 |
| Hard Costs | | \$ 15,956,265.00 | | \$ 16,600,000.00 | | \$ 3,401,446.50 |
| Total | | \$ 18,924,207.00 | | \$ 21,100,000.00 | | \$ 5,461,719.88 |

Luria Conference and Press Center

| | Contracted | | Expected | | Expended To Date | |
|--------------|------------|------------------------|----------|------------------------|------------------|----------------------|
| Soft Costs | 23% | \$ 341,558.38 | 24% | \$ 400,000.00 | 38% | \$ 316,533.25 |
| Hard Costs | | \$ 1,154,565.00 | | \$ 1,250,000.00 | | \$ 519,464.70 |
| Total | | \$ 1,496,123.38 | | \$ 1,650,000.00 | | \$ 835,997.95 |

Bridge Renovation

| | Contracted | | Expected | | Expended To Date | |
|--------------|------------|------------------------|----------|------------------------|------------------|------------------------|
| Soft Costs | 4% | \$ 180,620.00 | 5% | \$ 250,000.00 | 5% | \$ 126,444.59 |
| Hard Costs | | \$ 4,325,325.00 | | \$ 4,500,000.00 | | \$ 2,666,428.00 |
| Total | | \$ 4,505,945.00 | | \$ 4,750,000.00 | | \$ 2,792,872.59 |

Softball Renovation

| | Contracted | | Expected | | Expended To Date | |
|--------------|------------|---------------------|----------|----------------------|------------------|---------------------|
| Soft Costs | 100% | \$ 39,500.00 | 20% | \$ 100,000.00 | 100% | \$ 40,280.07 |
| Hard Costs | | \$ - | | \$ 400,000.00 | | \$ - |
| Total | | \$ 39,500.00 | | \$ 500,000.00 | | \$ 40,280.07 |

La Playa Track and Field Replacement

| | Contracted | | Expected | | Expended To Date | |
|--------------|------------|----------------------|----------|------------------------|------------------|-------------|
| Soft Costs | 100% | \$ 183,030.00 | 19% | \$ 350,000.00 | N/A | \$ - |
| Hard Costs | | \$ - | | \$ 1,500,000.00 | | \$ - |
| Total | | \$ 183,030.00 | | \$ 1,850,000.00 | | \$ - |

Humanities Building Modernization

| | Contracted | | Expected | | Expended To Date | |
|--------------------------|------------|----------------------|----------|-------------------------|------------------|-------------|
| Soft Costs & Contingency | 100% | \$ 138,000.00 | 40% | \$ 5,600,000.00 | N/A | \$ - |
| Hard Costs | | \$ - | | \$ 8,400,000.00 | | \$ - |
| Total | | \$ 138,000.00 | | \$ 14,000,000.00 | | \$ - |

Campus Center Building Modernization

| | Contracted | | Expected | | Expended To Date | |
|--------------------------|------------|---------------------|----------|------------------------|------------------|-------------|
| Soft Costs & Contingency | 100% | \$ 71,243.00 | 40% | \$ 1,900,000.00 | N/A | \$ - |
| Hard Costs | | \$ - | | \$ 2,900,000.00 | | \$ - |
| Total | | \$ 71,243.00 | | \$ 4,800,000.00 | | \$ - |

Soft costs generally include design services, construction management, inspection services, materials testing and inspection, surveying, commissioning, reprographics, environmental consulting, labor compliance and other related services.