



A G E N D A

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
2. Public comments
3. Approval of Minutes of the February 18, 2016 meeting. (Att. 1)
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
6. Measure V Bond Fund (Attachment 3)
7. Project Status Report (Attachment 4)
8. Proposed dates for future meetings: November 17, 2016, February 16, 2017, and June 15, 2017



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 18, 2016

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

Jack Ostrander, Chair, called the meeting to order.

Members present:

Jack Ostrander, Business Organization

Bernice James, Community-at-Large

Dr. David Doner, Support Organization

Michael Just, Senior Citizen Organization

Members absent:

Luis Esparza, Community-at-Large

Tobe Plough, Tax Payers Association

Others present:

Joe Sullivan, VP Business Services

Julie Hendricks, Senior Director Facilities, Planning, and Campus Development

Luz Reyes-Martin, Interim Public Information Officer

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of Minutes of the meeting of November 19, 2015

Motion by Bernice James, second by Dr. David Doner, the Committee approved the minutes of November 19, 2015.

4. 2015 Annual Report

Julie Hendricks presented the final 2015 Annual Report to the committee. Ms. Hendricks

noted that this report will be presented by Jack Ostrander to the Board of Trustees at their February 25, 2016 board meeting for their review.

5. Measure V Bond Construction Fund Financial Statements

Vice President Sullivan presented the audit of the Measure V Bond Construction Fund, completed by an independent audit firm. Mr. Sullivan reported that the auditors gave the college a clean audit.

6. Measure V Bond Fund

Julie Hendricks noted that this report has been seen various times and it is an excellent capture of all of the projects that have been included in Measure V and the only two items still open are the bond administration and the West Campus Classroom building. Ms. Hendricks noted that the Humanities Modernization balance will be zeroed when the furniture is ordered and purchased.

7. Project Status Report (Attachment 5)

- Ms. Hendricks spoke on the groundbreaking ceremony for the West Campus Classroom & Office building.
- The Board of Trustees approved the use of the Construction Management Multi-prime approach for this project. The construction management services will be provided by Lundgren Management.
- The Board of Trustees has approved several contracts for prime contracts
- The project is currently on schedule.

Mr. Ostrander asked the following questions of staff:
Has all monies been spent appropriately from Measure V?
Vice President Sullivan responded yes.

Mr. Ostrander adjourned the meeting.

8. Next meetings: June 16, 2016



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.



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.

Date Approved: September 21, 2015
Legal Reference Update #28: April 2016

SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/16

BUDGET	ACTUALS		Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
	TOTAL as of 03/31/2016					
REVENUE						
Bond proceeds	77,169,917.10	77,169,917.10	0.00			0.00
Other Income	21,294.75	21,294.75	0.00			0.00
Interest	1,354,536.43	1,341,536.66	12,999.77			12,999.77
TOTAL REVENUE	78,545,748.28	78,532,748.51	12,999.77	0.00		12,999.77
EXPENDITURES						
4600 -- Bond Administration	3,751,885.88	3,756,214.89	(4,329.01)		(4,329.01)	
6480--Modular Bldg Removal/Site Restoration	859,954.21	859,954.21	0.00		0.00	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	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	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 Water 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	17,651,667.97	17,547,271.59	104,396.38	5,259.60	99,136.78	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	19,241,315.47	4,537,373.41	14,703,942.06	11,272,146.83	3,431,795.23	
TOTAL EXPENDITURES	78,564,430.16	63,760,420.73	14,804,009.43	11,277,406.43	3,526,603.00	
REVENUE less EXPENDITURES	(18,681.88)	14,772,327.78				

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 June 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 project received DSA approval in October 2014.
- 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. LM will continue to refine the project schedule based on construction progress.
- 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 12th 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 10th 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 19th 2016 and bids were due and received on February 23, 2016.



PROJECT STATUS REPORT

Through June 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 and current construction activities include concrete placement at all footings and footing pedestals, formwork and concrete placement for retaining wall, grouting of structural steel column base plates, relocation of existing duct bank, structural steel fabrication and framing, and installation of steel stairs. Construction activities beginning this month include installation of metal decking and alignment and welding of structural steel.