



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, November 14, 2013

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 June 21, 2012, November 15, 2012, February 20, 2013, and June 20, 2013
4. Election of Chair
5. Election of Vice Chair
6. Measure V Bond Fund (Attachment 1)
7. Review of the 2013 Annual Report Draft (Attachment 2)
8. Project Status Report (Attachment 3)
9. Future Bond Program – Proposed Projects (Julie Hendricks)
10. Next meetings: February 20, 2014 and June 19, 2014.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 21, 2012

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
4:00 pm

Luria Conference and Press Center, Room 1
Santa Barbara City College
721 Cliff Drive

1. Call to order

Ed Heron called the meeting to order.

Committee members present:

Ed Heron, Chair
Joe Bailey
Sally Green
Lee Moldaver

Committee members absent:

Mark Levine
Ola Smith

Others present for all or a portion of the meeting:

Dr. Jack Friedlander, Acting Superintendent/President
Joe Sullivan, Vice President Business Services
Julie Hendricks, Director Facilities and Campus Development
Jay Sullivan, Measure V Project Manager

Ms. Hendricks introduced Jay Sullivan, project manager for Measure V and explained what Mr. Sullivan's responsibilities are on the construction projects.

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of Minutes from the February 16, 2012 meeting (Attachment 1)

Upon motion by Lee Moldaver, seconded by Sally Green, the Committee approved the minutes of February 16, 2012 as submitted.

4. Project updates; including costs (Attachment 2)

Ms. Hendricks reported on the following:

- Horticulture Area Improvements: This project consisted of improving the pathways through the garden and provided seating at one of the main entries. This project has been completed.
- Drama/Music Modernization: The grand opening was held late April and was a big success. There are refinements taking place throughout the project and the college has received the equipment funding allotted from the State. This project is going through the DSA approval and certification process and it is expected that this should be completed by July, 2012.
- Bridge Renovation: College staff is in the process providing the required documentation needed by DSA for their approval and certification of this project.
- LRC Interior Refurbishment & LRC Furniture Package: KBZ Architects have worked with LRC staff to develop a design that would efficiently utilize the existing space. The project would consist of replacing finishes and a furniture package. The contract completion date is scheduled for July 25, 2012.
- West Campus Snack Shop: The intent of this project is to improve the flow and use of this space. This project is currently in the design phase with a local firm of Bildsten+Sherwin Design Studio.
- Wake Center Cosmetology Conversion: KBZ Architects were selected to provide a feasibility study to confirm that the cosmetology program can be successfully moved from the Magnolia Center to the Wake Center. A design has been selected and the architects will develop a preliminary design and the construction cost estimate for the project.
- Humanities Building Modernization: Lundgren Management Corp has been hired as the construction managers for this project. The Board of Trustees approved the use of the lease-lease back delivery system for this modernization project. Frank Schipper Construction has been selected as the contractor for this project. The lease-lease back system was explained to the committee. It was noted for the minutes that the validation action process was brought up at this meeting and Ms. Hendricks explained that this was discussed by the Board and legal counsel and after the discussion; the Board was comfortable proceeding without the validation action. College staff is working with Dudek, the college's environmental consultant, to get California Coastal Commission (CCC) approval for this project.
- Campus Center Improvements: The Board of Trustees in December, 2011 approved an agreement to perform a further preliminary evaluation of the campus center and provide a final project proposal. This proposal would be submitted to the state for possible funding. In March the decision was made to determine the condition of the existing building and get costs for either modernizing or replacing the existing building. After reviewing the information, the Board approved proceeding with the replacement of the building. PMSM Architects is in the process of preparing that information for state submittal for possible state funding.
- Reported on the ongoing and upcoming campus improvements.

Mr. (Joe) Sullivan explained that the Measure V Bond Fund revenue and expenditures report gives a history of the bond fund account to date. Another take down of the bond will occur in the Fall, currently the estimate is that it will be about half of the remaining amount. Dr. Friedlander reported that after the completion of the Humanities Building, there are other projects that need to

be completed, one being the Campus Center. The Board will need to possibly consider going out for another bond in 2014 to cover these costs.

Lee Moldaver moved to receive the project status report and the funding report presented. Sally Green seconded the motion and the Committee concurred.

5. New Student and new SB County Taxpayers Association representatives

Dr. Friedlander reported that the Student Senate will meet again in the Fall and they will appoint a new student representative to this committee. Lanny Ebenstein was to provide a representative from the Taxpayers Association and Dr. Friedlander had not heard from him. Mr. Heron noted that Mr. Ebenstein called him, right before this meeting and told him that he had two possible names to present and would get the information to the committee at a later date. It was also noted that an ad would be run to request applications for this committee. Mr. Heron noted that all five positions on the committee were up for renewal, so if the current members were interested they should re-file their application so that they can be considered by the Board when they make their selections.

Mr. Heron asked two questions:

- Had any money been spent not in accordance with Measure V? Mr. (Joe) Sullivan replied not to his knowledge.
- Had any money been spent on administrator salaries? Mr. (Joe) Sullivan replied that two instructors were paid stipends to assist with the move of Humanities to their swing space and will be paid when they move back into their building; these services are directly related to Measure V.

6. Proposed dates for future meetings: Thursday, November 1, 2012; Thursday, February 21, 2013; Thursday, June 20, 2013

7. Expiration of Committee Members' Terms:

- a. Ed Heron
- b. Mark Levine

Chair Heron adjourned the meeting.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, November 15, 2012

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

A218C

MacDougall Administration Building
Santa Barbara City College
721 Cliff Drive

1. Call to order

Sally Green called the meeting to order.

Members present:

Sally Green, Community-At-Large
Bernice James, Community-At-Large
Elie Katzenson, Student Representative
Lee Moldaver, Support Organization
Jack Ostrander, Business Organization
Tobe Plough, Tax Payers Association

Others present:

Joe Sullivan, Vice President Business Services
Joan Galvan, Public Information Officer
Julie Hendricks, Director of Facilities and Campus Development
Jay Sullivan, Bond Manager

Vice President Sullivan noted that the college is in the process of filling the position for Senior Citizens Group. Anyone who had any suggestions was asked to contact Mr. Sullivan.

2. Public comments

No citizen expressed a wish to address the committee.

3. Election of Chair

Bernice James nominated Sally Green, Lee Moldaver, seconded. The committee approved the election of Sally Green as Chair.

4. Election of Vice Chair

Bernice James nominated Lee Moldaver, Jack Ostrander seconded. The committee approved the election of Lee Moldaver as Vice Chair.

5. Measure V Bond Fund (Attachment 1)

Julie Hendricks explained what was contained in the report and noted that this report would be presented at every meeting with updates. Ms. Hendricks noted that many of the smaller projects have been completed which is why there are a lot of zeros on the page. This report will become more simplified over the next couple of years.

Chair Green asked if the second half of the bond been taken down yet. Mr. Sullivan explained that the plan is to take down \$15 million to complete the Humanities Building and to proceed with the project that has been approved by the Board to build a classroom building on the West Campus. A brief discussion on the bond takedown process ensued.

Lee Moldaver asked a question of item 5, 6, and 7; "has there been any bond monies spent on any projects since the last meeting that was not specifically authorized by the bond?" Mr. Sullivan and Ms. Hendricks responded no.

6. Review of the 2012 Annual Report Draft (Attachment 2)

Ms. Hendricks explained that this report is required by the bond. This will be presented to the Board for approval at their February board meeting. As the committee reviewed the report, Ms. Hendricks explained that there are currently some issues in trying to get approval from the Coastal Commission due to a Notice of Violation that had been received on the Humanities Modernization project and those issues were presented and discussed. Other than this challenge everything is going well with this project.

Mr. Plough suggested that in the expenditure report that services and other operating expenses be broken down more than what is noted. Mr. Sullivan explained that this is the format that the auditors provided.

7. Project Status Report (Attachment 3)

Ms. Hendricks reviewed the report with the committee members and provided highlights for each of the projects.

- Horticulture Area Improvement has been completed, this project was an upgrade to the gardens.
- Bridge Renovation was a challenge. It was anticipated that this was going to be major maintenance project and it turned out to be a complete renovation. Due to major termite damage, the District made the decision to replace the structural members on the bridge with the same structural system using major glue-lam beams. The deck was repaired and resurfaced, new railings were installed and new lighting was installed. Currently the project is still in the process of getting DSA approval and certification.
- Learning Resource Center (LRC) Interior Refurbishment & LRC Furniture Package was an upgrade in a much needed area. This project included interior refurbishment and furniture

replacement. This project should be completed over the holiday break and the LRC should be ready for the students by the spring semester.

- West Campus Snack Shop is a project to improve the flow of the snack shop. The project is currently under design with the architects who are developing the documents and it will then go out to bid. This project should be completed over the summer.
- Wake Center Cosmetology Conversion involves relocating the program from the space currently being leased out in the Magnolia Shopping Center. The district was looking at relocating cosmetology to the Wake Center. After reviewing the proposals and the construction costs, the district decided it couldn't take on this project at this time and will be reevaluating it.
- Humanities Building Modernization is a project that is using the lease-lease back system that was approved by the Board on March 22, 2012. Mr. Sullivan explained how the lease-lease back system works. Staff is happy with this method and they hope to be able to use it for future projects.
- Portable Building Permitting: Throughout the campus there are numerous modular buildings that have been installed. Several buildings were installed for swing space and for several years they have been used for classroom instruction. The buildings were never approved by the Division of State Architects (DSA) and they were also never approved by the California Coastal Commission (CCC). The original intent of this project was to take the drawings, hire the architect, gather the information and get them DSA approved. After extensive research it became apparent that the cost to the college to obtain DSA approval and certification would be excessive. This provided critical information for long term planning that resulted in the new classroom building on the west campus to replicate the modular buildings and the square footage that they provide. This new building would allow the college to remove approximately 24 modular buildings.
- Campus Center Improvements: Originally it was anticipated that with Measure V funds light modernization would be applied to the campus center. Architects were hired and a forensic investigation was performed. The investigation revealed that there was significant structural work that needed to be done. A second evaluation was prepared for submittal as a Final Project Proposal for State review and possible funding. Based on the findings the Board agreed to submit the plans and design for the replacement of the Campus Center building in the Final Project Proposal. The Final Project proposal has been submitted to the Chancellor's office and this project has been identified as number four in the District's Five Year Construction Plan.
- Humanities Swing Space required modification to nineteen modular buildings throughout the east and west campus to prepare for temporary housing for the programs and departments located in Humanities. Occupants of these departments have been successfully relocated to the swing space for the start of the summer semester.

8. Future meeting dates: Thursday, February 21, 2013; Thursday, June 20, 2013

Chair Green adjourned the meeting.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Wednesday, February 20, 2013

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
5:00 pm

Luria Conference and Press Center, Room 3
Santa Barbara City College
721 Cliff Drive

1. Call to order

Sally Green called the meeting to order.

Committee members present:

Sally Green, Chair and Community-at-large
Michael Just, Senior Citizen Organization
Lee Moldaver, Support Organization (left at 5:15 pm)
Ellie Katzenson, Student Representative
Tobe Plough, Tax Payers Association
Jack Ostrander, Business Organization
Bernice James, Community-at-large

Others present for all or a portion of the meeting:

Joe Sullivan, Vice President Business Services
Julie Hendricks, Director Facilities and Campus Development

2. Public comments

No citizen expressed a wish to address the committee.

3. Audit Report

Vice President Sullivan provided highlights from the audit report. It was noted that salaries shown as part of the expenditures were paid for services directly related to Measure V and not to the institution. An explanation was provided as to who and why these people were paid. Mr. Plough reminded staff that a request had been made at the last meeting for a breakdown of the services and other operating expenditures that was noted in the audit and he noted that this was not done. Discussion ensued with regards to this and the outcome was that a more detailed summary would be provided for services and other operating expenditures and posted on the Measure V website along with the audit.

Upon motion by Mr. Plough, seconded by Mr. Ostrander the committee approved receiving and reviewing the audit report.

4. Project updates

Ms. Hendricks reviewed the project status report.

- Bridge Renovation: The project has been completed and is going through the Department State Architect (DSA) approval and certification process.
- East Campus Snack Shop and West Campus Snack Shop: The architect is working on the design for both areas. The intent of the projects is to create a more appealing and updated food service area. The design would meet current code for accessibility, there will be no structural work and a big portion of both projects would be the purchase of new kitchen equipment.
- Humanities Building Modernization: The challenge with the California Coastal Commission (CCC) was discussed at the last bond oversight meeting. The project has been successfully split into two phases, Phase A and Phase B, so that Phase A could go through the CCC for approval. This phase consisted of existing building and all of the upgrades to the building and the construction of the new elevator tower. Phase B will require working with CCC staff to assess what is the quality of the Environmentally Sensitive Habitat and also the true delineation of that area to determine the true impact of removal of the eucalyptus trees. It appears that a resolution may be reached to address this issue. As part of the project it will require improving the area and possibly adding some plantings and oak trees. Ms. Hendricks also reported on the water line upgrade to the College's primary supply lines on the north and south sides of the East campus. Project is currently on schedule and so far has been a successful project.
- West Campus Classroom & Office Building: The Board in October 2012 approved the use of the remaining Measure V funds to build the west campus classroom and office building. This building will be used specifically for classrooms and office space. The location is to the north of the Garvin Theater. Ms. Hendricks reported on the process that has taken place to date on this project. It was noted that one of the requirements for this project would be that it obtain Leadership in Energy and Environmental Design (LEED) Silver certification. It is anticipated that the lease-lease back process will be used on this project.

Ms. Hendricks noted that included in this item was the revenue and expenditures to date of the Measure V Bond Fund. The question was asked as to when the rest the bond would be taken down. Vice President Sullivan reported that the college planned to take down \$15 million in about 8 weeks, to complete the Humanities Building and get through the design phase of the classroom building and the balance when it's needed for the completion of the new west campus classroom building.

5. Annual Report

Vice President Sullivan acknowledged the work of Julie Hendricks on this report. Ms. Hendricks noted that this report shows the work that has been accomplished with Measure V funds. Kudos was given to the marketing department who provided the layouts for this report. Chair Green asked if all monies spent were for Measure V projects and the response was yes from Vice President Sullivan.

Chair Green noted that there is a website (calboc.org) that was formed to assist, train and provide resources to bond oversight committees. This information is for California elementary, high school and college districts.

6. Next meeting date: Thursday, June 20, 2013 @ 4:00 p.m.

Chair Green adjourned the meeting.



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 20, 2013

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

Sally Green called the meeting to order.

Committee members present:

Sally Green, Chair and Community-at-large

Jack Ostrander, Business Organization

Lee Moldaver, Support Organization (left at 5:00 pm)

Michael Just, Senior Citizen Organization (arrived at 4:50 pm)

Committee members absent:

Tobe Plough, Tax Payers Association

Bernice James, Community-at-large

Others present for all or a portion of the meeting:

Joe Sullivan, Vice President Business Services

Julie Hendricks, Director Facilities and Campus Development

Liz Auchincloss, President CSEA

Joan Galvan, Public Information Officer

2. Public comments

No citizen expressed a wish to address the committee.

3. Approval of Minutes of the meetings of June 21, 2012, November 15, 2012, and February 20, 2013.

The minutes were tabled for the next meeting; a quorum was not present.

4. Project updates: including costs (Attachment 1)

Ms. Hendricks reported on the project updates:

- Bridge Renovation-The drawings for the bridge renovation have been approved by the Department of State Architect (DSA). The next step would be to get certification so that the project can be closed out.
- East Campus Snack Shop and the West Campus Snack Shop- This project went out to bid in the spring and Newton Construction, a local contractor was awarded the contract. These projects are under construction and it is anticipated they will be completed by the start of the Fall 2013 semester.
- Humanities Modernization Project – It was noted that the California Coastal Commission (CCC) approved the first phase of the project, which allowed the college to proceed with modernizing the building. Work is still taking place on trying to get the Art Yard approved through CCC, it is anticipated that this item will be on their July agenda. It is expected that the construction on the Humanities building would be completed during the Fall 2013 semester and classes would resume in the building during the Spring 2014 semester. It was also noted that water line upgrades to the college's primary supply lines were completed on the East campus during the holiday break.
- West Campus Classroom & Office Building –The Board approved the use of remaining Measure V funds to plan, design and construct a new West Campus Classroom and Office building. Information was provided regarding the location and the plans for the use of the building. This building will go through the Leadership in Energy and Environmental Design (LEED) Silver certification process. This building will need to be presented to CCC for their approval. This building when completed and in use will allow the removal of some of the temporary buildings on campus.

Mr. Moldaver asked if all of the noted contracts and actions were covered under Measure V. Ms. Hendricks and Mr. Sullivan responded yes.

Ms. Hendricks noted that included in this item was the revenue and expenditures to date of the Measure V Bond Fund.

Mr. Moldaver asked if there were any expenditures or encumbrances listed that are not permitted or covered under Measure V. Ms. Hendricks and Mr. Sullivan responded no.

5. Future Bond Program – Proposed Projects (Attachment 2)

Ms. Hendricks reported that the unfortunate reality is that this campus has a lot more work that needs to be done and with the condition of the state and the unlikeliness of receiving any state funding, it is essentially the college's position that we would like to go out for another local bond measure. Dr. Gaskin noted that the state's investment in its infrastructure of schools and colleges is rapidly degrading because there is no funding available. Some of the buildings on this campus are not of the stature and of the level our students need and expect in terms of teaching and learning. Ms. Hendricks reviewed with the committee the summary report she prepared for a possible future bond, the proposed projects and the funding required.

Chair Green asked if there had been any monies spent not in accordance with Measure V. Vice President Sullivan responded no. Chair Green then asked if there was any monies spent on administrative salaries and Vice President Sullivan response was only if it was directly related to Measure V projects.

6. Proposed dates for future meetings: November 14, 2013, February 20, 2014 and June 19, 2014.

Ms. Green adjourned the meeting.

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 09/30/2013**

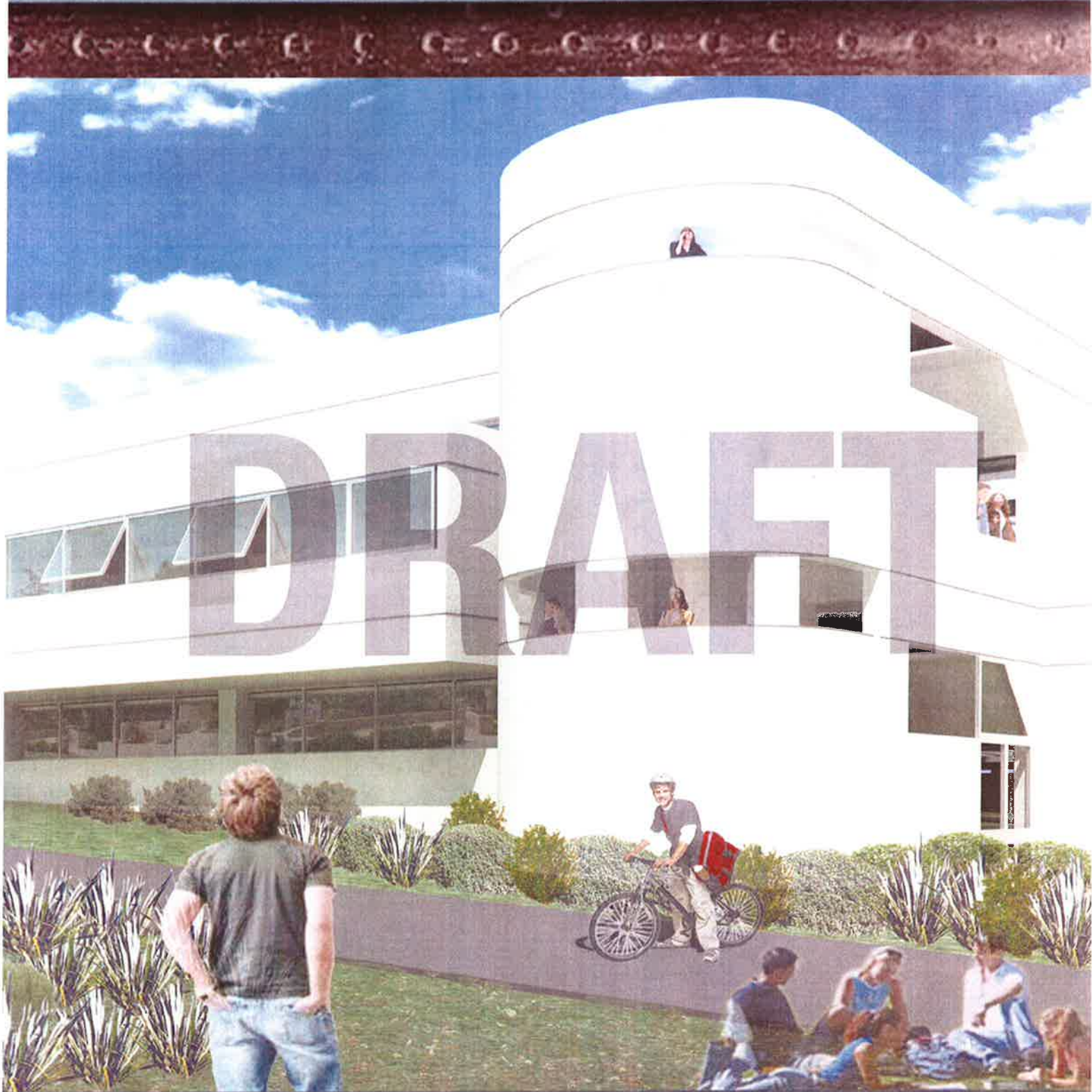
	BUDGET	ACTUALS	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
		TOTAL as of 09/30/2013				
REVENUE						
Bond proceeds	62,000,000.00	62,000,000.00	0.00		0.00	
Interest	1,305,517.92	1,292,638.50	12,879.42		12,879.42	
TOTAL REVENUE	63,305,517.92	63,292,638.50	12,879.42	0.00	12,879.42	

EXPENDITURES

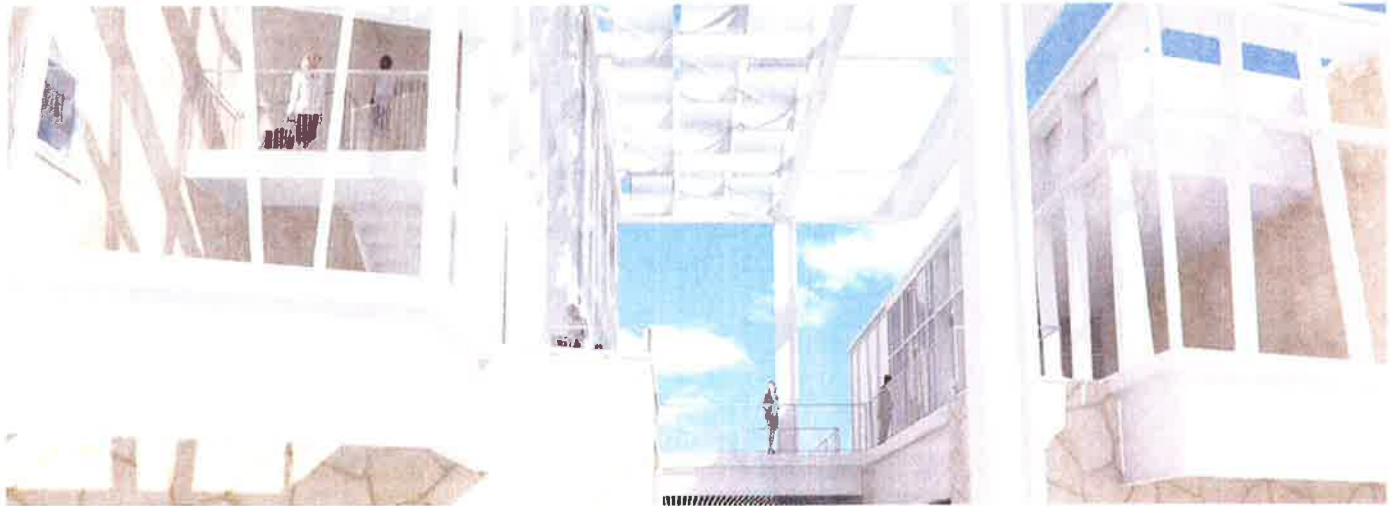
4600 – Bond Administration	3,271,191.10	3,084,431.10	186,760.00		186,760.00	
6480--Modular Bldg Removal/Site Restoration	1,120,000.00	0.00	1,120,000.00		1,120,000.00	
6531 – Air Handler Student Services	0.00	-	0.00		0.00	X
6555 – Horticulture Fencing And Path ADA	89,583.92	89,583.92	0.00		0.00	X
6561 – 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	17,376,557.83	17,140,709.41	235,848.42		235,848.42	
6586 – Luria Conference and Press Center	1,204,164.00	1,204,164.00	0.00		0.00	
6587 – Bridge Seismic Eval and Repairs	4,616,936.22	4,601,999.31	14,936.91		14,936.91	
6599 – Portable Building Swing Space	1,467,475.49	1,467,475.49	0.00		0.00	X
6611 – Install Electronic Locks	256,786.29	256,786.29	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	50,000.00	0.00	50,000.00		50,000.00	
6660 – Emergency Notification System	301,647.07	301,647.07	0.00	0.00	0.00	X
6662 – LRC Heating install reheat system	997.50	997.50	0.00		0.00	X
6663 – LRC Remodel	931,866.35	931,648.35	218.00		218.00	
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	20,000.00	0.00	20,000.00		20,000.00	
6680 – Snack Shop East Campus	297,538.80	108,196.52	189,342.28	3,075.37	186,266.91	
6681 – Snack Shop West Campus	342,607.82	107,607.82	235,000.00	37,775.00	197,225.00	
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	62,862.97	46,762.48	16,100.49	8,600.00	7,500.49	
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	366,652.51	349,105.97	17,546.54		17,546.54	
6699 – Network Infrastructure	500,000.00	500,000.00	0.00		0.00	X
6700 -- Humanities Modernization	18,548,154.50	10,253,481.60	8,294,672.90	5,794,438.23	2,500,234.67	

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 09/30/2013**

	BUDGET	ACTUALS	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
		TOTAL as of 09/30/2013				
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	1,203,482.07	1,203,482.07	0.00		0.00	X
6734 – West Campus Classroom Building	3,016,816.04	664,163.67	2,352,652.37	990,591.23	1,362,061.14	
TOTAL EXPENDITURES	63,205,518.41	50,472,440.50	12,733,077.91	6,834,479.83	5,898,598.08	
REVENUE less EXPENDITURES	99,999.51	12,820,198.00				



2013 Annual Report TO THE BOARD OF TRUSTEES



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SBCC Board of Trustees

*Santa Barbara Community College
District Board of Trustees*

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Letter from the Chair

February 27, 2014

As Chair of the Measure V Citizens' Oversight Committee, it is my pleasure to once again present the Measure V Annual Report to the Board of Trustees of the Santa Barbara Community College District. Upon passage of Measure V, the Board of Trustees established this committee in compliance with Education Code Section 15278 and Proposition 39. Our first meeting was held on November 6, 2008 and we have since met sixteen times. I wish to express my heartfelt thanks to the members for their continued support and participation and to extend my gratitude to the outgoing student member, Elie Katzenson.

As in the past, the meetings of the Citizens' Oversight Committee have been well-organized and informative. Information presented and reviewed at each meeting includes the most recent Financial Reports, updated Project Expenditure Summaries, and general Project Construction Updates. SBCC staff and administrators have been very helpful in providing timely information to the Committee as well as responding to the Committee's questions. As a Committee, we are excited about all of the projects completed, those 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,



Xxxxxxx Xxxxxxxx, Chairperson



Executive Summary

The number of active Measure V projects has been greatly reduced as the total number of completed Measure V projects increases and remaining bond funds decrease. Several projects were completed in 2013, notably the West Campus Snack Shop Remodel, the East Campus Snack Shop Remodel, the design for the Electronic Locks Installation, the Campus Center Column Repair and the Learning Resource Center Refurbishment project. The two major capital improvement projects, the Humanities Building Modernization and the West Campus Classroom and Office Building, continued to progress through construction and design respectively while planning was initiated for the Modular Buildings Removal project. The following pages present updates on projects that have been completed, are in design or are under construction, several of which were also featured in previous years' Annual Reports, as well as information on new projects.

During 2013, there were three Citizens' Oversight Committee meetings, at which all aspects of ongoing and upcoming projects were presented.

The committee is excited about the progress to date and looks forward to completion of the projects underway. The committee also welcomes members of the public to its meetings, and encourages everyone to continue supporting SBCC and Measure V through completion of the projects and beyond.

The Citizens' Oversight Committee remains committed to the success of the College and will continue to monitor and provide reports on the status of the Measure V Bond Program. Through the judicious use of Measure V Funds, the Bond Program will allow SBCC to continue to educate students and prepare for the future by replacing and supplementing existing College infrastructure.

Bond Measure V Overview

Measure V is the Santa Barbara City College Construction Improvement Bond Measure passed on the June 3, 2008 ballot. Measure V asked voters to approve a \$77.2 million bond. Funding from the bond will help the College modernize technology, upgrade the deteriorating infrastructure of aging classroom and office buildings, and improve existing teaching and learning environments.

Measure V was presented under the provisions of Proposition 39, requiring that at least 55% of voters approve a measure for its passage. Measure V received over 70% approval.

Planned Meetings

February 20, 2014
June 19, 2014

Past Meetings

November 6, 2008
February 19, 2009
June 18, 2009
November 12, 2009
February 18, 2010
June 17, 2010
November 10, 2010
February 17, 2011
June 16, 2011
November 8, 2011
February 16, 2012
June 21, 2012
November 15, 2012
February 20, 2013
June 20, 2013
November 14, 2013

A schedule of future meetings available on the Measure V website, www.sbcc.edu/measure/V

Citizens’ Bond Oversight Committee Members

Current Board Members

- Sally Green**, Community-at-Large (Vice Chair) (Second term ends Nov. 2014)
- Bernice James**, Community-at-Large (Two year term beginning Nov. 2012)
- Lee Moldaver**, Support Organization (Second Term ends Nov. 2014)
- Charles “Tobe” Plough**, Taxpayers’ Organization (Two year term beginning Nov. 2012)
- Jack Ostrander**, Business Organization (Two year term beginning Nov. 2012)
- Michael Just**, Senior Citizen Representative (Two year term beginning Nov. 2012)
- Xxxxx XXXXXXX**, Student Representative (One year term beginning Nov. 2012)

Former Board Members

- Elie Katzenson**, Student Representative (One year term beginning Nov. 2012)



The Role of the Citizens’ Oversight Committee

As promised to the voters, and as required by law, the Santa Barbara Community College District Board of Trustees has adopted a resolution establishing the Measure V Citizens’ Oversight Committee. There are seven established seats on the committee, the required minimum under the laws governing the establishment and implementation of the Citizens’ Oversight Committee.

Members are selected based upon criteria established by Proposition 39

- One active member from each of the following: a business organization representing the business community located in the district; a senior citizens’ organization; a bona-fide taxpayers’ association; a support organization for the College; and, a student enrolled in a community college support group.
- Two members of the community at large. Members of the Citizens’ 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 this page. Meetings are held in the Luria Conference and Press Center on the College’s East Campus, 721 Cliff Drive, Santa Barbara. All Committee meetings are open to the public and are subject to the provisions of the Brown Act.

2013 Annual Report TO THE BOARD OF TRUSTEES



Period Covered by the Report

To accurately reflect the information contained in the audited financial report, the financial analysis section of this report covers the time period from July 1, 2012 to June 30, 2013.

Report on Independent Financial and Performance Audits

The District has received, and the Citizens' Oversight Committee has reviewed, the financial and performance audit for the Measure V Bond Construction Fund for the fiscal year ending June 30, 2013. Glenn, Burdette, Phillips & Bryson, an independent auditing firm, prepared the report to comply with Proposition 39 accountability within the California Constitution. The report stated:

"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Measure V Bond Construction Fund of the Santa Barbara Community College District as of June 30, 2013, 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.

Measure V Project Status

For purposes of reporting current activity on the projects contained within the Measure V Bond Program, this report covers the calendar year ending December 31, 2013.

Capital Construction Projects

Humanities Building Modernization (Under Construction)

The College hired DLR Group to provide planning, design, Department of State Architect (DSA) processing, and construction administration of the Humanities Building Modernization project. Extensive meetings were held with representatives of the user groups throughout the design and permitting process and final DSA approval was received in December 2011. The College is utilizing a Lease-Lease Back project delivery method for the construction of the project. Construction began in September 2012 and is anticipated to be complete in January 2014. Once complete this project will greatly improve existing teaching facilities, improve accessibility, provide additional restroom space, and replace aging and outdated technology.



West Campus Classroom and Office Building (In Design)

After receiving Board of Trustee 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. This new building will house approximately 30 new state of the art classrooms and will allow the College to remove many of the aging modular classroom buildings currently located throughout the main campus. Obtaining Leadership in Energy and Environmental Design (LEED) Silver certification as a minimum level of certification is a project requirement. The current estimated construction completion date is summer of 2016.

Major Deferred Maintenance Projects

Removal of Modular Buildings (In Design)

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.

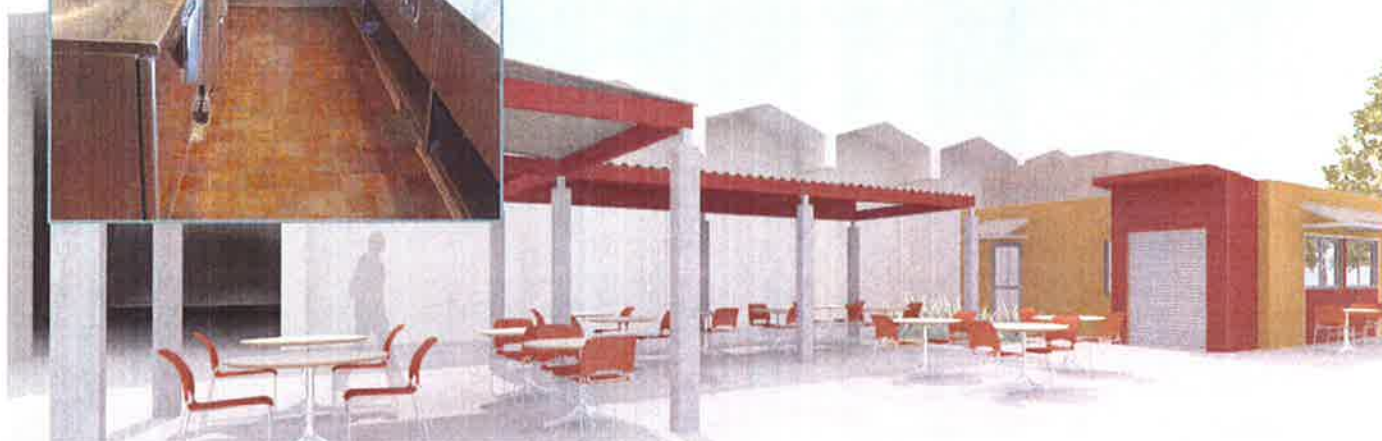
West Campus Snack Shop Remodel (Completed)

The College initiated and completed this project in order to increase customer flow capacity at the West Campus Snack Shop and upgrade the dated facility. The project completely modified the layout of the snack shop and included removal of indoor seating to provide a more spacious, customer friendly environment. No modifications were made to the food preparation area **however the majority of the display and dispensing equipment was replaced and a new salad bar was installed. Concurrent improvements by the College will be made to improve the outdoor seating areas.**



East Campus Snack Shop Remodel (Completed)

The College contracted with Bildsten + Sherwin Design Studio to create a more aesthetically appealing and updated food service facility that offers a greater variety of fresh food and beverage options. The project also modified customer traffic flows to increase speed of service and financial transactions, allowing for a more leisurely dining experience. The project was combined with the West Campus Snack Shop Remodel for bidding and construction and was completed in September. An exterior weather protective awning will also be installed to enhance the outdoor dining experience at this newly renovated facility.





Campus Center Column Repair (Completed)

The columns along the south side of the Campus Center had deteriorated considerably due to age and moisture intrusion. This maintenance project included the installation of round concrete bases approximately thirty inches tall to encapsulate the base of the existing columns, to protect the materials from further deterioration and to maintain the columns structural integrity. The design of the new base was simplified considerably from prior designs to reduce the cost of the project in recognition of the college's intention to replace the entire building within the near term.

Learning Resource Center (LRC) Interior Improvements (Completed)

This renovation project included replacing finishes such as carpet and paint, reconfiguring the check in desk, converting a large media storage area into a new group study area, replacing and reconfiguring all computer stations and improving storage efficiency of media and equipment. New directional signage was installed at construction completion to provide clear guidance for students when they utilize this multi-functional facility. Original scope of lobby upgrades that was previously value engineered out of the project were able to be re-included due to lower than estimated bids and minimal added cost from changes during construction. To enhance this newly improved facility and transform the overall experience, the College also completed a landscaping upgrade project at the building entry.



Keyless Entry/Electronic Locks (Under Construction)

The District initiated an electronic/wireless lock upgrade project to greatly improve the college's ability to quickly lock down all buildings in an emergency and addresses the college's long term needs for safety and security. The project includes the installation of devices on approximately 530 doors on buildings throughout all three campuses. Once installed, access to buildings and classrooms will be managed through the college's existing Blackboard software system.



Ongoing Deferred Maintenance Projects

- Patio Repair at Gym Entrance
- Schott Center Parking Lot Resurface

Completed Deferred Maintenance Projects

- Interdisciplinary Center—Paint Exterior
- Business Communications Building—Paint Exterior
- Orfalea Early Learning Center Improvements
- West Campus Parking Structure Pigeon Deterrence
- Student Services and Physical Science Buildings Trellis Repair and Refinish
- Campus-Wide Energy Management System (EMS)
- ECC 1-15—Replace HVAC Units
- Landscape Improvements at Ramps and La Playa Stadium
- **Sports Pavilion Hallways and Lobby Interior Painting**
- **Handrail at Sports Pavilion Upper Walkway**
- **Physical Education Building—Paint Exterior**
- **Marine Diving Technology Boat Storage Area**
- **New Flooring in A-183 and Marine Diving Tech Classroom**
- **OE-180 Replace Heating System**
- ESL Roofing Repair/Replacement
- ECC Roofing Repair
- Student Services Building Carpet Replacement
- Elevator Upgrades
- Wake Center Resurface Parking Lot
- Network Infrastructure Improvements
- ECC-1, 2, 3 Exterior Painting
- Physical Education Interior Improvement Projects
- Sports Pavilion Door Replacement
- Upgrade Energy Management System
- Video Surveillance at Oak Restoration Area

This is a partial list of completed, ongoing, and upcoming projects. This list is not intended to be all-inclusive. The Measure V project list remains subject to change in order to best fit the ongoing needs of the College. The Administration and the Program Management Team will continue to ensure that the Citizens' Oversight Committee is informed of upcoming project changes as soon as information is available.

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

June 30, 2013

Assets

Cash in county treasury	\$16,810,794
Accounts receivable	\$9,085
Total Assets	\$16,819,879

Liabilities and Fund Balance

Liabilities	
Accounts payable and accrued liabilities	\$1,694,750
Due to other funds	\$0
Total Liabilities	\$1,694,750

Fund balance	
Restricted	\$15,125,129
Total Fund Balance	\$15,125,129
Total Liabilities and Fund Balance	\$16,819,879

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

June 30, 2013

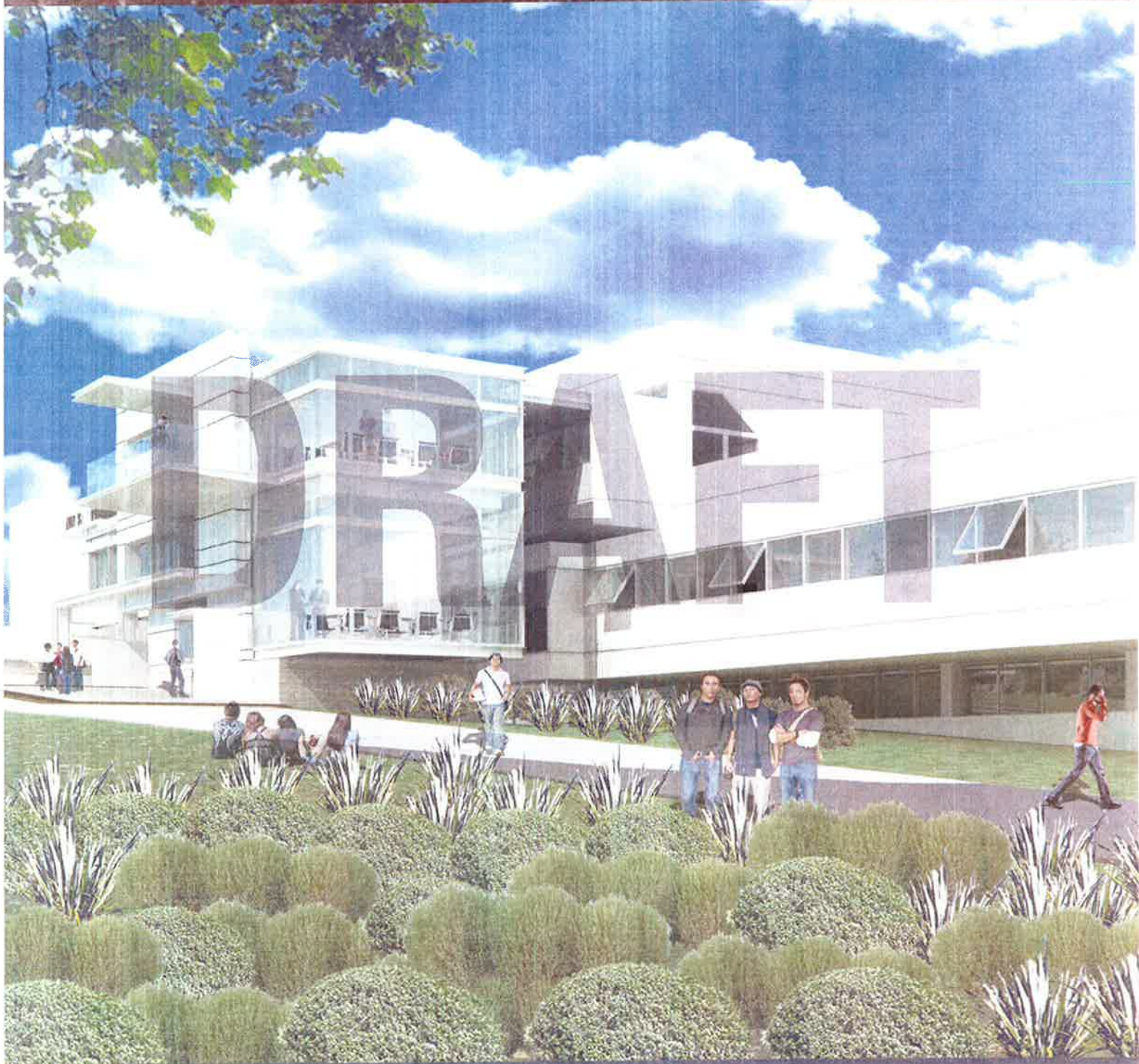
Revenues

Local revenue	\$26,838
Total Revenues	\$26,838

Expenditures

Academic salaries	\$42,616
Classified salaries	\$10,100
Employee benefits	\$5,646
Books and supplies	\$2,314
Services and other operating expenditures	\$72,046
Capital outlay	\$9,396,398
Total Expenditures	\$9,529,120
Excess of expenditures over revenues	(\$9,502,282)
Fund balance—Beginning of year	\$9,627,411
Fund balance—End of year	\$15,125,129

Santa Barbara Community College District Audit Report for the Year Ended June 30, 2013



SANTA BARBARA CITY COLLEGE

Measure V Project Status:

#6480 Modular Building Removals and Site Restoration:

- The College is developing a phased plan for the removal of the modular buildings throughout the main campus to address permitting and compliance issues, and to realign its commitment to provide a high quality educational environment by designing and building permanent, long term facilities.
- The project includes the progressive removal of all modular buildings and, in most cases, restoration of land beneath to a natural condition. Execution of the project will align with the college's Facilities Master Plan that includes construction of new facilities on the West and the East campuses.
- The first phase of building removals is scheduled to begin in February 2014. 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. 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. Inertia is working closely with DSA to identify what final construction documentation and actions will be required to obtain certification.
- DSA is now indicating they will require an extensive post construction testing and inspection program before certifying the project. Inertia Engineers has continued to clarify the scope of this work to ensure requests by DSA align with standard procedural closeout of projects and do not incur unnecessary costs to the College.

#6680 East Campus Snack Shop:

- The intent of this project is to create a more aesthetically appealing and updated food service facility that will offer a greater variety of fresh food and beverage options.
- Based on their successful designs for the Gourmet Dining Room and the West Campus Snack Shop the College contracted with Bildsten + Sherwin Design Studio (BSDS) for the design and the construction oversight of the project.

- Customer traffic flows have been evaluated by BSDS and college staff so designs for the remodeled facility result in increased speed of service and financial transactions which allow for a more leisurely dining experience for students.
- BSDS has conducted an initial plan review with the County Health Department to insure the facility will be code compliant and will incorporate the highest standards for food safety.
- The project was combined with the West Campus Snack Shop project and successfully bid in April. Newton Construction was awarded the contract at the April Board of Trustees meeting.
- Due to multiple unforeseen conditions not documented in the college's as-built drawings project completion was delayed by several weeks to ensure issues encountered were properly resolved.
- The College has also improved the landscaping in the area of the project and has approved the addition of an exterior weather protective awning to further improve the outdoor dining experience at this facility.

#6671 Campus Center Column Repair:

- The columns along the south side of the Campus Center have deteriorated considerably due to age and moisture intrusion.
- This maintenance project included the installation of round concrete bases approximately thirty inches tall to encapsulate the base of the existing columns to protect the materials from further deterioration and to maintain the columns structural integrity.
- The design of the new base was simplified considerably from prior designs to reduce the cost of the project in recognition of the college's intention to replace the entire building within the near term.
- The project was designed by Ehlen Spiess & Haight, Inc., a local structural engineering firm, and was completed over summer.

#6681 West Campus Snack Shop:

- The intent of this project is to improve the flow and usability of the West Campus Snack Shop, and to reorient the layout and convert the inside seating area into additional space for product display and sales.
- The College selected and is contracted with the local firm of Bildsten + Sherwin Design Studio (BSDS), which also designed the Gourmet Dining Room Interior Upgrade project, for the design and construction oversight of the project.
- BSDS confirmed from DSA that the project does not require DSA review due to the limited scope of the work.
- The primary components of the design include an extensive salad bar and an espresso bar with a fresh pastry counter.
- The project was combined with the East Campus Snack Shop project and successfully bid in April. Newton Construction was awarded the contract at the April Board of Trustees meeting.
- Construction was completed on schedule and the facility opened for the start of the Fall 2013 semester.

#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 was approved by the Board in April 2012. Schipper Construction 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. Schipper Construction submitted their Guaranteed Maximum Price (GMP) on 5/24/12 and the Board of Trustees approved the Construction Services Agreement with Schipper Construction 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 meeting the CCC approved the project conditional upon the College executing the requested additional improvement and protection measures for the ESH.
- Major construction activities that are now complete include framing and roofing of the new elevator tower structure, replacement of the concrete fire road in front of the building, replacement of the 4" and 6" water lines on the south and east sides of the building, installation of light fixtures and other finish electrical throughout the building, and installation of the majority of the finishes such as drywall, painting, T-bar and wood slat ceilings, and carpet. Windows and door have also been installed throughout the majority of the building.
- 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.
- Additional costs such as those incurred through either owner requests or unforeseen conditions have all been able to be absorbed within the contract amount based on the Guaranteed Maximum Price structuring which includes contingencies and allowances.

- The contractor's projected completion date for the main building and elevator tower is currently late November, with a projected completion date for the Art Yard of late January 2014.
- The project team has begun planning for the return move by occupants who previously resided in the building and have been temporarily housed in swing space facilities. Due to the delayed completion of the Art Yard, the Sculpture and Ceramics programs will delay their move-in until the end of the Spring semester.

#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 are being used for swing space for the Humanities Modernization project. Once vacated, these buildings along with several others will be potentially sold and removed from campus.
- 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 on May 29th 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. Glumac was selected as the successful firm and an agreement was approved by the Board in June.
- 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.
- LM and college staff met 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. Progress continues towards the final development of environmental project documentation through traffic counts, portable building removal studies and construction impact analysis.

PROJECT STATUS REPORT

Through November 2013

- The Design Development phase of the project is complete. KBZ 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.
- The project is currently estimated to take eighteen months for design, DSA approval and contractor negotiations, and 20 months for construction and commissioning. Based on this preliminary schedule the estimated completion date is May 2016. A more refined schedule will be developed by Lundgren Management as the design phase culminates and DSA submission is anticipated.
- 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 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.