



## *MINUTES*

### SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, June 18, 2009

### CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

A218C

MacDougall Administration Center  
Santa Barbara City College  
721 Cliff Drive

#### 1. Call to order

Vice President Trembly called the meeting to order.

Members present:

Ed Heron, Chair  
Tim Trembly, Vice Chair  
Elvira Gomez de Tafoya  
Marshall Rose

Others present: Dr. Andreea Serban, Superintendent/President  
Joe Sullivan, VP Business Services      Liz Auchincloss, CSEA President  
Joan Galvan, PIO      Steve Massetti, URS Program Management Team

#### 2. Public comments

No one expressed an interest to address the committee.

#### 3. Approval of the minutes of the February 19, 2009 meeting (This item was taken out of order after item 4.a awaiting the arrival of Mr. Heron)

Upon motion by Mr. Rose, seconded by Mr. Trembly, the Committee approved the minutes of the meeting of February 19, 2009.

#### 4. Status of construction projects supported by Measure V

##### a. School of Media Arts – status of state funding portion

Superintendent/President Serban reported that there were some changes made to SoMA that took the project out of scope. Senator Denise Ducheny, co-chair of the Joint Legislative Budget Committee became involved and her recommendation in a letter sent to the college on March 24 was to ask the Department of Finance to have the SoMA project go for re-appropriation. Through much effort and intervention this decision was reversed. However, as a penalty and because of the current state fiscal crisis, the original state matching component for SoMA was reduced from \$32 million to \$22 million.

When the project was originally submitted to the state, the cost estimate of the project was over \$60 million, a much more elaborate project and, at that time, the Board of Trustees stated that the college could not afford such a building. Therefore, after the project was already submitted to the state with the \$60 million price tag, the project was value engineered and the cost was reduced to \$50 million and later what was put on the bond measure with a cost estimate of \$46 million and the assumption that the state would provide the \$32 million in state matching funds. The \$46 million estimate did not include LEEDS certification and several other changes that included bringing the CAD lab into this building and adding four offices, which added additional square footage to the project. The revised cost estimate provided by Don Zimmer in November 2008 for this project, with the LEEDS certification and additional changes, was \$52 million.

The Department of Finance response was that the college originally stated that this project was going to cost \$60 million and when the funding was appropriated - \$32 million – it was based on the \$60 million estimate. Now, the college is stating that the project is more likely a \$52 million project therefore, we the state is going to keep the \$10 million in savings and give the college \$22 million in matching funds. The college was allowed to proceed and had the preliminary plans approved at the May 8, 2009 meeting of the Public Works Board and the plans included LEEDS certification, the four additional offices, and the CAD lab. Now we are in the position to submit the working drawings to the Department of State Architect (DSA). The \$10 million reduction is not insignificant and this will now have to come out of Measure V funding. The other assumption has been that the Foundation would be able to raise \$5 million in donations, but in reality to date the Foundation has raised a little over \$1 million. While they could continue their fundraising efforts for this project, it doesn't look optimistic. At this point, the college will continue with the working drawings and they will be submitted to the DSA. However, Superintendent/President Serban and staff will spend time reviewing the projects and try to gage the impact of the \$10 million reduction. It is also unclear when the college will receive the \$22 million state matching funds for SoMA due to the current state budget crisis.

Superintendent/President Serban reported that it is unclear at this point when the state funding will come in for the Drama/Music project. Currently the construction work taking place on Drama/Music is coming from Measure V funds with the hope that the state funding will be received. It was also noted that in the original project list provided during the Measure V campaign, assumptions were made that there would be state matching funds for other projects such as \$13 million for Humanities and \$10 million for the Wake Center and there were a number of other projects that were also expecting state matching funds. The state uses a ranking system for every project submitted and other than the

Schott Center and the Administration building, the rest of the projects have too low of a score to even be considered for state funding, realistically none of the projects have the slightest chance of getting matching state funds in the next 10 years.

Superintendent/President Serban reported that at the November 2009 meeting a presentation will be made to provide an update on what this all means to the college, as we are now in a different situation than when the Measure V campaign was taking place. The key question now being considered is how we will maximize the use of Measure V funds so that they will most benefit the college.

Mr. Heron asked if the college had documented how the environment has changed since the bond had passed and Superintendent/President Serban noted that it had. However, there were certain assumptions made at the time and the information that was provided was provided in good faith. Mr. Sullivan reported that in the college's five year plan the buildings were put into the plan and the information was sent to the Chancellor's Office and they stated that the five year plan was acceptable to the state and then the budget crisis hit and now they would not be funding all construction projects.

Mr. Rose noted that the college now has an amount of money that is available and there is still a question of how much will be received from the state and what will this do to the voters disconnect with the fact that they voted for this and they will now only get half of what they voted for. Superintendent/President Serban reported that the information that was stated as examples in the campaign was based on assumptions and things changed, the fiscal crisis occurred and no one could have anticipated this happening. Mr. Sullivan also noted that the District is not giving up its right to the state funds for the Drama/Music remodel. If and when those funds become available, we will receive payment and if the state forfeits on the bonds, then, of course, there will be no funding.

b. Drama/Music Remodel revised schedule

At the last meeting Mr. Steve Massetti, Program Manager for the Measure V projects, reviewed the three scenarios that were developed for the Drama/Music remodel and those were based on some assumptions, the first of which was getting a timely response from the State Architect, as well as the State Chancellor's Office and because of the slow response, the bidding period had to be delayed. The Board of Trustees, at their April 2009 meeting, approved the contract contingent upon approval by the State Chancellor's Office, which was received on May 22, 2009, at which time the contract was awarded and the notice to proceed was effective June 15, 2009. This project is not a typical project where one contractor is selected for the whole project; and because there is more than one contractor there may be some coordination issues. The other problem that could arise is that once construction begins, there could be items that are located/discovered that are not shown in the as-built drawings.

The three scenarios were reviewed again with the committee members and the "more likely" scenario is still the scenario that everyone is working towards and the plan is to complete the theater space and allow staff to move back in during the holiday break 2010-2011. During the Spring 2010 semester, it will be known whether this scenario will still be

on schedule.

c. Other projects

Superintendent/President Serban reported that the Luria Conference and Press Center is going as planned and bids received were lower than anticipated. Mr. Massetti reported that the old building went down very quickly and the underground work has been completed. The foundation work will begin next week and for the most part they are on schedule and, once the concrete is poured, the project should move along rather quickly.

Bridge Deck Repair/Replacement: Mr. Massetti reported that there are two main elements to this project, one is the structural upgrades of the bridge and the other is the replacement of the deck. At the beginning of this project there was some question about the deck material and that issue has been resolved. It is anticipated that construction will begin next week.

Keyless Entry: The locks have been received and the purchasing department is working with the locksmith to install them. The first locks will be installed on the Information Technology doors and, once they are sure that they work, then others will be installed around campus.

The Children's Center: Last summer, the center had an awning installed to provide shade and shelter for the children in the play area. In order to be able to finalize this project with the Department of the State Architect, they required some ADA compliance work and a parking area for a different type of handicap spot needs to be completed. The problem is that this would require a significant amount of work and cost. Our architect is working with them to try and find a workable solution for this project.

Pershing Park – Softball Facility Upgrade: The College has a joint use agreement with the City for use of the softball and baseball fields at Pershing Park. The baseball fields at this time don't need improvement; however, the softball field does have a need for improvement. This project will consist of upgrading the softball practice and play facility. This will involve new fencing, grading, and improve dugouts so that they have comparable facilities to baseball, improve the backstop and provide lighting and seating as well. Doug Reeves has been hired as the architect and he will be setting up meetings with the City, as well as our athletic department.

Emergency Phone System: Staff has provided the locations of existing emergency phones as well as a proposal for new locations. These phones will be the blue light phones that are seen on campus.

Generator Supported Services: This project is reviewing what areas can be added to the current emergency power. In the Library and Physical Science building, we would enhance the generator support for computer server rooms and computer closets, in the Admin building we are looking at adding the Emergency Communication Center as well as Superintendent/President Serban's office and Vice President Sullivan's office area, the Switchboard area, the Helpdesk area and all of the wiring closets in the building. This

project has been board approved and they are currently working with the architect to schedule a load test to figure out what capacity the generator can support. They will also be looking at what it will take to operate the whole campus on generator power.

Exterior Painting projects: We have received the technical specs for the paint, and we have put together a pre-qualification package and we will be going through this bid process advertising for pre-qualification. All paint contractors would have to submit their prequalification packages and if they prequalify they will be allowed to bid on the project. By going through this process we are more likely get commercial contractors who do commercial buildings, and they would have the ability to handle a project like this. This will be submitted for board approval and hope to get the project done over the summer.

Superintendent/President Serban reported that except for Drama/Music and SoMA, all of these projects are funded by Measure V funds.

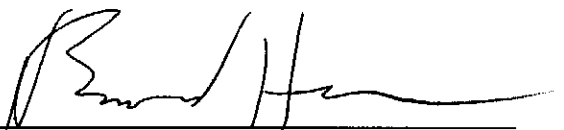
#### 5. Expenditure report

Superintendent/President Serban reported that \$47,000,000 had been received from the first issuance of the bonds. Mr. Heron asked about the Bond Administration costs and Superintendent/President Serban noted that this was the fee that was charged by the agency that handled the selling of the bond. There were no other questions on this item.

Superintendent/President Serban reported that at the next meeting the student appointed to this committee will be introduced. It was also requested that the committee's role on reporting out to the community be reviewed.

Committee President Heron adjourned the meeting and the meetings are scheduled for November 12, 2009; February 18, 2010; June 17, 2010.

APPROVED BY THE CITIZENS' BOND OVERSIGHT COMMITTEE ON November 12, 2009



Ed Heron, President  
Citizens' Bond Oversight Committee



Dr. Andreea M. Serban  
Superintendent/President