



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, February 18, 2010

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

A218C

MacDougall Administration Center
Santa Barbara City College
721 Cliff Drive

1. Call to order

President Heron called the meeting to order.

Committee members:

Ed Heron, President

Tim Trembly, Vice President

Lanny Ebenstein

Mark Levine

Nicole Ridgell, Student Trustee

Others present for all or a portion of the meeting:

Dr. Andreea Serban, Superintendent/President

Dr. Jack Friedlander, Executive Vice President

Joe Sullivan, VP Business Services

Dr. Paul Bishop, VP IT

Joan Galvan, PIO

Steve Massetti, URS

Kyle Roxes, The Channels

2. Public comments

No citizen expressed an interest to address the committee.

3. Approval of the minutes of the November 12, 2009 meeting

Upon motion by Mr. Trembly, seconded by Ms. Ridgell, the Committee approved the minutes of the November 12, 2009 meeting.

4. Draft 2009 Measure V Annual Report to be presented to the Board of Trustees at the February 25, 2010 meeting

Mr. Heron asked the committee members if they had any changes, additions, or if there were any questions or comments. Mr. Ebenstein noted that he thought the report was a good summary of the activities, the letter from the Chair was good and it reflects the activities of the committee during the 2009 year. Mr. Heron, as President of the committee will be making the presentation at the February 25 Board meeting and invited any of the committee members who were interested to attend the meeting.

5. Status of projects supported by Measure V

Superintendent/President Serban reported that quite a bit has happened since the November meeting, Mr. Steve Massetti would be providing an update on the projects and unfortunately, almost every project recently seems to have had some unforeseen conditions.

Superintendent/President Serban noted that the next meeting for this committee would be held in the Luria Conference Center and that also a tour of the construction projects would be arranged.

Mr. Massetti provided information on the various projects and reviewed the unforeseen conditions that were encountered during the construction of these projects.

- **Drama/Music Modernization:** This project has been underway since June 2009. It has been delayed due to several unforeseen conditions. At this point the project is several months behind schedule. The completion of this project is critical in the clearing of the swing space that is currently being used to house Drama/Music classes and offices. This space will be needed during the Humanities and Campus Center projects.
- **Luria Conference and Press Center:** There have been some delays on this project and the anticipated completion date is set for April 2010. Superintendent/President Serban noted that a dedication is being planned for April 16, so the hope is that this building will be completed by then.
- **Bridge Deck Repair/Replacement:** The contractor expects to complete the bridge deck by March 12 and this is on schedule. As we know and as previously discussed, this project started as a much smaller project. It was originally assumed to be a cosmetic upgrade to the bridge and it ended up as a much larger project. The question was asked if there was some way to foresee the real extent of the damage to the bridge. Mr. Massetti reported that the college did not know the condition of the beams, because some of the beams were covered by siding and all of them had a sheet metal cap on top of them. When the caps were removed, it was noted that the beams were severely damaged. The construction engineers base their design on visual observation of exposed structural elements and they also based it on a timber report that was compiled by a timber inspector that was hired by the college. According to the report, the bridge was in the same condition it was at the last repair. Once the extensive damage was discovered, there was no choice but to shore the bridge up and start the reconstruction project. All ten glue laminated beams have been replaced and, as a preventative measure, the bridge will be fumigated. The next step, once the contractor finishes the work on top, is to start taking out the shoring and scaffolding.
- **Keyless Entry/Electronic Locks:** Several of these have been installed in the Administration Building and the next step would be to install several of them in the Student Services building. These keyless entries will be included in the scope for the Humanities and Campus Center projects and they will be added to the Drama/Music

project.

- **Softball Facility Upgrade:** This project was taken through the City Parks and Recreation Department and approval was received. Approval was also received from the Parks and Recreation Commission and the Historic Landmarks Commission to go forward with the project. It has been submitted to the City Building department and we are awaiting their approval. The project is scheduled to go out to bid in April and construction to begin in May. This project will consist of re-grading the softball field, installing new dugouts, new bullpens, new batting cages and one small building is being added for storage and will also house the power controls.
- **Gourmet Dining Room (GDR) Modernization:** Most of the funding will come from the Foundation for SBCC who received a \$90,000 donation for this project. The audio-visual upgrades will be paid from Measure V. The designers have done their design work. This will be an interior re-design only, structural elements will not be changed and there will be no change to the capacity of the building. It is hoped that this project will be completed over the summer.
- **Humanities Building and Campus Center Improvements:** Design consultants have been hired for these two projects, WWCOT was hired for the Humanities Building and Steinberg Architects was hired for the Campus Center, both contracts have been awarded and both architects have begun working. These projects have been divided into two phases; the first phase will consist of a forensic investigation of the existing facility. The second phase will include the construction drawings and the actual renovation. Assuming that we are able to move Drama/Music out of the swing space and Humanities and the Campus Center into the swing space, these projects should be in construction in spring 2011.

Lanny Ebenstein asked, since the SOMA project was postponed indefinitely, why is the college proceeding with obtaining a permit from the Division of State Architect. Does that mean, if at some point in time funding becomes available, the college would be able to consider that project? Mr. Massetti responded that this was the intent with going forward with the permit from DSA. It was also noted that the permit approval is good only for a limited period, there is a certain amount of time before construction needs to begin. It was estimated that we would have about three years before the permit expired and we would have to have the funding in place before this project could be considered. It was also noted that the existing water supply would need to be brought up to grade for adequate fire protection also for this project.

6. Expenditure reports
a. 2009-10 budgeted and expenses year-to-date

Superintendent/President Serban noted that these reports are provided so that the committee members can see what has been budgeted and spent to date in 2009-10. All projects have been listed and some projects show zero activity. The bridge was supposed to have been under a \$1 million and it ended up being over \$4 million, the rest of the projects so far seem to be within their projected amount.

Superintendent/President Serban reported that the Track and Field project that includes the La Playa stadium resurfacing of the track and replacing the artificial turf were inadvertently left off of the project status report and she reported that this project has been awarded to Lloyds Engineering, a fairly well known firm nationally that deals with track and

field work. The expenditure report shows that \$1 million has been budgeted for these projects and Lloyds Engineering has reported that they feel that a more realistic amount would be \$1.8 million. This project will need to be completed over the summer because our sports programs start up again in the fall. The current field has reached its life span and it is no longer safe for our teams to be playing on it. This area will need to be closed for the summer and we know that there will be some upset people, but this work needs to get done. Mr. Massetti reported that this project has to go through the Department of State Architect and there are some concerns with the existing bathroom facility at the top of the stadium. Once we know that this project has been approved by DSA, then notices will be posted around the track regarding the closure for construction and notices will also be sent to the media.

b. Overall budgeted, expected and spent to date by major project

Superintendent/President Serban reported that this form is informational and was requested by one of our Board members so that we can see how much is being spent on soft costs compared to hard costs. This document will be provided with every agenda sent to the Facilities Committee of the Board of Trustees and will also be provided to the Citizens' Bond Oversight Committee. This is actually very informative information.

Superintendent/President Serban noted that 85% of the \$47 million would need to be spent by November of 2011. Otherwise, the college needs to prepare documentation explaining why this target was not met.

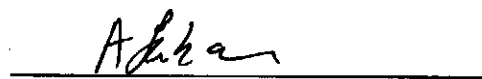
Next meeting is scheduled for June 17, 2010 and a tour of the Drama/Music building will be conducted as part of that meeting.

Mr. Heron adjourned the meeting.

APPROVED BY THE CITIZENS' BOND OVERSIGHT COMMITTEE ON June 17, 2010



Ed Heron, President
Citizens' Bond Oversight Committee



Dr. Andreea M. Serban
Superintendent/President