



MINUTES

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Wednesday, November 10, 2010

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
4:00 pm

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

1. Call to order

President Heron called the meeting to order.

Committee members present:

Ed Heron, President

Tim Trembly, Vice President

Lanny Ebenstein

Elvira Gomez de Tafoya

Others present for all or a portion of the meeting:

Dr. Andreea Serban, Superintendent/President

Joe Sullivan, VP Business Services

Steve Massetti, URS

Liz Auchincloss, CSEA

Celeste Barber, Instructor

Joan Livingston, Trustee

Joan Galvan, PIO

Des O'Neill, Trustee

Sally Green, Trustee

2. Public comments

Celeste Barber had questions regarding certain expenses and whether they are covered under Measure V. If the members may recall she submitted a letter and had requested that it be read, in lieu of her presence, it's not clear whether it was read or not and it doesn't say what the letter was about. It should be clear what the letter was about, just a brief summary, in the same way that Kathy O'Connor and Ellen O'Connor's comments were noted. She believes that the letter should have been included as an attachment to the minutes.

Ms. Barber has concerns about the way Measure V funds are spent, doesn't believe that some of the funds are being spent the way that they were sold to the public. While she has no objections to the Press Box, the athletic fields were the things that she was concerned about. Ms. Barber asked the committee members to go to the website and read the full text for Measure V; it makes it very clear how this was sold to the public. She doesn't have anything personal against the athletic department, but she believes that when bonds are passed they have to be spent in the way they are sold to the public. The

other document she wanted to draw the committee's attention to was the College's Long Range Facilities Projects dated January 2008. Would like it on the record the items she objects to being funded by Measure V because she believes that they violate what was voted on for the bond measure: The Luria Conference and Press Box Center; the AstroTurf Track and Field; Pershing Park Upgrades to Softball Field; Physical Education Upgrades that go beyond repair/replacement; Pedestrian Crosswalks and Bus Stops; GDR Upgrades; Trellis Replacement; and The Oak Restoration Surveillance. Wants to know why Physical Education is having all of their stuff taken care of prior to the rest of the buildings.

3. Approval of the minutes of the June 17, 2010 meeting (Attachment 1)

Ed Heron requested that a brief summary of the letter written by Celeste Barber be included in the minutes. Upon motion by Mr. Tremblay and seconded by Mr. Ebenstein the committee approved the minutes of the June 17, 2010 meeting.

4. Appointment for second two-year term (November 2010-November 2012) for the following members of the committee:

Edward Heron, Business Representative
Tim Tremblay, Business Representative
Mark Levine, Senior citizen Group & Foundation for SBCC Board Representative
Elvira Gomez de Tafoya, Community Member Representative
Marshall Rose, Community Member Representative

5. Election of new chair

6. Election of new vice-chair

Ed Heron reported that item 4 has to be determined by the Board of Trustees and not this committee and until the Board does, this committee will not be able to elect new officers. Superintendent/President Serban noted a process will be put into place to take applications for the Citizens' Oversight Committee. The current committee members will be asked if they are interested in continuing on the committee and also the community will be asked to see if any other citizens may want to be on the committee. The names of the continuing members and new applicants will be submitted to the Board of Trustees for determination at the January 27, 2011 Board meeting. This committee meets again in February and Items 5 and 6 will be discussed then.

Superintendent/President Serban explained that the application process that would be put into place would be similar to the one conducted two years ago. There will be a three week period for submittal of applications, an announcement will be put on the College's website and also in the News Press the week of November 22. Applicants' information will be submitted to the Board of Trustees for the election of members to the committee, this will occur at the January 27, 2011 board meeting. It was confirmed at this meeting that all of the current members, except for Marshall Rose, are interested in continuing on the committee.

7. Status of projects supported by Measure V (Attachment 2)

Steve Massetti provided updates on the Measure V projects:

- **Drama/Music Modernization:** As has been discussed before, this project is significantly behind schedule due to many unforeseen conditions. At this point the completion date is estimated at June 2011 and one of the key elements in getting Drama/Music back into their space is that we then can vacate the swing space and that needs to be done before we can begin our next big project which is the Humanities building.
- **The Keyless Entry/Electronic Locks:** This project has been ongoing, the locks have been installed in the Luria Conference and Press Center and the Administration Building and this system has been designed into the Drama/Music project so that when that project is completed the electronic locks will be in place and this will also occur with the Humanities building project.
- **Pershing Park Softball Facilities:** This is under construction and the progress has been good. The key reason this is taking place is that we were out of compliance with Federal Title IX, that is the equity in sports for men and women and therefore this had to be done as soon as possible. Changes being made will bring us into compliance. This project did go out to bid again, the scope of the project was modified and the bids came in lower than expected.
- **Gourmet Dining Room Modernization:** This project is being funded primarily by private donations and the only Measure V funds being used will be for the audio/visual improvements. This has gone out to bid and the bid came back just below \$90,000, the funding from the Foundation was \$90,000. This project has been awarded and construction will begin on December 6, 2010 and the intent is to get the project completed over the winter break. Superintendent/President Serban noted that this project has been ten years in the making, originally the desire was to have conducted a major remodel of about \$600,000, the Foundation tried to raise the money for this project and the funding did not materialize at that level. It was decided to go ahead with a much smaller scale of the remodel and kept it within the donated amount except for the audio/video component.

The question was brought up regarding the use of bond money for something that was not listed in the wording of the bond. Mr. Massetti noted that the wording of the bond does not limit the bond program to the projects that were listed; it certainly falls within the limits of the wording of the bond. Superintendent/President Serban reminded the committee that at the first meeting of this group in November of 2008, David Casnocha, legal counsel, was very clear that the bond language used was for illustration purposes and that it was not a definitive list. Frankly, nothing could be definitive because all of the assumptions that were made regarding state matching funds for the examples did not occur. The scope still remains facilities and infrastructure improvements and anything that falls into that category would qualify.

- **Humanities Building Improvements:** An architect has been hired for this project, they have completed the preliminary design and they are close to completing their design for submittal to the Division of State Architect (DSA) and anticipate that they will submit to DSA on November 24. As long as Drama/Music stays on schedule this construction is set to start Fall 2011. Improvements to this building include interior improvements, handicap accessibility, lighting improvements, life safety improvements, and the addition of an elevator tower to improve access in between the floors. Superintendent/President Serban suggested that the plans be brought in and presented to the committee at a future meeting.
- **Campus Center Improvements:** this is an aging building and the intent originally was to construct Humanities and the Campus Center at the same time and after reviewing

the swing space it became apparent that there was not enough space to do that. It has been brought to our attention that the Campus Center has some structural issues and we've had to ask the structural engineer to do a more thorough review and it's going to require more structural upgrades than Humanities. Still in the process of determining what those will be and how much they'll cost. This project is scheduled for Fall 2013.

- **La Playa Stadium Track and Field Replacement:** Both of these areas were at the end of their useful lives and we were getting complaints from teams that used the field. The entire track and field was replaced, when this was discussed at the last meeting we were looking to close the facility over the summer and do the entire field and pave the track and not put the red rubber surface on the track because at the time they didn't think they had enough time to finish that part of the project over the summer. However, working with the contractor and their subcontractors they accelerated their work and rather than closing the facility again in December and January they were able to get everything done over the summer. The project was finished the first week of school and the impact to the teams was minimal. It was noted that work continues on getting the permitting for the existing restroom, a temporary restroom building has been put into place until this is completed.
- **Generated Supported Services:** This project was to connect certain areas in the Administration building, the Physical Science building and the Library to emergency generators, so that in the event there was a campus wide power outage these key areas will remain in operation. This project was completed over the summer and the punch list is being completed.

A list of other completed campus improvement projects was included in the attachment and Mr. Massetti reviewed those with the committee members. Luria Conference and Press Center; Bridge Deck Repair/Replacement; Kinko's Early Learning Center Phase 1 Improvements; Kinko's Early Learning Center Phase 2 Improvements (these had to occur before their accreditation visit); Repair/Replace Trellis at Student Services (this needed to occur quickly because it became a safety issue); Campus-wide Energy Management System (EMS) Ph 1; ECC 1-15 – Replace HVAC Units; Landscape Improvements at Ramps, PE, and La Playa Stadium; PE – Paint Sports Pavilion Hallways and Lobby; Handrail at Sports Pavilion Upper Walkway; PE – Paint Exterior; Marine Diving Technology Boat Storage Area; Install New Flooring in A-183 and Marine Diving Tech Classroom; OE-180 Replace Heating System; Wake Center Resurface Parking Lot; and ECC-1, 2, 3 Exterior Painting.

The upcoming campus improvement projects were reviewed:

West Campus Parking Structure Pigeon Deterrence: This is project would include the installation of a product called bird slide, an angled piece of durable plastic that would be placed on the ledges of the West Campus parking lot so that there is nowhere for the birds to land. This doesn't hurt them, kill them, just doesn't give them anywhere to stop. This will be completed during the winter break.

Network Infrastructure Improvements: This item will be taken to the Board in November for review.

8. Estimated schedule for deferred maintenance projects for Measure V funded projects,

unless otherwise noted (Attachment 3)

Superintendent/President reported that some of these projects have been waiting for almost 15 years to get done and the only reason we can get them done is because of Measure V. These projects were determined by the internal governance processes, the Academic Senate and the College Planning Council. Prioritization was determined by health and safety compliance, accreditation, state and federal requirements, and combining some of them in terms of efficiency in cost and timing. Originally in the estimates for Measure V the college at the time assumed that \$70 million would be enough to cover all of these projects. We now know that projects that were estimated at a certain amount have come in at a much higher cost, for example the bridge that came in at \$4.5 million instead of \$500,000. In addition, there were projects that have come up that will need to be done, for example during the work for the design of SoMA it was discovered that the water structure on campus was not adequate and because SoMA won't be built it is not an issue right now, however, this would apply to the modernization of Humanities, so this will have to be dealt with before that project begins. This will be another significant project that was not originally anticipated. At this point, the updated estimate is that the \$17 million will not cover a number of the deferred projects. The college will need to set aside from the general fund enough money to be able to handle the remaining projects. In addition, since state funding was not available for Humanities or the Campus Center as originally anticipated, it seriously impacted our ability to have the kind of scope of work we had planned. The structural issues with the Campus Center will require significantly more money than planned for. It was noted that things have changed significantly since the bond was written, but we have to move forward and this campus needs these improvements and certainly we don't want to have the facilities become run down.

Ed Heron noted that the job of the committee is not to decide what projects to do, when to do them, their job is to make sure that they meet the terms of the bond. Superintendent/President Serban noted that concerns from citizens' are appreciated because we have a serious responsibility and take it very seriously.

9. Measure V draft 2010 annual report (Handout – draft report provided at the meeting)

Superintendent/President noted that this report will be presented at the February 2011 Board meeting. If the committee members had any feedback on the format and draft provided they were asked to email them to Dr. Serban.

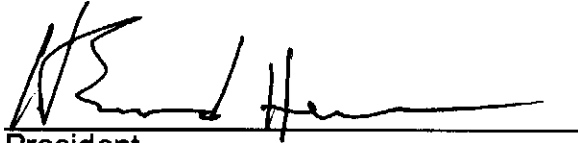
10. Expenditure reports

- a. 2010-11 budgeted and expenses year-to-date (Attachment 4)
- b. Overall budgeted, expected and spent to date by major project (Attachment 5)

Steve Massetti reported that these were reports providing expenditure information on the projects. It was noted that attachment 5 provides information on what was contracted, expected and expended to date. It was explained that soft costs are design, inspection, testing, surveying, etc. and hard costs are the actual construction costs. This document will be provided at future meetings showing the changes to expenditures.

Next meetings: Thursday, February 17, 2011; Thursday, June 16, 2011

APPROVED BY THE CITIZENS' BOND OVERSIGHT COMMITTEE ON February 17, 2011



President
Citizens' Bond Oversight Committee



Dr. Andreea M. Serban
Superintendent/President