



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

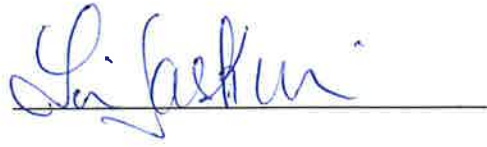
Chair Green adjourned the meeting.

APPROVED BY THE CITIZENS' BOND OVERSIGHT COMMITTEE ON NOVEMBER 14, 2013

A handwritten signature in blue ink, appearing to read "Sally Green", written over a horizontal line.

Sally Green, Chair

Citizens' Bond Oversight Committee

A handwritten signature in blue ink, appearing to read "Lori Gaskin", written over a horizontal line.

Lori Gaskin

Superintendent/President