



A G E N D A

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
2. Public comments
3. Approval of Minutes of the meetings of June 21, 2012, November 15, 2012, and February 20, 2013.
4. Project updates: including costs (Attachment 1)
5. Future Bond Program – Proposed Projects (Attachment 2)
6. Proposed dates for future meetings: November 14, 2013, 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 Jones, 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 (calvoc.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.

Measure V Project Status:

#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.

#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. Construction is anticipated to be complete prior to the start of the Fall 2013 semester.

#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 recently completed the design of 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 is anticipated to be complete prior to the start of the Fall 2013 semester.

**PROJECT STATUS REPORT**

Through June 2013

#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 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 submitted in anticipation of inclusion on the CCC July meeting agenda.
- Major construction activities that are now complete include forming and pouring concrete for third floor of the elevator tower, installation of new window frames, forming deck and beams for roof deck, installation of footings for canopy trellis at building front entrance, placing exterior concrete planter walls, framing exterior soffit at 1st and 2nd floor, installing interior door frames, installing data cabling, and trenching and excavation for sewer and storm drains.
- 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 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 is scheduled to be completed during the break between Spring and Summer semesters however delays may occur due to work needed to test and trace undocumented existing water lines.
- It is currently anticipated that construction will be complete during the Fall 2013 semester so that classes may resume in the newly renovated Humanities building for the Spring 2014 semester. However delays to the project could occur due to the issues with obtaining CCC approval.

#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.

PROJECT STATUS REPORT

Through June 2013

- 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.
- 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. Upon receipt of proposals on June 14th a firm will be selected by LM and college staff.
- 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 have had preliminary meetings 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.
- Initial rough order of magnitude (ROM) project cost estimate is \$18,720,000 with estimated construction cost of \$13,870,000.
- The Schematic Design 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 project progresses through the design phase.
- It is anticipated the College will utilize the Lease-Lease Back project delivery method for construction.

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2013**

BUDGET	ACTUALS		Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
	TOTAL as of 03/31/2013					
REVENUE						
Bond proceeds	62,000,000.00	47,000,000.00	15,000,000.00		15,000,000.00	
Interest	1,319,879.66	1,271,434.04	48,445.62		48,445.62	
TOTAL REVENUE	63,319,879.66	48,271,434.04	15,048,445.62	0.00	15,048,445.62	

EXPENDITURES

4600 -- Bond Administration	3,115,567.77	3,017,911.10	97,656.67		97,656.67	
6531 -- Air Handler Student Services	132,900.00	0.00	132,900.00		132,900.00	
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	18,245,391.12	17,121,878.43	1,123,512.69		1,123,512.69	
6586 -- Luria Conference and Press Center	1,246,459.31	1,204,164.00	42,295.31		42,295.31	
6587 -- Bridge Seismic Eval and Repairs	4,590,235.89	4,592,446.32	(2,210.43)	9,500.00	(11,710.43)	
6599 -- Portable Building Swing Space	1,467,475.49	1,467,475.49	0.00		0.00	X
6611 -- Install Electronic Locks	290,546.38	202,021.38	88,525.00	57,767.24	30,757.76	
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	299,359.10	288,648.95	10,710.15	11,573.15	(863.00)	X
6662 -- LRC Heating install reheat system	997.50	997.50	0.00		0.00	X
6663 -- LRC Remodel	1,009,335.87	867,486.07	141,849.80	92,002.46	49,847.34	
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	300,000.00	6,117.50	293,882.50	29,582.50	264,300.00	
6681 -- Snack Shop West Campus	262,225.00	12,076.70	250,148.30	26,720.08	223,428.22	
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	69,695.41	58,867.17	10,828.24	8,639.12	2,189.12	X
6688 -- Wake - resurface parking lot	126,616.09	126,616.09	0.00		0.00	X

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 03/31/2013**

	BUDGET	ACTUALS	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Closed
		TOTAL as of 03/31/2013				
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	60,062.97	62.97	60,000.00		60,000.00	
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	1,971,277.65	341,028.49	1,630,249.16	21,188.47	1,609,060.69	
6699 -- Network Infrastructure	500,000.00	500,000.00	0.00		0.00	X
6700 -- Humanities Modernization	17,562,748.89	5,486,770.72	12,075,978.17	9,916,301.59	2,159,676.58	
6701 -- Portable Building Permitting	174,034.45	151,428.21	22,606.24	7,052.35	15,553.89	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	1,214,855.99	1,192,148.46	22,707.53	7,057.36	15,650.17	
6734 -- West Campus Classroom Building	2,699,680.14	156,248.65	2,543,431.49	1,367,949.75	1,175,481.74	
TOTAL EXPENDITURES	63,322,335.40	44,707,264.58	18,615,070.82	11,555,334.07	7,059,736.75	
REVENUE less EXPENDITURES	(2,455.74)	3,564,169.46				



FUTURE BOND PROGRAM – PROPOSED PROJECTS

Summary Report

March 2013



Project Summary and Total Project Cost

NEW CONSTRUCTION PROJECTS

A. Campus Center Replacement	\$	29,474,691
B. East Campus Classroom and Office Building(s)	\$	34,674,804
C. Wake Center Replacement	\$	40,051,128
D. Sports Pavilion Replacement	\$	45,433,000
E. Aquatics Facility	\$	10,554,000

EXISTING BUILDING MODERNIZATION PROJECTS

A. Administration + Occupational Education Building Modernization	\$	33,115,940
B. Library Modernization and Addition	\$	16,498,624
C. Marine Diving Technology Building Modernization and Addition	\$	2,792,298
D. Physical Science Building – East Wing and Lecture Hall Modernization	\$	6,842,378
E. Schott Center Modernization and Addition	\$	17,438,832
F. Student Services building Modernization	\$	15,731,968

SITE IMPROVEMENT AND INFRASTRUCTURE PROJECTS

A. Site Improvements	\$	10,000,000
B. Building Efficiency and Energy Generation Projects	\$	10,302,646

SWING SPACE PROJECTS

A. Swing Space	\$	25,496,610
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TOTAL = \$ 298,406,919



NEW CONSTRUCTION PROJECTS:

A. Campus Center Replacement

Project Description

The proposed project is to replace the Campus Center building with a new building due to the poor condition of the existing building. In March 2012 the Board of Trustees approved the replacement of the existing building, rather than a renovation, after evaluating professional cost estimating reports for both approaches. The project also includes the replacement of the existing single story building housing the JSB Café and the Gourmet Dining Room. Preliminary designs for this project maximize the central location on campus, its nexus as a locale for student life and co-curricular campus activities, the natural attributes of the site and the opportunity for a more current and sustainable architectural style. The new building would house departments and programs currently located in the Campus Center building but would also provide the opportunity to explore others that would benefit from sharing the new facility. Current design for the Campus Center replacement building, which was submitted as a Final Project Proposal (FPP) to the State Chancellor's office for funding, is the same size and houses the same programs as the current building. However, the design takes into consideration the need for additional square footage for student service and support programs and can be expanded to accommodate these additional programs. The inclusion of these critical student focused programs in the Campus Center replacement project will transform the building into a dynamic student centered core of the campus and a powerful source of campus identity and cohesion within the larger community.

The College submitted a Final Project Proposal (FPP) for a portion of this project to the State, which the State has included in the 2014-2015 proposed (unfunded) spending plan.

Justification

Replacing the Campus Center building with a new building will address structural deficiencies that could result if failure or loss due to a major seismic event. Replacement of the existing building will address building code deficiencies such as Structural Safety, ADA Accessibility, Fire Life Safety and Energy (Title 24) deficiencies. The replacement will also address the deficient elevator, restrooms, and stairs, failing building systems, energy inefficiency, inadequate air quality and the absence of fire sprinklers in the existing building. The College will seek partnerships with local utility providers and other local agencies to help fund energy savings measures. The project would also include removal of hazardous substances such as asbestos and lead in floor tiles, acoustical treatments and pipe coverings and will address water intrusion issues causing ongoing maintenance demands.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$29,474,691**.



B. East Campus Classroom and Office Building(s)

Project Description

The proposed project includes the construction of an approximately 60,000 square foot new building to house both instructional facilities such as classrooms and labs and office space for student support and administrative functions. The proposed location is on the east side of the Student Services and Physical Science buildings in approximately the same footprint as the design for the School of Media Arts building. The proposed building could be separated into two buildings if beneficial and cost effective. The primary purpose of this project is to provide equivalent square footage as the remaining modular buildings so they can be removed and to provide additional square footage for student services and instructional programs that currently function in critically undersized facilities. The primary user groups of this proposed new building are still to be determined. However, as the College begins work on the Facilities Master Plan it will become clearer how the functions and adjacencies of this new building can support and partner with the modernizations of the existing campus buildings, including the Student Services building, the Campus Center and the Administration building. Once built this building could also serve as temporary swing space as other renovation projects are under construction. Based on this anticipated changing use of the building it will need to be designed in a way that allows it to be easily and cost effectively adapted and modified.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The construction of this building is critical in the long term planning for the College as it provides the opportunity to remove numerous modular buildings on campus that do not have proper permitting and are in poor condition, provides additional square footage for growing instructional programs and may also provide critical swing space for existing building modernization projects.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$34,674,804**.



C. Wake Center Replacement

Project Description

The Wake Center is located in a residential section of Santa Barbara County, approximately 10 miles north of the main campus directly up the 101 freeway off the Turnpike Exit. The proposed project includes demolishing the existing facility and rebuilding new facilities in a denser, more efficient configuration. The new campus would house both instructional programs and the Center For Life Long Learning programs, which are still to be determined, and would generally include administrative and student support facilities, instructional facilities such as classrooms and labs, an auditorium or other large group venue and possibly a two level parking structure. This project would also provide the College with the opportunity to relocate the Cosmetology program from its current location in a leased facility in a commercial strip mall. The estimated total square footage of the new facility would be approximately 60,000 square feet, 15,000 feet larger than the current 44,600 square feet of the existing facility. Redeveloping the existing Wake Center facility would allow the College to take advantage and efficiently utilize the 9-1/2 acre site by relocating and expanding current educational programs and to potentially build housing, parking and other critically needed facilities in the future.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

Built in 1969 as an elementary school for the Goleta Union School District, the Wake Center has successfully served as one of the College's two Continuing Education centers. However, due to the age of the facility, the elementary school design and the potential for hazardous materials modernization of the existing facility is not a feasible or recommended solution. Redeveloping the Wake Center into a mixed use campus for both instructional programs and the Center For Life Long Learning programs would not only provide students from both programs with new state-of-the-art facilities it would also reduce parking demand at the main campus, address regulatory limitations on growth at the main campus, and maximize use of the District's only property that has potential for growth and expansion.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$40,051,128**.



D. Sports Pavilion Replacement

Project Description

The proposed project includes replacing the existing Sports Pavilion complex with approximately equivalent square footage and equivalent building program comprised of the gym, locker rooms, Life Fitness Center, dance and group exercise rooms, offices, training room and commercial functions such as food service and ticket sales. The existing building was built in 1965 and is in poor condition due to age, construction type and water intrusion issues. Largely the deterioration has occurred due to the location of the facility in the side of a hill. The design and layout require that a large portion of interior wall jointly serves as a major retaining wall against the hillside and which no longer has any waterproofing material to keep moisture out of the building. The steep drop of the hill also creates accessibility challenges for individuals travelling from the upper part of campus down to the facility and to the lower parking lots. The design of the new Sports Pavilion would address these issues by locating the exterior wall away from the hillside and including a major vertical circulation element including an appropriately sized elevator accessing the upper campus. Replacing the existing building would also address any potential issues with the existing building's structural system and compliance with building code. The design for the new facility could also relocate the building closer to the bridge and Marine Diving Technology building which would locate it at a higher elevation and reduce the need for a gym swing space during construction.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The Sports Pavilion facility is almost fifty years old and is in poor condition. Replacement of the existing building will address building code deficiencies such as Structural Safety, ADA Accessibility, Fire Life Safety and Energy (Title 24) deficiencies. The replacement will also address the deficient elevator, restrooms, and stairs, failing building systems, energy inefficiency, inadequate air quality and the absence of fire sprinklers in the existing building. The project would also include removal of hazardous substances such as asbestos and lead in floor tiles, acoustical treatments and pipe coverings and will address water intrusion issues causing ongoing maintenance demands. The facility also does not successfully respond to the advantages of its siting as a major entry point to campus and adjacency to the ocean and beach. The replacement of the existing building is the proposed solution since the estimated cost to modernize the existing facility is approximately 80-85% the cost of replacement.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$45,433,000**.



E. Aquatics Facility

Project Description

This proposed project includes the construction of a new outdoor aquatics facility adjacent to the existing Sports Pavilion complex that would include:

- A 50-meter Olympic size pool
- A 25-yard short course pool for water polo and diving
- Exterior showers
- Locker facilities

The location of this proposed facility would be beneficial for the Physical Education, Athletics and Marine Diving Technology programs all of which currently utilize the City's Los Banos pool for their respective programs. The facility would provide a standard exterior deck area around the pools with no overhead structure. A perimeter enclosure and entry to the facility would be designed to allow for authorized access only and security for off hours.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The Physical Education department has historically offered a variety of swimming and water polo classes for various levels of ability. Due to a lack of an aquatics facility, the College has had to pay rental fees to use facilities that are deteriorating, located off campus and have restricted availability to offer classes. The demand for these courses has been increasing from both students and the community while it has become more difficult to offer such courses. Additionally, survey data indicates there is sufficient interest and ability to add women's swimming and water polo, suggesting the College may need to address federal mandates to expand athletics opportunities and satisfy student interest for both genders. Construction of a new aquatics facility would assure the College meets the requirements of intercollegiate competition for both swimming and water polo and would significantly improve Physical Education, Athletics and Marine Diving Technology programs by being able to offer additional courses such as:

- Water safety
- Life Guard Training
- Water aerobics
- Adaptive Physical Education aquatic classes

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$10,554,000**.



EXISTING BUILDING MODERNIZATION PROJECTS:

A. Administration + Occupational Education Building Modernization

Project Description

The proposed project includes a complete modernization of both the Administration building and the Occupational Education (OE) building. Total square footage comprised by these two buildings is approximately 95,000 gross square feet. The Administration building was originally built in 1939 as the Industrial Arts Education building and had a new wing added in the early 1970's resulting in an "H" shaped building with a variety of programs and offices housed in each of the wings. Built in 1976 the OE building serves as an extension of the Administration building by connecting to the southeast wing and wrapping back around toward the south west wing to create what is currently called the Auto Quad. By combining the modernization of the two buildings into a single scope the College will have the ability to assess how the prominent location and configuration of these two buildings can be utilized in a logical and purposeful way that establishes this part of campus as an administrative hub. This project is also a critical component of the Facilities Master Plan. The development of the Facilities Master Plan will identify the programs and services that have outgrown their current space, are not well located or have become orphaned by the removal of the modular buildings, and will reallocate them into buildings that have allied functions such as the Campus Center, Student Services and the East Campus Classroom & Office building. In order to restructure and achieve this repurposed plan for the Administration and OE buildings this project will address deficiencies throughout the entire two buildings but will tailor the work in specific areas to match the type and level of renovation needed given programmatic needs. Intention is also to restore the Administration building to its original Art Deco Mission Revival aesthetic which may become the basis for developing the campus architectural vernacular for future projects. This regional style of architectural design can be seen in other noteworthy Santa Barbara area buildings such as the downtown Post Office.

The College submitted a Final Project Proposal (FPP) for a portion of this project to the State for funding which may be eligible for future State funding plans.

Justification

Although selected rooms and areas have been renovated previously neither the Administration building or the OE building has had a comprehensive renovation to allow the buildings to function as modern, higher education office and instructional facilities in a cohesive well planned manner. This has resulted in a disjointed and inefficient layout that confuses students and visitors when navigating through the building. Modernization is also necessary to update the building to current expectations for quality of the learning and working environment, and to meet current standards for building accessibility and fire/life safety.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$33,115,940**.



B. Library Modernization and Addition

Project Description

This proposed project includes the modernization and expansion of the existing college Library which occupies approximately two thirds of the 52,300 square foot Learning Resource Center (LRC)/Library building. The modernization would reconfigure existing interior spaces and would renew building finishes and systems such as furniture, carpeting, signage, electrical, HVAC, networking, and lighting systems. The expansion of the southern part of the building would create approximately 13,650 square feet of additional space over two levels and would provide space for:

- Classroom expansion
- Group study rooms
- Updated service areas
- Multi-purpose common space for meetings, conferences, art exhibits and performances
- Secure, climate-controlled space for institutional archives.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The LRC/Library building was built in 1989. Since that time there have been dramatic changes in the methods for providing library services and supplemental instructional support to students. This remodel and expansion would enable the college to reconfigure this facility to align it with the transformation that has and will continue to take place in the methods used to provide students with library, information resources and supplemental instructional support services. More specifically, the modernization and expansion of this facility will provide more functional, inviting, and flexible spaces for students while also addressing operational issues such as acoustics, security, navigability, and accessibility.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$16,498,624**.

C. Marine Diving Technology Building Modernization and Addition

Project Description

The proposed project includes modernization of the Marine Diving Technologies Building (MDT) building and an expansion of the building off the south façade to accommodate multiple functions that are currently housed in undersized and inaccessible spaces. Although not large compared to other campus buildings, the MDT building is comprised of unique architectural and engineering features that make it a more customized and less standard instructional facility. The building structure acts as a shell for the extensive amount of large scale equipment that fills the interior of the building and is required for this instructional program. Included in this project is the replacement of standard building features such as windows and doors, roofing, interior finishes, casework, utility systems (plumbing, electrical, HVAC), lighting and an upgrade to the existing elevator and restrooms. The project also includes the following equipment upgrades:

- Refurbishment of overhead heavy duty crane and steel track structure
- Replace breathing air compressor system
- Replace welding shop smoke extraction system
- Replace south roll up door (full building width)
- Refurbish chilled dive tanks
- Replace welding tank filters

The proposed addition would primarily provide secure storage space, code compliant instructional space for the hydraulics workshop and possibly a second transfer location for loading equipment. Construction of this new section of the building would also allow for the removal of non-compliant storage structures currently housed in the main building.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The MDT building has not been renovated since its construction in 1978. Several prominent building features are in need of a complete refurbishment or replacement to insure they operate safely and are code compliant. This project would also address issues with accessibility, water intrusion through the roof and windows, worn out building finishes, water accumulation resulting in a slippery wet environment, non-compliant building modifications and ventilation for moisture and air quality concerns.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$2,792,298**.



D. Physical Science Building – East Wing and Lecture Hall (PS 101) Modernization

Project Description

The proposed project includes modernization of the east wing of the Physical Sciences (PS) building, which was added to the original building in 1974, and modernization of the lecture hall that was built as part of the original complex in 1968. Due to their age, a complete modernization for both parts of the PS complex is necessary to update it to current expectations for quality of the learning environment and to meet current standards for building accessibility and fire/life safety. This project would primarily include:

- Abatement of existing hazardous building materials as needed
- Replacement of floor, wall and ceiling finishes
- Replacement of casework, doors and door hardware as needed
- Replacement of elevator including exterior shaft and car
- Replacement of utility systems including HVAC, data, power and fire alarm
- Installation of ramps and other accessibility features to meet building code
- Reconfiguration of classroom and lab layout as needed to meet accessibility code requirements
- Replacement of ventilation and exhaust equipment in labs
- Replacement of all classroom and lab equipment and replacement of group II equipment (furniture) throughout the entire building

The original part of the PS building was renovated in 2008 using State funding. This project addressed issues with lab ventilation and storage of hazardous materials, and upgraded the labs and offices in this part of the building. The proposed project would marry this improvement work with work in the other two part of the building complex, resulting in a comprehensively updated facility.

The College submitted a Final Project Proposal (FPP) for this project to the State for funding which may be eligible for future State funding plans.

Justification

The Physical Science facilities that have not been recently updated are in poor condition due to age and heavy use and do not provide functional, accessible instructional facilities for the Science programs. Much of the instructional equipment is original to the building and is at the end of its useful life. Renovated labs and classrooms are needed to insure students and faculty using chemicals and other potentially hazardous materials are working in a safe environment. The proposed modernization will also address accessibility deficiencies that currently do not allow for equal access.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$6,842,378**.



E. Schott Center Modernization and Addition

Project Description

The proposed project includes a complete modernization of the existing permanent buildings, upgrades to surrounding sitework and landscaping, construction of a new classroom building to replace four modular buildings currently located in the parking lot and replacement of an impromptu storage facility. Constructed in 1935 as an elementary school, the original building is designed in an elegant style typical of civic buildings during that time. The design for the modernized facility would preserve the integrity and character of this pleasing architectural style. Modernization will also upgrade the facility to comparable quality and appearance of the college's main campus including ADA accessibility and fire/life-safety compliance. The wing of rooms 1-3 on the west side of the building along Bath street will be demolished as they do not meet current seismic code and were not a part of the original construction. The proposed project also includes the removal of four temporary classroom buildings installed over twenty years ago and the construction of a new 2-story building for housing replacement classrooms and support type spaces. Also addressed by this project is the removal and replacement of several shed structures on the northwest corner of the site that are used for storage of art supplies and equipment, and for storing maintenance equipment. The buildings are heavily used but are in poor condition and structurally suspect due to weather and age.

The College submitted a Final Project Proposal (FPP) for a portion of this project to the State, which the State has included in the 2014-2015 proposed (unfunded) spending plan.

Justification

The Scott Center was constructed in 1935 as an elementary school for the Santa Barbara Unified School District. The Center has served continuously for the past 24 years as one of the District's two centers for the Continuing Education Program. Since being acquired, the original facility has been well maintained and has had a few major upgrades including new roofing, a remodel of the auditorium and several major maintenance projects to address building equipment issues. To accommodate growing adult education programs five relocatable classroom buildings were installed almost 25 years ago. These piecemeal improvement efforts have allowed the Schott Center to remain functional and operational for many years. However, the appearance and condition of the buildings and building systems is to a point where a comprehensive upgrade is needed to insure all structures at this site meet current building code for seismic integrity, fire/life safety, energy efficiency and accessibility, and to return this once elegant school building back into a distinguished educational facility.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$17,438,832**.



F. Student Services Building Modernization

Project Description

The proposed project includes a complete renovation of the Student Services building, including a complete gut and reconfiguration of the interior layout. Use of this building was changed from the campus library to student services in 1991 through a major remodel of the interior. The open two story main hall of the library was infilled using a table style structural design to independently support the new second floor but unfortunately required many columns be located throughout the first floor lobby space. Although functional at the time, the amount of columns spread throughout the first floor limits the usability of the space, confuses circulation and crowds this high use space. The proposed project would revisit this design to improve the layout and return the building interior to an appropriate scale and openness. The modernization would also include upgrades to the building finishes, utility systems, restrooms, elevators, waterproofing, windows and doors. This complete overhaul of the Student Services building also provides an opportunity to evaluate existing programs and departments located in the Student Services building and the potential to reorganize or relocate them in conjunction with other capital improvement projects. Student services that are currently housed in other campus buildings or modular buildings could be recentralized into this quadrant of campus in either the existing Student Services building or the East Campus Classroom and Office building. Reconfiguration of these currently spread out services would institute the development of a Student Services hub where students go for all their registration, counseling, financial transactions and other service needs.

The College has not submitted an Initial Project Proposal (IPP) for this project to the State for funding.

Justification

The Student Services building was built in 1965 and renovated in 1991. Since then building usage has increased greatly, program needs and technologies have changed, and building systems have aged all necessitating a major upgrade project. The many departments located in the Student Services building have outgrown their spaces and become limited in operational efficiency. Crowded spaces make it difficult for students to navigate and do not provide a comfortable or inviting environment for a facility that should serve as the heart of the institution.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$15,731,968**.



SITE IMPROVEMENT AND INFRASTRUCTURE PROJECTS:

A. Site Improvements

Project Description

The project is comprised of a variety of work needed to update and refresh the exterior campus environment and to provide for a cohesive, safe and sustainable master site plan. This important part of campus planning has not been undertaken by the College in well over twenty years. This project is comprised of the following campus improvement work:

- Assess existing vehicular, bike and pedestrian circulation routes and, where feasible, perform identified work to make travel through campus easier and safer. Work may also include the assessment and possible redesign of the entry to either or both the East and West campuses to improve the safety of these major thoroughfares.
- Provide and improve accessible pathways throughout the campus and provide accessible routes of travel to public transportation from all facilities.
- Refresh existing landscapes and incorporate more native and sustainable plantings and food producing gardens. Replace existing extensive asphalt paving pathways with permeable pavers or other material that improve drainage and allow for better water infiltration. Install a web based irrigation control system with weather based satellite controllers for more efficient irrigation.
- Improve and expand current restoration areas to mitigate for new development on campus and to provide erosion control for extensive bluffs throughout the perimeter of campus.
- Provide improved entry signage for the East and West campus that clearly demarcates the College's location along Cliff Drive, a major City thoroughfare, and formalizes the campus aesthetic.
- Install new site amenities throughout campus including a way finding system for students and visitors to successfully navigate campus, waste receptacles to improve campus recycling efforts, and bike racks and lockers to encourage alternative forms of transportation.

All work would be executed through phased successive projects to minimize disruption to campus activities and operations.

Justification

The College has not revisited the master site plan for the Main campus in many years resulting in a campus that has a fragmented and worn out appearance. The development of the master site plan is an important component of the Facilities Master Plan. This improvement work needs to be done in order to knit together the building improvement projects into a first rate college campus and to ensure the campus environment is not only beautiful but also safe, functional, accessible and sustainable.



Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$10,000,000**.



B. Building Efficiency and Energy Generation Projects

Project Description

The proposed project includes facility improvement measures that would improve the efficiency of current buildings and building systems, would generate clean energy and would reduce the College's reliance on non-renewable fossil fuels. As in the past, the College will work closely with the utility companies and government agencies to identify eligibility for additional funding through rebates, grants and incentives that could maximize the effectiveness of these projects. Building measures implemented will support the College's efforts to attain Leadership in Energy and Environmental Design (LEED) certification for existing building through the Existing Building – Operations & Maintenance (EBOM) program. This project includes the following work:

- Install photo voltaic panels similar to existing panels in the remainder of surface parking lots on West campus and in Lots 2C and 3 in the lower part of East campus. Project would not only generate clean renewable energy but provides covered parking, improved lighting and reduces the heat island effect of the asphalt paving
- Implement commissioning of existing buildings and building systems by identifying energy and water usage and implementing measures such as equipment repair, replacement or enhancement to address inefficiencies.
- Enhance the college's Energy Management System (EMS) to activate phased power reduction measures to either respond to utility company requests during high use periods or to activate during breaks between semesters.
- Replace existing interior T8 lighting with Light Emitting Diode (LED) lighting
- Install additional electric vehicle charging stations throughout campus parking lots

The College intends to submit an application to the State for qualifying energy efficiency or generation projects for Prop 39 funding once available.

Justification

Annually the College spends approximately \$1.4 million on utility expenses including electricity, natural gas and water. These valuable resources are mostly non-renewable and are often used inefficiently throughout the campus buildings. Measures included in this project would address these inefficiencies and would reduce the College's usage of and reliance on these precious natural resources.

Estimated Project Cost

The estimated total project cost for this proposed project is based on the California Community College Chancellor's Office Cost Guidelines and does not factor in escalation. The estimated total project cost includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment. The estimated total project cost is **\$10,302,646**.



SWING SPACE PROJECTS:

A. Swing Space

Project Description

The proposed project includes the swing space projects that will be required to successfully execute the new construction and the modernization projects in the Facilities Master Plan.

Based on past projects the College has identified the cost of swing space is approximately 10-15% of the construction cost for the associated new construction or modernization project.

Justification

During the construction phase of a project programs housed in either the building being modernized or the building(s) being demolished must be relocated to a temporary location for the duration of the construction. These temporary facilities must be modified to provide an equivalent level of facilities in order for programs to successfully continue to operate throughout their time in the temporary space.

Estimated Project Cost

The estimated total project costs below includes construction, architectural fees, government agency approval costs, project management fees, and furniture and equipment, and does not factor in escalation. The estimated total project cost, including construction and soft costs, for each of these projects is as follows:

Campus Center Replacement	\$	4,369,454
East Campus Classroom & Office Building	\$	0
Wake Center Replacement	\$	5,909,569
Sports Pavilion Replacement	\$	4,475,900
Aquatics Facility	\$	0
Administration + OE Building Modernization	\$	3,201,671
Library Modernization and Addition	\$	2,358,394
Marine Diving Technology Building Modernization and Addition	\$	0
Physical Science – East Wing and PS 101 Modernization	\$	957,207
Schott Center Modernization and Addition	\$	2,678,420
Student Services Building Modernization	\$	1,545,997
TOTAL =	\$	25,496,610