BOND MEASURE I PROGRESS REPORT
Quarterly Citizens’ Oversight Committee Meeting
May 3, 2011
PROGRAM PROGRESS SUMMARY

Capital Construction Projects

During the period of January 1, 2011 through March 31, 2011, the district had six capital projects in various stages of development. The One Stop Student Services Center project remains under construction. The Public Safety Complex and Childcare Center Addition projects received Division of the State Architect plan check approval and the public bidding process has commenced. Architects, working with project stakeholders, reached 50% development of the working drawings for the Fine Arts Complex and Theatre Arts Complex projects.

The district hired Kitchell CEM to assist in developing the Request for Proposal (RFP) documents and phasing plan for both the Industrial Technology Physical Education/Athletic Fields and Physical Education/Athletics, Remodel Building N projects. In addition, the public bidding process began for these projects.

Scheduled Maintenance Projects

Development of working drawings for three critical scheduled maintenance projects continued this quarter in an effort to get them “shovel ready.” The first set of working drawings, Fire Alarm Upgrades project, was submitted to the Division of the State Architect (DSA) this quarter for plan check.

Technology Projects

The Phoenix Project – Preparations for the migration of document images from our old system to Banner was completed this quarter. A new feature was added to myHancock to enable students to lookup their user name and reset their password without staff assistance. Students now have the option to receive their 1098T tax form online in myHancock.

Technology and Instructional Equipment Modernization – The Technology Advisory Committee (TAC) made recommendations resulting in the purchase of a variety of modernization purchases over this period. Purchases were made to address needs in student labs, EOPS, PCPA, and offices. To improve security, an upgrade to the security alarm system and an etcher for computer and multimedia equipment were purchased.

Solvang Center Computer Lab Project – The budget for this project was reviewed and approved. The new high-speed data connection was installed by Comcast.
**ONE STOP STUDENT SERVICES CENTER**

The project seeks to construct a new 44,788 sq. ft. two-story student services building (building A) and a new 21,053 sq. ft. two-story administration building (building B) with associated on- and off-site improvements targeting LEED Silver Certification. In addition, the project develops a new north Bradley Road driveway, north-east loop road, and parking lot in accordance with the board approved 2008 Bond Measure I, Facilities Site and Utilities Master Plan. The project also includes the demolition of existing buildings A, B, N-Annex, T, U, V, and X.

Significant progress in construction of the project continued this quarter including erection of fabricated steel on the student services and administration buildings; connection welding began. Second floor metal decking on both buildings and the elevated walkway components were put in position and roof deck installation began. Grade beam rebar and concrete was placed on the student services building, and backfill of the area began. Underground utility work continued including connecting the storm drains to the existing campus system and installing fire hydrants. Mechanical, electrical and plumbing layout was completed on the second floor of both buildings.

Of the current project budget, a total of 75% has been committed thus far.

**Architect:** Steinberg Architects  
**Construction Manager:** Kitchell CEM  
**Contractor:** Soltek Pacific

**Total Project Budget/Funding Summary**

| Measure I funds: | $ 22,899,970 |
| State funds:     | $ 16,557,000 |
| **Total Project Budget** | **$ 39,456,970** |

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**PUBLIC SAFETY COMPLEX**

This project consists of a 36,678 sq. ft. academic building, 8,568 sq. ft. six-story fire tower, 12,286 sq. ft. apparatus storage building, a 42,406 sq. ft. shooting range, scenario village, prop house, fitness track, skid pad/slow speed driving skills area, and a one-mile emergency vehicle operator course (EVOC). The project is targeting LEED Silver Certification.

Project plans received Division of the State Architect (DSA) plan check approval in March. The public bidding process began in January with the publication of the first advertisement of the prequalification request. Prequalification applications were due on February 17, 2011, and evaluation of applications to identify qualified bidders was completed. In March the prequalification process was extended with publication of advertisements occurring on April 5th and 12th and prequalification applications being due April 19, 2011. The bid opening is scheduled for June 7, 2011.

Of the current project budget, a total of 10.6% has been committed thus far.

**Architect:** MVE Institutional Inc.  
**Construction Manager:** Kitchell CEM, Inc.  
**Contractor:** Pending Future Award

**Total Project Budget** $46,163,902
## CHILD CARE CENTER ADDITION

This project consists of a 6,800 sq. ft. addition to the existing building J on campus. The addition will replace building Z which is scheduled for demolition upon completion of the project. The project will provide additional classrooms to accommodate the increased number of children that are housed in the to-be demolished building Z. The project will also provide a hands-on learning lab for the degree and certificate programs in early childhood studies. The project is targeting LEED certification.

Project plans received Division of the State Architect (DSA) approval in March. The public bidding process began in February, with the publication of the first advertisement of the prequalification request. Prequalification applications were due on March 3, 2011, and applications were evaluated to identify qualified bidders. In March, the prequalification process was extended with publication of advertisements occurring on April 5th and 12th and prequalification applications being due April 21, 2011. The bid opening is scheduled for May 26, 2011.

Of the current project budget, a total of 16% has been committed thus far.

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## FINE ARTS COMPLEX

The Fine Arts Complex is a new 68,000 sq. ft. two-story building that includes visual arts, multi-media and applied design, photography, film and video, dance, music, and shared amenities. The project consolidates all of the fine arts and performing arts (except theatre arts) currently in buildings D, E, F, O, and S, into one Fine Arts Complex. The district is also developing bid alternates; such as, the Theatre Arts Complex, south commons site utility infrastructure and landscape improvements, and reconstruction of parking lot 8 (gym parking lot). The project is seeking LEED certification.

Steinberg Architects continued meetings this quarter with project stakeholders to develop working drawings and identify fixture, furnishings and equipment (FF&E) needs. The architect also continued developing recommendations for bid alternates for this project. The site soils engineering report and site topographic survey were completed and submitted to Steinberg Architects for their use in developing the project. A value engineering workshop was held during which both cost saving measures were identified along with potential additional cost savings items that require further review and study for feasibility. The board authorized the district to file the California Environmental Quality Act (CEQA) Notice of Exemptions, for the project at their February 15, 2011 meeting. In March, the architect issued 50% construction drawings plans to the district for review and comment. The architect anticipates submitting the drawings to Division of the State Architect (DSA) by June 2011, with the commitment from DSA to provide approval by November 2011.

Of the current project budget, a total of 12.7% has been committed thus far.

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THEATRE ARTS COMPLEX

This project proposes to bring the Theatre Arts and PCPA activities onto the main campus, vacating the CBC.

The board of trustees authorized development of the Theatre Arts Complex as a bid alternate to the Fine Arts Complex on September 14, 2010. At the December 14, 2010 meeting, Steinberg Architects presented the concept design for this project. The concept design includes remodeling building F, demolishing building E and constructing a stand-alone structure in its footprint. The project is targeting LEED certification.

Architect: MVE Institutional Inc.
Construction Manager: Kitchell CEM
Contractor: Pending Future Award

Total Project Budget: $1,676,000 (current project allocation)

INDUSTRIAL TECHNOLOGY and PHYSICAL EDUCATION/ATHLETIC FIELDS

This new facility proposes to provide space for the Industrial Technology programs including Automotive Transportation Technology, Auto Body Technology, Architecture/Engineering Technology, Machine Technology, Welding, and administrative support. This project proposes to construct a new building to the south of building O, in the space currently occupied by the track and football field. Of the estimated total project cost of $17.6 M, the board of trustees has approved a preliminary allocation of $8.5 M. A portion of the project is seeking LEED certification.

Individual department stakeholder meetings with the architect and construction manager continued this quarter. The architect anticipates having the preliminary bridging documents complete in mid February. The district hired Kitchell CEM to provide design build consulting services to assist the district in developing the Request for Proposal (RFP) document the project. The 50% preliminary plans were submitted by the architect and a plan review meeting was held in March. Kitchell CEM continued preparing the design build Request for Proposal (RFP) document and the public bidding process began with the publication of advertisements on March 8 and March 15. Prequalification applications are due on April 8, 2011, with bid opening scheduled for May 31, 2011.

Of the preliminary project budget, 8.6% has been committed.

Bridging Architect: BFGC Architects
Design Builder: Pending Future Selection

Preliminary Budget Allocation: $8,500,000
PHYSICAL EDUCATION/ATHLETICS, REMODEL BUILDING N

This project proposes a renovation of the athletic training facility, physical fitness lab, locker rooms, team rooms, showers and equipment room. The project will address the building systems; such as, the boiler, HVAC, main electrical lighting, power, data and fire alarm. Door hardware and hallway flooring will also be replaced and the building interior and exterior painted. Of the estimated total project cost of $4.9M, a preliminary allocation of $2.2M has been approved by the board of trustees.

The district hired Kitchell CEM to provide design-build consulting services to assist in developing the Request for Proposal (RFP) document for the project. Individual department stakeholder meetings with the architect and construction manager continued through the quarter. Kitchell CEM began preparing the design build Request for Proposal document and the public bidding process began. The prequalification process was extended with publication of advertisements occurring on April 5th and 12th and prequalification applications being due April 25, 2011. The bid opening is scheduled for June 2, 2011.

Of the preliminary allocation, a total of 18.5% has been committed thus far.

Bridging Architect: Steinberg Architects
Design Builder: Pending Future Selection
Preliminary Budget Allocation: $2,200,000
FIRE ALARM UPGRADES

This project proposes replacement of the existing fire alarm systems in buildings E, F, H, M-300, and M-400. The project installs new panels, devices, and wiring in the above listed buildings. The new system will meet current Division of the State Architect requirements.

The district, with the assistance of O’Connor Construction Management, developed two bid alternates for inclusion in the project. Alternate one is the addition of buildings E and F and alternate two is the addition of building N. These alternates are currently included in two capital projects, however, they are bid alternates in the event the capital projects are not realized. The architect, JMPE Electrical Engineering & Lighting Design, submitted the project to the Division of the State Architect (DSA) in March. Of the $400,000 allocated by the board of trustees in September 2010, to get three projects shovel ready, $15,000 has been budgeted to this project. This allocation brings the total project design budget to $40,800. It is anticipated that an additional $377,200 will be needed once design is complete to bid and construct the project.

Of the project design budget, 76.6% has been committed.

| Project Design Budget | $ 40,800 |

LOMPOC VALLEY CENTER REPAIRS AND UPGRADES

This project proposes to replace a failed back-up battery system for emergency lighting with a new generator; address ADA retrofits; construct a new roof for the central plant building; install new water heaters and softeners; and repair damaged concrete around the site.

A contract was executed with architects Harris Architect and Design, and development of the working drawings for this project commenced. The architect and O’Connor Construction Management, Inc., held a site visit with district plant services personnel to solicit feedback on maintenance items. The architect submitted the 50% working drawings in February, stakeholders and maintenance staff began reviewing the plans to provide comments to the architect. A subsequent stakeholder feedback meeting was conducted in March. Of the $400,000 allocated by the board of trustees in September 2010, to get three projects shovel ready, $169,000 has been budgeted to this project. It is anticipated that an additional $1,131,000 will be needed once the design is complete to bid and construct the project.

Of the project design budget, 42.9% has been committed.

| Project Design Budget | $ 169,000 |
BUILDING D REPAIRS AND UPGRADES

This project proposes to address many deficiencies in building D, among those are ADA renovations, upgrades for code compliance, upgrades to electrical, fire alarm, and HVAC systems, and replacement of the roof and the non-DSA approved catwalk.

With the assistance of O’Connor Construction Management, Inc., the scope of services for the architect was finalized and an updated contract executed with architects Westberg + White, Inc. The architect and O’Connor Construction Management, Inc., began stakeholder meetings in January to consider phasing options and validate both project scope and schedule. Development of the working drawings by Westberg + White resumed in March; including meeting with project stakeholders. Of the $400,000 allocated by the board of trustees in September 2010, to get three projects shovel ready, $216,000 has been budgeted to this project. This allocation brings the total project design budget to $394,512. It is anticipated that an additional $4,194,430 will be needed once the design is complete to bid and construct the project.

Of the total project design budget, 86.5% has been committed.

| Project Design Budget | $394,512 |
MAINFRAME REPLACEMENT PROJECT

During this quarter, agreements were signed to convert our remaining 16 rolls of microfilm to a digital format and to extract 1.8 million records from our old document management system. These records will be imported into Banner in April for direct access by counseling, financial aid, and admissions & records. To help our students, a new feature was added to the myHancock log in screen to enable students to find their user name and reset their password without staff assistance. In preparation for the Banner upgrade in April, test environments were created to verify our functionality in the new release. The Banner upgrade is needed to support our summer registration and financial aid program. The ability for students to opt-in to an online 1098T tax document was launched in March.

Of the $7,561,990 budget, a total of 99.4% has been committed.

Project Manager: Strata Information Group (SIG)
Vendors: SunGard Public Sector Bi-Tech (Financial and HR)
SunGard Higher Education (Student)

Budget/Funding Summary

Measure I Funds: $7,561,990

Schedule Summary

- SunGard Bi-Tech Agreement: April 2007
- SunGard Higher Ed Agreement: Dec 2007
- Financial System live: Mar 2009
- Student System phase 1 live: April 2010

TECHNOLOGY EQUIPMENT MODERNIZATION

The Technology Advisory Committee (TAC) recommended the following major modernization purchases this quarter: Fine Arts computers and video recorders; Learning Assistance Program adaptive software, computers and readers; Writing Center printer; Industrial Technology architecture software licenses; CAN/TRIO grant copier and computers; security alarm management system; EOPS computers; PCPA amplifier and electronic keyboard; wireless switch controller for expanded coverage; laser etcher for engraving AHC on equipment and tools; Fine Arts laser color printer, and replacement computers.

Of the $11,893,114 budget, a total of 43% has been committed.

Project Managers: Director, Information Technology Services
Associate Dean, Learning Resources/Library

Vendors: Various

Budget/Funding Summary

Measure I Funds: $11,850,000

Schedule Summary

- Develop process for modernization requests: 12/2006
- TAC complete 2007/2008 recommendations: 05/2008
- TAC complete 2009/2010 recommendations: 05/2010
SOLVANG CENTER COMPUTER LAB PROJECT

**Solvang Center Computer Lab Project:** A classroom at the Solvang Center is being transformed into a computer lab with a capacity for thirty (30) computers and two (2) printers, along with a smart podium, data projector, and projection screen. Comcast ran a data fiber connection and completed the installation of the new high speed data network to the building. The inside wiring will be done by college staff. Budget estimates for improvements, furniture, and equipment for the new computer lab were completed in March. The project is scheduled to be completed for fall semester 2011 classes.

The estimated budget for this project is $200,000.