



# Citizen's Bond Oversight Committee

August 25, 2009, 5:00 p.m.  
Minutes

## **Members Present**

James Booth, Lois Carson, Ron Coats, Larry Edmundson, Susan Nieblas, Laurie Stalnaker, Kent Van Gelder

## **Members Absent**

Ron Peavy, Gene Wood (Mr. Wood signed in, however, was called away just before the meeting began.)

## **District Staff Present**

Dr. Noelia Vela, Chancellor  
Bruce Baron, Vice Chancellor-Fiscal Services  
James Hansen, SBVC Vice President-Admin. Services  
Larry Klumas, Bond Program Director  
Dr. Steven Lohr, Planning & Development Director  
Steve Sutorus, Internal Auditor

## **Guests Present**

Matt Breyer, Tilden-Coil  
Don Puddy, Kitchell/BRJ  
Alan Rosen, Kitchell/BRJ  
Steve Worley, Tilden-Coil

## **Call to Order**

Ron Coats, Vice Chairperson, called the Citizen's Bond Oversight Committee to order at 5:01 p.m. in the Board Room of the San Bernardino Community College District.

## **Welcome/Introductions**

Self introductions were made and Chancellor Vela took a minute to provide professional background information on Bruce Baron who has replaced Bob Temple as Vice Chancellor of Fiscal Services, as well as Jim Hansen, who has replaced Mike Perez as Vice President of Administrative Services at San Bernardino Valley College.

## **Approval of March 18, 2009 Minutes**

Kent Van Gelder moved and James Booth seconded the approval of the March 18, 2009 minutes. Motion was approved.

## **Public Comment**

There was no public comment.

**Update on Measure P Construction Projects**

Steve Worley and Matt Breyer (both from Tilden-Coil) proceeded to present information on each construction project per Attachment A.

- As a prelude to the presentation of Infrastructure 4, James Booth asked if future parking needs were being addressed at Crafton Hills College. Matt Breyer mentioned that the newly constructed parking lot was a stop gap measure, and that plans were underway for a new parking structure to be included in the Measure M bond program. Larry Klumas and Steven Lohr confirmed that, based on transportation studies and projected enrollments, this new parking structure should meet campus needs through 2020. Beyond that, there is a second parking structure identified in the master plan.
- Kent Van Gelder recalled past Committee discussions about greener, possibly less expensive parking alternatives, such as buying land near the campuses and using a shuttle service. He questioned the status of those concepts. Steven Lohr responded that some greener incentives have been put forth in the past, such as carpool spaces, and preferential parking. However, these have not been successful, and it has been determined that additional parking is necessary. He mentioned other "green" efforts, such as solar photovoltaic energy for both campuses, solar hot water heating, etc.
- Steven Lohr advised that the accessibility issues being addressed were different for each campus. At Crafton Hills the focus has been on making the internal campus itself more accessible. To this end, a living wall or 'pedestrian spine' is being added by which all students, including those who are disabled, can more easily traverse the campus.
- Kent Van Gelder mentioned that we need to ensure students and faculty leaving night classes could safely make their way home. Larry Klumas responded that one of the first projects coming out of Measure M would be the improvement of campus-wide lighting and ADA accessibility at Crafton Hills.

Matt Breyer resumed the presentation, discussing Infrastructures 4/DSA Accessibility and Infrastructure 5 /Athletic & CRF Site Preparation. Larry Klumas concluded the presentation with three final points: 1) 79% of contractors being used are from San Bernardino and Riverside counties, 2) the program is under budget overall, and 3) bond money has been expended only on bond projects.

- Lois Carson asked about vocational education buildings at both campuses. Steven Lohr responded that at Crafton Hills a building for the Fire Academy will be demolished and replaced; at Valley College it will be the Technical building, which is used for welding, automotive repair, and similar disciplines. He felt the Bond program addressed a balance of vocational vs. liberal arts needs.
- Lois Carson then asked about the diversity of the construction workforce. It was determined that although the District requires contractors to pay prevailing wage, a study of the diversity of the workforce has not been addressed to date. Chancellor Vela mentioned that this study could be conducted and a report be made available to the Committee.
- James Booth raised the topic of LEED certification and pointed out that it would have been better to consider this before the Measure P buildings were designed, rather than doing concurrent engineering. Larry Klumas mentioned that we are, in fact, pursuing LEED certification for two of the five projects

(Community Recreation Facility at Crafton Hills and Chemistry/Physical Science at Valley) currently under construction.

James Booth thought it important in these tough economic times to cut costs, especially in energy usage. Larry Klumas offered that all the projects are being constructed with a higher envelope for efficiency than that required by California regulations. He mentioned that the current program takes into consideration not only energy saving measures, but water saving measures, as well.

Alan Rosen mentioned that the Measure P was implemented under State Title 24 guidelines, which promoted taking advantage of improvements such as insulated glazing, reasonable levels of insulation, cool rooms, etc.

Crafton Hills College has two central plants to provide energy efficiency. A new central plant at Valley College is one of the first projects being considered for Measure M. Steven Lohr mentioned that we are working closely with Southern California Edison and Southern California Gas to take advantage of State energy initiatives. James Booth concurred that these measures will have a big impact on energy savings, particularly at the older Valley campus.

- Laurie Stalnaker asked if apprenticeship programs were being used for construction and, if so, at what percentage. Steve Worley indicated that he would look into this and provide information at our next meeting. In addition, Larry Klumas mentioned that Kitchell/BRJ has student interns for project management.
- Ron Coats requested more information about the panels purchased from Long Beach for the Community Recreation Facility pool at Crafton Hills College. Larry Klumas advised that these panels were used in the 2004 Summer Olympic Trials and that the City of Yucaipa purchased them from Long Beach through a grant program. Larry Klumas advised that a memo of understanding was being developed regarding use of the facility. The panels are made of steel and bolted together and supported by a concrete slab. There is a PVC membrane over all. This is a patented system used worldwide. The manufacturer is Myrtha Pools.

Lois Carson asked if the City of Yucaipa would use the pool to which Larry Klumas answered yes, the City would be requesting use of the facility based on an agreement. At this point, Kent Van Gelder interjected that the history of this pool was controversial and that we should be able to show taxpayers that they got a dollar for dollar value for the investment. Kent Van Gelder then shared his knowledge of the history of the pool with the Committee.

Chancellor Vela commented that it is her understanding that the pool was purchased by a grant and that no Yucaipa City dollars were spent. Kent Van Gelder added some additional information about the funding for the pool. Chancellor Vela stated that we will be taking the finalized memo of understanding to the District Board of Trustees and will provide the document for the Committee.

- Kent Van Gelder inquired as to the adaptability of the buildings being constructed. Steven Lohr responded that the new construction strives for adaptability with less walls, more open spaces and greater flexibility for future modification as needed.

**Financial Review**

Bruce Baron presented the Expenditure Report (Attachment B), which shows the expended costs for Measure P, including bond funds as well as leveraged funds from FEMA and the State of California. He asked if there were any questions, or if there was information the Committee would like to see which was not provided by the report. Ron Coats asked if, at the November meeting, this report could show in more detail what we started with, what was spent, and what is left. He indicated a desire for more numbers showing where we were at in relation to the budget. Bruce Baron agreed and advised that the November report will include those figures.

**Committee Membership**

Bruce Baron addressed the members whose terms were expiring in 2009 and provided them with an opportunity to state their interest regarding serving a next term. Chancellor Vela mentioned that according to Prop 39, term limits are two consecutive two-year terms, or a total of four consecutive years. The expiration dates of the current terms were read:

2010 - James Booth	2011 - Larry Edmundson	2010 - Laurie Stalnaker
2010 - Lois Carson	2009 - Susan Nieblas	2009 - Kent Van Gelder
2009 - Ron Coats	2009 - Ron Peavy	2009 - Gene Wood

Ron Coats advised that this is the end of his first term and that he would like to continue on. Susan Nieblas was more than happy to continue. Kent Van Gelder would like to continue, as well. The District needs to check with Gene Wood and Ron Peavy about their expiring terms, and to acquire a student member from one or both of the campuses.

**New Business**

Kent Van Gelder asked when we would be getting the new property tax rate. Bruce Baron stated that he would look into this information and send an email to Committee members.

**Next Committee Meeting**

Ron Coats advised that the next committee meeting would be on November 10, 2009.

**Adjournment**

Ron Coats adjourned the meeting at 6:07 p.m.

# San Bernardino Community College District Citizens' Bond Oversight Committee MEASURE 'P'

August 25, 2009



# Measure 'P' Background

- In November 2002, the District's voters approved Measure 'P', a \$190 million Proposition 39 general obligation bond designed to improve safety and infrastructure at San Bernardino Valley College and Crafton Hills College. Measure P will also construct new classroom buildings and training centers.

# List of Active Measure P Projects

## Percent of Construction Completion

### San Bernardino Valley College

- Student Health Services – 100%
- Maintenance & Operations – 100%
- Custodial – 100%
- Media/Communications – 35%
- North Hall Replacement – 34%
- Chemistry/Physical Science – 7%

### Crafton Hills College

- Infrastructure #1 – 100%
- Infrastructure #2 – 83%
- Infrastructure #3 – 86%
- Infrastructure #4 – 63%
- Infrastructure #5 – 70%
- Community Rec. Facility – 31%
- Learning Resource Center – 28%

As of August 2009



# Media & Communications Building



- Exterior and interior framing near complete
- Rough mechanical, electrical and plumbing near complete
- Exterior skin starting in early September

Construction Budget	Current Completion	Completion Date
\$11,676,000	35%	February 2010

As of August 2009

# North Hall Replacement Building



- Structural steel erection complete
- Balance of foundation completing in August
- First floor framing starts in September
- Mechanical, electrical and plumbing rough-in

Construction Budget	Current Completion	Completion Date
\$25,945,000	34%	February 2010

As of August 2009

## Chemistry/Physical Science



- Demolition complete
- Grading starts in late August

Construction Budget	Current Completion	Completion Date
\$38,594,000	7%	April 2011

As of August 2009



## Infrastructure #2 (Utility Corridor)



- All underground utilities and central plant upgrades are complete
- Concrete paving and landscape at the quad is complete and ready for fall semester opening
- Punch lists started

Construction Budget	Current Completion	Completion Date
\$3,872,000	83%	December 2009

As of August 2009





## Infrastructure #3 (Peninsula Development)



- Underground utilities complete throughout campus and extended to the LRC
- All grading of access roads, new parking lot, and LRC building pad is complete
- New access road is paved
- Landscaping at access roads is approximately 70% complete

Construction Budget	Current Completion	Completion Date
\$12,695,000	86%	December 2009

As of August 2009





## Infrastructure #4 (DSA Accessibility)



- New parking lot and promenade expansion including associated stairs, ramps, walkways, and landscape are complete from the opening of school for the fall semester
- New ADA ramp/living wall to the Performing Arts Center and future LRC is in progress
- Performing Arts Center terrace improvements are in progress

Construction Budget	Current Completion	Completion Date
\$3,621,000	63%	December 2009

As of August 2009





## Infrastructure #5 (Athletic & CRF Site Prep)



- Mass grading for site, pool, and building pad is complete
- Site utilities are ongoing
- Landscape of newly created slopes is in progress
- Soccer field restorations are complete and new grass is beginning to grow

Construction Budget	Current Completion	Completion Date
\$4,077,859	70%	March 2010

As of August 2009





# Community Recreation Facility



- Myrtha pool foundation and base slab is complete. Installation of pool walls in progress.
- Pool building is underway with footings, slab, and steel erection
- Building masonry is approximately 40% complete

Construction Budget	Current Completion	Completion Date
\$9,651,105	31%	March 2010

As of August 2009





# Learning Resource Center



- Building foundations and retaining walls are complete
- Structural steel is erected and metal deck is complete
- Second and third floor concrete decks are poured and forming of ground floor slab is in progress
- Mechanical, electrical, and plumbing coordination and rough in at decks is ongoing

Construction Budget	Current Completion	Completion Date
\$34,749,788	28%	April 2010

As of August 2009



SAN BERNARDINO COMMUNITY COLLEGE DISTRICT  
 MEASURE P BOND CONSTRUCTION FUND  
**SCHEDULE OF BOND PROJECT EXPENDITURES & LEVERAGED FUNDS**  
 June 30, 2009

Bond Projects	MEASURE P FUNDS			LEVERAGED FUNDS			TOTAL PROJECT COSTS FROM ALL FUNDING SOURCES
	TOTAL PROJECT COST THROUGH JUNE 30, 2008	2009 ACTUAL COSTS *	TOTAL PROJECT COSTS THROUGH JUNE 30, 2009	STATE AND LOCAL FUNDS	FEDERAL FUNDS	TOTAL LEVERAGED FUNDS	
SBVC Football Field Refurbishment	\$981,167.00	\$0.00	\$981,167.00			\$0.00	\$981,167.00
SBVC Retrofits & Modernization Projects	\$2,401,987.00	\$0.00	\$2,401,987.00	\$9,918,714.23		\$9,918,714.23	\$12,320,701.23
SBVC Student Health Services	\$1,715,099.99	\$11,019.89	\$1,726,119.88			\$0.00	\$1,726,119.88
SBVC Child Development Center	\$5,451,827.12	\$27,263.81	\$5,479,090.93	\$3,126,677.34		\$3,126,677.34	\$8,605,768.27
SBVC Infrastructure	\$11,173,412.45	\$2,624.83	\$11,176,037.28	\$210,327.94		\$210,327.94	\$11,386,365.22
SBVC FEMA Seismic Mitigation Project	\$42,757,900.32	\$0.00	\$42,757,900.32	\$14,147,990.41	\$34,114,352.00	\$48,262,342.41	\$91,020,242.73
SBVC FEMA Furniture	\$2,108,169.04	\$332.82	\$2,108,501.86			\$0.00	\$2,108,501.86
SBVC Demolition	\$3,706,544.16	\$0.00	\$3,706,544.16			\$0.00	\$3,706,544.16
SBVC Data Building	\$459,081.06	\$0.00	\$459,081.06			\$0.00	\$459,081.06
SBVC Campus Master Planning Services	\$1,584,773.33	\$0.00	\$1,584,773.33			\$0.00	\$1,584,773.33
SBVC - North Hall Seismic Replacement	\$2,733,611.33	\$6,220,188.57	\$8,953,799.90			\$0.00	\$8,953,799.90
SBVC - Chemistry/Physical Science Seismic Replacement	\$3,484,071.94	\$5,078,731.89	\$8,562,803.83			\$0.00	\$8,562,803.83
SBVC - North Hall Media Comm Seismic Replacement	\$1,287,666.49	\$4,236,032.91	\$5,523,699.40			\$0.00	\$5,523,699.40
SBVC - Maintenance & Operations Building Replacement	\$592,635.61	\$4,568,088.61	\$5,160,724.22			\$0.00	\$5,160,724.22
SBVC - Project Management	\$2,205,217.32	\$691,327.91	\$2,896,545.23	\$389,424.03		\$389,424.03	\$3,285,969.26
CHC Fire Training Facility	\$150,000.00	\$0.00	\$150,000.00			\$0.00	\$150,000.00
CHC Administrative Services	\$2,392,864.23	\$0.00	\$2,392,864.23			\$0.00	\$2,392,864.23
CHC Energy Updates	\$6,365,614.00	\$0.00	\$6,365,614.00	\$115,900.00		\$115,900.00	\$6,481,514.00
CHC Infrastructure	\$4,646,091.37	\$14,619,940.16	\$19,266,031.53	\$31,079.19		\$31,079.19	\$19,297,110.72
CHC Project Management	\$3,839,683.43	\$516,857.67	\$4,356,541.10	\$55,946.47		\$55,946.47	\$4,412,487.57
CHC Seismic Environmental Services	\$467,827.00	\$0.00	\$467,827.00			\$0.00	\$467,827.00
CHC Humanities Building	\$114,414.21	\$0.00	\$114,414.21			\$0.00	\$114,414.21
CHC Arts & Lecturers Building	\$130,100.00	\$0.00	\$130,100.00			\$0.00	\$130,100.00
CHC Campus Master Planning Services	\$1,179,886.21	\$0.00	\$1,179,886.21			\$0.00	\$1,179,886.21
CHC - Learning Resource Center	\$2,834,502.40	\$7,445,786.44	\$10,280,288.84			\$0.00	\$10,280,288.84
CHC - Community Recreation Facility	\$1,204,836.04	\$2,660,648.41	\$3,865,484.45	\$4,349.12		\$4,349.12	\$3,869,833.57
District - Applied Technology Training Center	\$3,355,079.23	\$2,627.25	\$3,357,706.48	\$203,347.50	\$2,096,988.89	\$2,300,336.39	\$5,658,042.87
<b>TOTALS</b>	<b>\$109,324,062.28</b>	<b>\$46,081,471.17</b>	<b>\$155,405,533.45</b>	<b>\$28,203,756.23</b>	<b>\$36,211,340.89</b>	<b>\$64,415,097.12</b>	<b>\$219,820,630.57</b>

\* Represents unaudited amounts

70.70%

29.30%

100.00%