

Citizens Bond Oversight Committee

Ken Coate, Chair

PURPOSE OF THE COMMITTEE

Consistent with the requirements of Proposition 39 (2000 general election), this committee provides the citizen oversight of expenditures on two bond measures passed by the voters – Measure P in 2002 and Measure M in 2008. We provide the oversight as determined in both the voter-approved bond measures and as directed by Proposition 39. Proposition 39, passed in November of 2000 as an amendment to the infamous Proposition 13, allows local school bonds to be approved with 55% local vote, but has specific requirements of the Board of Trustees. As an amendment to Proposition 13, it would seem appropriate to keep transparency and prudence as high priorities.

In general terms, we review bond program expenditures and outside audits to make sure the will of the voters, in passing these two important measures, is strictly followed in accordance with the wording of the original ballot measure. The group is charged with being the eyes and ears of the community, and this responsibility is highly respected by the committee members.

HOW DO WE DO THIS?

Aside from meeting at least three times during the year, we tour job sites, review the actions of the San Bernardino Community College District Board of Trustees on items related to the bond measures, and review the independent CPA bond program audit.

Our meetings provide an opportunity to discuss any questions we have regarding the actions of the Board of Trustees, staff, contractors, or program manager Kitchell/BRj. Progress of each project is detailed, including expenditures, budgeting, scheduling and planning. As much as possible, we try to voice concerns or questions prior to the meetings, but often we find questions are raised in these meetings, and staff and the outside program director will respond.

In the prior year's report we did not encounter any issues; this year was a clear exception. There were two issues of concern to the committee that will be discussed later in this report. It is important to note that this is the only published report that will detail the concerns of the committee, and it is the only report mandated by law to inform the public on the expenditure of bond proceeds. As such, we wish to focus the public's attention on these issues.

CBOC MEMBERSHIP

The oversight committee is currently comprised of eight representatives:

Ken Coate
Business Organization

Alaa El Awar
Student, Crafton Hills

Bob Erikson
Senior Citizen Organization

Albert Garcia
Community-at-Large

Sam Irwin
Foundation, Crafton Hills

Valerie Lichtman
Tax Payer Organization

Frank Reyes
Community-at-Large

Linda Roberts-Ross
Community-at-Large

Former members Richard Greenhagen, Community-at-Large, and Patrick Kirk Dorsey, Student, Crafton Hills, also served during the past year, and their attentive and consistent participation will be missed.

To the best of its ability, the Citizens Bond Oversight Committee believes that the San Bernardino Community College District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution.

WHAT WAS ACCOMPLISHED?

This last year some very exciting new facilities began to come out of the ground and a major renovation to the San Bernardino Valley College Auditorium was completed. The Auditorium was completely modernized and remodeled while maintaining its original architectural qualities. This facility will be a focal point for the local community and is a prize facility on the Valley campus. In addition, the new Gymnasium and Stadium project just underway is embracing many modern xeriscape approaches that will save the district considerable money in the future, and shows the district's desire to build responsibly in our changing climate. These changes to the original design, suggested by staff, are particularly commendable.

The Crafton Hills campus is seeing an almost complete revival with nearly \$90,000,000 in new facilities under construction. Some detail can be found at the end of this report; the complete monthly reports reviewed by the committee are best seen online at www.SBCCD.org.

The district has engaged in community outreach programs which encourage local participation, thus returning as much of the labor dollars back into the community as possible. We are proud to say that the participation of laborers living within the Inland Empire is approximately 61 percent. These levels of local participation exceeded our expectations, and we look at this as highly successful. Although these results are outside the oversight committee's directive, we felt it was important to let the community know of the other benefits of these bond measures.

This year the committee faced some challenging issues regarding the fiscal prudence of the Board of Trustees and the Chancellor. Actions with a direct effect on expenditures and pure construction value of the bond dollars being spent were not presented to the Committee, nor was the input of the

committee solicited by either the Chancellor or the Board.

The Board of Trustees chose to develop a surety bonding assistance program that will use an outside consultant, at a considerable cost, to assist small local minority and women-owned businesses with their bonding programs so that they compete on projects with the district. The presumption was that the potential additional bidders would create enough additional competition to overcome the cost of the program. No real data was provided to support this presumption, and the committee did not provide a vote of support. In addition, the program depends on the district providing forms of collateral on bonds written where the beneficiary (obligee) is the district itself. It is hard to explain the purpose of this circular type of indemnity arrangement, and it is certainly perplexing at best.

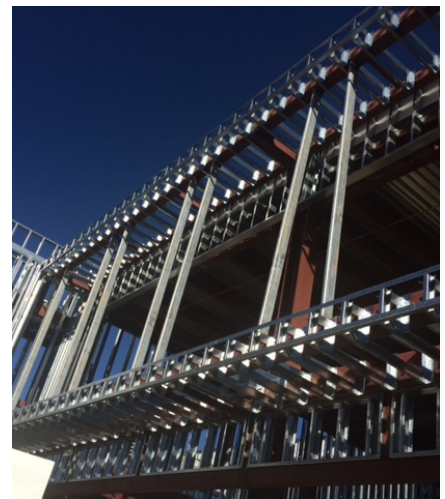
We will need to monitor the expenses and benefits of this program closely to see if it meets the standards of reducing costs whenever possible. We are concerned that evidence of cost savings was not of primary concern to the Board, nor was the input of the Oversight Committee even solicited.

More notable was the Board of Trustees passing a "Community Benefits Agreement" this December. This agreement is better known as a "Project Labor Agreement", and these agreements give substantial advantages to union contractors vs. non-union contractors. The Bond Oversight Committee spent a significant amount of time and effort to determine if there was cost savings, as required under Section 5 of California Educational Code 15278. We gathered information from local businesses, trade groups, staff and other interested parties, and determined there was no clear cost savings, and a potentially significant (10-20%) cost increase with no benefit to the community. The committee made every attempt to communicate this decision to

the Board, but we were not allowed to make our findings to the Board prior to the Board of Trustees voting to approve this agreement.

Despite consistent opposing arguments from student organizations and local stakeholders, as well as not taking the time to even hear the Citizens Bond Oversight Committee, regardless of our clear desire to present our well-researched findings and conclusion, the Community Benefits Agreement was approved. This rush to make a decision prior to hearing our report we find irresponsible, and we wish to make these actions known to the public.

Community colleges compete for students, and must serve their communities in many ways. By these modernizations and new facilities, the campuses at Crafton Hills and Valley College are prepared to provide the state of the art facilities designed to attract students and serve them well into the future. We encourage the community to visit each of the campuses and see these improvements personally, and we also encourage the community to scrutinize the Board actions when it comes to bond expenditures.



East side of the New Crafton Center

CONSTRUCTION PROJECTS

CHC PROJECTS UNDERWAY...

NEW SCIENCE BUILDING

Budget: \$26,120,106
Construction Start: 11/15/2013
Est. Completion: 7/14/2015

This is a new two-story, building that provides over 30,000 square feet of space with modern science labs to address the needs of the chemistry, microbiology, anatomy, and biology programs. The project consists of lab, lab support, lecture, and office spaces. Site improvements will also address campus circulation at the project site. The building is designed as laboratory-oriented to accommodate integration of technology, safety and accessibility and is designed to be LEED Silver.

OCCUPATIONAL EDUCATION 2 (OE2) BUILDING

Budget: \$24,163,647
Construction Start: 12/13/2013
Est. Completion: 6/1/2015

This project includes demolition of the existing OE2 building, construction of a new OE2 building, and site improvements. The new building will address the needs of the Fire Technology, Emergency Medical Services, Public Safety, and Respiratory Care programs. It consists of lecture, lab, office, vehicular storage and fire drill yard

spaces. There will also be a series of site improvements to address existing and future site conditions. The project is designed to achieve a LEED Silver rating.

NEW CRAFTON CENTER

Budget: \$30,063,070
Construction Start: 4/18/2014
Est. Completion: 10/31/2015

This project provides 46,000 square feet of space and consolidates college administration and a number of student services into one new building. The project includes a bookstore, food service, Student Life/Welcome Center, Administration, Financial Aid, Admissions & Records, Counseling, and Health Services. It is designed to achieve a LEED Silver rating, but is currently in Gold status.

MAINTENANCE & OPERATIONS (M&O) RENOVATIONS

Budget: \$1.3 M
Construction Start: 12/1/2014
Est. Completion: 5/31/2015

This project relocates the existing bookstore modular building to the M&O area. It includes renovation of the modular into offices for the M&O staff as well as site improvements. It also includes renovation of the existing M&O offices into storage for a more efficient storage facility.

CHC PROJECTS IN DESIGN...

COLLEGE CENTER RENOVATION

Budget: \$1,862,087
Expected Start: 6/1/2016
Est. Completion: 2/1/2017

This project incorporates code compliance upgrades for the entire building as well as reconfigures existing spaces. Mechanical, plumbing, HVAC and roof replacement will assist in the maintenance and operation for prolonging the longevity of the building. The reconfigured space will include an event center that the Campus can rent out to the community for events.

LABORATORY/ADMINISTRATION (LADM) RENOVATION

Budget: \$14,160,481
Expected Start: 1/1/2016
Est. Completion: 1/31/2017

This project incorporates code compliance upgrades for the entire building as well as reconfigures existing space into campus police facilities, lecture, lab and office space. The building will be brought up to current access and fire/life safety codes.

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Inside the New Crafton Center

CONSTRUCTION PROJECTS

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STUDENT SERVICES A RENOVATION

Budget: \$6,219,222
Expected Start: 1/30/2016
Est. Completion: 1/31/2017

This project incorporates code compliance upgrades for the entire building as well as reconfigures existing space into offices. The building will be brought up to current access and fire/life safety codes.

PERFORMING ARTS CENTER (PAC) RENOVATION

Budget: \$2,813,766
Expected Start: TBD
Est. Completion: TBD

The PAC project has been temporarily placed on hold, but further programming efforts will be conducted to determine appropriate scope and budget. Currently there is \$2.8 million allocated for this project and funded through Measure M. It is known that additional monies will be needed to complete the desired scope of a full renovation.

CHC PROJECTS COMPLETED...

PE COMPLEX

Budget: \$6,990,050
Construction Start: 8/9/2013
Completion: 7/31/2014

This project provides 10,000 square feet of new space to address the Health & Physical Education program needs. It includes dance/yoga space, fitness center, and office spaces. Site improvements will include Americans With Disabilities Act (ADA) access to the new Aquatic Center. The project is designed to achieve a Leadership in Energy & Environmental Design (LEED) Platinum rating.

OCCUPATIONAL EDUCATION 1 BUILDING ROOF REPAIR

Budget: \$250,000
Construction Start: 6/14/2013
Completion: 7/15/2013

This project was required to keep the building safe and operable for several more years. It included roof replacement, partial door replacement and door hardware replacement for lockdown. Planned for future renovation is floor replacement, repainting, and associated hazardous material abatement.

CIRCUITS A & C

Budget: \$300,000
Construction Start: 3/15/2013
Completion: 6/30/2013

This project involved relocation of Circuit C within the footprint of the future Science Building and abandonment of the aged and failing Circuit A, with a reroute to circuit G/D.

SOLAR FARM

Budget: \$3,642,291*
Construction Start: 6/1/2011
Completion: 1/25/2013

A 1.35MW Solar Farm was constructed. The project included installation of 140 concentrated photovoltaic arrays which will provide 85-95% of Crafton Hills College electricity needs.

*Total Solar Farm Budget was \$7,142,291 with \$3,500,000 funded by Measure P.

SBVC PROJECTS UNDERWAY...

GYMNASIUM & STADIUM

Budget: \$68,396,038
Construction Start: 6/13/2014
Est. Completion: 11/17/2016

Phase 1 of this project includes demolition of existing tennis and handball courts, hazardous-materials remediation, site work, utility disconnection, and tie-back. Phase 2 is for the construction of a 146,007 square foot, three-story gymnasium building, including ticket booths, concessions, field buildings, bleachers and press box. The project includes a fitness room, men's and women's locker rooms, two basketball courts, a group exercise room, staff office space, and lecture rooms. In addition, the project will provide new sports field lighting, and drought tolerant landscaping. The project is designed to achieve a LEED Silver rating.

APPLIED TECHNOLOGY BUILDING, – PHASE I

Budget: \$5,768,906.00 (Phases I and II)
Construction Start: 1/16/15
Est. Completion: 7/31/15

Phase I of this project is a renovation of mechanical, electrical and plumbing systems, including reallocation of program educational space utilization, in the East

Wing of the Building. This project includes needed upgrades of outdated utility infrastructure systems for safety, code and features that are no longer suitable or functional for the program today.

SBVC PROJECTS IN DESIGN...

APPLIED TECHNOLOGY BUILDING – PHASE II

Budget: \$5,768,906.00 (Phases I and II)
Expected Start: TBD
Est. Completion: TBD

Phase II of this project is in Pre-Design phase. The scope of work would include necessary safety and building upgrades needed for the functionality main building. Tentatively, the scope of work includes additional ventilation of the Tool Room and Laboratory spaces, roof repair, and replacement of swamp coolers.

KVCR PARKING LOT

Budget: \$100,000
Expected Start: May 2015
Est. Completion: August 2015

The project will consist of additional parking spaces adjacent to the KVCR/Media and Communications Building. Scope of work includes grading, paving, striping, slurry seal over existing paving, redwood headers in lieu of curbs, irrigation, and electrical work.

SBVC PROJECTS COMPLETED...

AUDITORIUM RENOVATION

Budget: \$10,762,085
Construction Start: 6/28/2013
Completion: 8/16/2014

This project is a renovation of the SBVC's 40,500 square foot auditorium. It includes the rehabilitation and renovation of the existing auditorium building, including mechanical, electrical and plumbing upgrades. The renovation work includes the box office, accessible restrooms, dressing rooms, workshop, black box green room, storage and orchestra pit. It also includes site work, a student plaza, new accessible paths, and restoration of the original historic aesthetic fabric. Project is scheduled for LEED certification.

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CONSTRUCTION PROJECTS

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BUSINESS BUILDING RENOVATION

Budget: \$9,679,430
Construction Start: 6/15/2012
Completion: 8/15/2013

This project renovated the existing Business Building including classrooms, assembly and meeting rooms, offices, landscaping, and site utilities. Improved original building and square footage of 34,000 was increased to 37,890. Upgraded staff offices, restrooms, ADA upgrades, and drought tolerant landscaping. Project is scheduled for LEED Silver Certification.

ADVANCED FIELD IMPROVEMENT PROJECTS

Budget: \$527,801
Construction Start: 5/15/2013
Completion: 7/15/2013

The advanced field improvement projects were conducted via small Uniform Construction Cost Accounting Program

projects in preparation for the upcoming gymnasium project. The existing athletic fields are being revised to incorporate the new building, bleachers and support building layouts.

ADA/SITE SIGNAGE

Budget: \$4,164,141
Construction Start: 5/15/2012
Completion: 5/15/2013

The Americans with Disabilities Act (ADA) project addresses campuswide ADA compliance. The four current construction projects – Gym, Business Building, Central Plant and Auditorium – incorporate walkway repairs within their respective limits of work and a separate ADA upgrade project repaired walkways at the Administration/ Student Services Building, Technical Building, Campus Center and bus stop areas. The Signage project included pedestrian and vehicular way-finding signage improvements throughout campus.

CENTRAL PLANT

Budget: \$17,203,702
Construction Start: 3/15/2012
Completion: 5/15/2013

A new central plant was constructed to provide campuswide cooling. The project consisted of a new central plant building, associated open cooling tower yard, thermal energy storage tank, underground utilities distribution system, and conversion of existing chilled water and rooftop units to the new chilled water source. Over five miles of chilled water piping was installed throughout the campus during the academic calendar. A 60-foot thermal energy storage tank provide the campus with available chilled water in lieu of operating large chillers during peak utility periods. Forecasted utility savings for SBVC are estimated at \$240,000/year and provide long term energy savings to campus utility costs.

Newly Renovated Auditorium at SBVC



For more information on the San Bernardino Community College District construction program, go to www.SBCCD.org/Construction_Program.

SAN BERNARDINO COMMUNITY COLLEGE DISTRICT
PROPOSITION 39 SCHEDULE OF EXPENDITURES

Fiscal Year Ended June 30, 2014

	Total Project Cost Through June 30, 2013	Costs Incurred During Current Year	Total Project Cost Through June 30, 2014
Approved Measure M Bond Projects			
SBVC Gymnasium and Stadium	\$ 5,979,534	\$ 1,172,500	\$ 7,152,034
SBVC Business Building Renovation	7,307,039	2,074,133	9,381,172
SBVC Site Infrastructure/ ADA Compliance Pro	3,448,941	(433,050)	3,015,890
SBVC Cafeteria	637,125	10,714	647,839
SBVC Central Plant/Infrastructure	16,515,209	550,917	17,066,126
SBVC Auditorium Renovation	1,387,785	7,430,315	8,818,100
SBVC Soccer Field Renovation	-	116,987	116,987
SBVC Baseball Netting Project	-	68,874	68,874
SBVC K Street Lighting	-	110,462	110,462
SBVC Applied Technology	-	217,555	217,555
CHC Student Services Building (Crafton Center)	3,971,547	2,928,727	6,900,274
CHC Science Building	2,704,288	3,633,043	6,337,331
CHC Physical Education Complex	1,145,684	4,798,109	5,943,793
CHC Performing Arts Center Renovation	224,777	(3,419)	221,358
CHC LADM Renovation	467,415	694,954	1,162,369
CHC Occupational Education 1	2,319	278,057	280,377
CHC Occupational Education 2	2,042,670	5,570,249	7,612,919
CHC College Center Renovation	204,913	(28,805)	176,108
CHC Student Services A Renovation	409,359	221,946	631,304
CHC Maintenance and Operations Renovatio	38,652	82,567	121,219
CHC Solar Farm	3,896,762	4,682	3,901,444
CHC Chemistry Health Science Renovation	-	165,590	165,590
CHC Parking Lot N	-	159,705	159,705
CHC Directional Signage	-	18,109	18,109
CHC Classroom Building Renovation	-	69,800	69,800
Total Measure M Projects	\$ 50,384,019	\$ 29,912,721	\$ 80,296,740
Approved Measure P Bond Projects			
CHC Learning Resource Center	20,221,272	1,998	20,223,270
CHC Community Recreation Facility	12,609,719	3,482	12,613,201
CHC Physical Education Complex	-	262,183	262,183
CHC Science Building	-	897,451	897,451
Total Measure P Projects	\$ 32,830,991	\$ 1,165,114	\$ 33,996,105


Citizens Bond Oversight Committee

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