



# Citizens Bond Oversight Committee

## 2012-13 Report to the Community

December 2013

Ken Coate, Chairperson

### 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 the bond measures passed by the voters and as directed by Proposition 39.

In general terms, we review expenditures, and the outside audits of the District’s bond program to make sure the will of the voters, in passing these two important bond 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 Committee members.

### How Do We Do This?

Aside from meeting five times during the year, we toured job sites, reviewed items submitted to the San Bernardino Community College Board of Trustees on all actions related to the bond measure and the Independent CPA Audit of the bond program.

Our meetings provide an opportunity to discuss any questions we have regarding the actions of the Board of Trustees, staff and the program manager Kitchell/ BRJ. Progress of each project is

detailed, including expenditures, budgeting, scheduling and planning. We try to voice concerns or questions prior to meetings as much as possible, but often we find questions are raised in these meetings, and staff and the outside program director will respond.

In this last year we never left a meeting feeling unsatisfied that any concern was not properly addressed, or that the serious nature of oversight was compromised.

### Who Does This?

The Oversight Committee is comprised of a minimum of seven members.

- Sam Irwin, Foundation Representative, CHC
- Bob Erikson, Senior Citizen Organization Representative
- Ken Coate, Business Organization Representative
- Richard Greenhagen, Community-at-Large Representative
- Valerie Lichtman, Tax Payer Organization Representative
- Patrick Kirk Dorsey, Student Representative, CHC
- Albert Garcia, Proposed Community-at-Large Representative

This is the current composition; during this last year we also served with Judi Battey, CHC Foundation Representative; Larry Edmundson, Community-at-Large Representative; and Aaron Contreras, CHC Student Representative. These members’ terms ended during the last year, and their service was greatly appreciated.

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We are currently seeking additional Community-at-Large members to join this important and dynamic group. To apply, please contact Kelly Goodrich at 909-382-4022 or via email at [kgoodric@sbccd.cc.ca.us](mailto:kgoodric@sbccd.cc.ca.us).

This report, by law, could simply state that the Committee believes that the expenditures of the District on these project was consistent with the two bond measures (which it absolutely does). However, we felt there was a greater purpose to the Committee, and for the community, to provide some additional insight into these activities and why we came to this conclusion.

The author Doug Copeland once said, "If a building looks better under construction than it does when finished, then it's a failure." The Committee must look through the process to have a vision of the end — to what the benefit to the District will be, how the work will serve the students and the community, and be fair to all parties in the process. By being both good stewards of the bond money and a fair business partner to the construction community, the District has been able to maximize the bond funds. We wished to point out that the daily struggle to accomplish this by the District and Kitchell/BRj is applauded by the Committee.

The Committee observed the District's acumen for problem solving in avoiding litigation, and trying to make any conflicts part of an overall learning curve to avoid their repetition. The time and expense of litigation rarely serves a public entity well, and the District's ability to navigate through this many construction dollars with minimal litigation is admirable.

### What Was Accomplished?

In the last year not only were significant facilities put in place, but some state-of-the-art energy modernizations. These are just some highlights; the descriptions, facts and figures follow this narrative.

At Valley College a campus-wide thermal energy storage facility was put in place which will reduce the campus' need for energy during peak utility periods, saving considerable utility costs, reducing our carbon footprint and providing consistent and effective climate control.

Near the Central Plant, the old Business Building was transformed from a tired, outdated facility to an efficient state-of-the-art facility within one year, and within budget. The ability to envision the current facility, and it's pending Silver Leadership in Energy and

Environmental Design (LEED) certification, from the original building was an impressive showing of creativity and efficiency. New signage outside and on campus serve the community and campus in a manner consistent with the improved facilities.



Crafton Hills College is on the precipice of a major transformation in the next two years. So much of the construction process involves planning and budgeting of which the public often isn't aware or focused on until they see the start of actual

construction. The configuration of the Crafton campus created many challenges, but because of the conscientious efforts of the staff and program manager, this year we will see the beginning of an impressive new PE Complex,

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Student Center and Science Building with minimal effects on campus logistics.

The new Solar Farm is online and expected to provide 85-95 percent of the campus' electricity needs, and the LEED Silver and Platinum designations of the new facilities denote the environmental responsibility of the District.

The District has engaged in community outreach programs, encouraging local participation as much as possible, 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 70 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.

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.



**Construction Projects**

**Projects Underway...**

**PE COMPLEX**

**BUDGET: \$6,990,050**

**CONSTRUCTION START: 8/9/2013**

**EST. COMPLETION: 6/9/2014**

*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 ADA access to the new Aquatic Center. The project is designed to achieve a Leadership in Energy & Environmental Design (LEED) Platinum rating.*

**NEW SCIENCE BUILDING**

**BUDGET: \$26,120,106**

**CONSTRUCTION START: 11/15/2013**

**EST. COMPLETION: 6/1/2015**

*This is a new two-story, fire-sprinklered 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**

**EXPECTED 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*

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

**Projects in Design...**

**NEW CRAFTON CENTER**

**BUDGET: \$30,063,070**  
**EXPECTED START: 3/18/2014**  
**EST. COMPLETION: 7/31/2015**

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: \$967,595**  
**EXPECTED START: 5/1/2014**  
**EST. COMPLETION: 10/31/2014**

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.

**COLLEGE CENTER RENOVATION**

**BUDGET: \$1,862,087**  
**EXPECTED START: 1/1/2016**  
**EST. COMPLETION: 7/31/2016**

This project incorporates seismic retrofit recommendations for the entire building as well as reconfigures existing space into lecture, lab, and office spaces. The building will be brought up to current codes.

**LABORATORY/ADMINISTRATION**

**(LADM) RENOVATION**

**BUDGET: \$14,160,481**  
**EXPECTED START: 1/1/2016**  
**EST. COMPLETION: 1/31/2017**

This project incorporates seismic retrofit recommendations 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 seismic, access and fire/life safety codes.

**STUDENT SERVICES A RENOVATION**

**BUDGET: \$6,219,222**  
**EXPECTED START: 1/30/2016**  
**EST. COMPLETION: 1/31/2017**

This project incorporates seismic retrofit recommendations for the entire building as well as reconfigures existing space into offices. The building will be brought up to current seismic, 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.

**Projects Completed...**

**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, door hardware replacement for lockdown, 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.*



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**Construction Projects**

**Projects Underway...**

**AUDITORIUM RENOVATION**

**BUDGET: \$10,762,085**  
**CONSTRUCTION START: 6/28/2013**  
**EST. COMPLETION: 6/6/2014**

*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.*

**Projects in Design...**

**GYMNASIUM & STADIUM**

**BUDGET: \$58,224,107**  
**EXPECTED START: 3/14/2014**  
**EST. COMPLETION: 8/7/2016**

*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.*

**TECHNICAL BUILDING**

**BUDGET: \$3,658,000**  
**EXPECTED START: 12/15/14**  
**EST. COMPLETION: 6/1/2015**

*This is a renovation of mechanical, electrical and plumbing systems, including reallocation of program educational space utilization. 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.*

**Projects Completed...**

**BUSINESS BUILDING RENOVATION**

**BUDGET: \$9,679,430**  
**CONSTRUCTION START: 6/15/2012**  
**COMPLETION: 8/15/2013**

*This project renovated the existing Business Building including class-*

*rooms, 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.*

- Demo Discus Pit: Remove netting, poles, sleeves, footings and concrete pit completely, backfill to match existing field grade.
- Demo Batting Cage: Remove cage and all footings, fill-in to match existing grade.
- Demo Softball Fence: Remove softball fence in its entirety including fence post footings etc., and backfill to match existing grade.
- Demo Shot Put: Remove existing shot put and backfill to match grade.



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- *Grading: Softball field, soccer field and demo areas.*
- *Sod : Softball field, discus pit area, shot put area.*
- *Fencing: Install 8' chain-link fence along the south and west sides of the soccer field .*

**ADA/SITE SIGNAGE**

**BUDGET: \$4,164,141**

**CONSTRUCTION START: 5/15/2012**

**COMPLETION: 5/15/2013**

*The Americans with Disabilities Act (ADA) project addresses campus-wide 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 requirements. 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.*

**Schedule of Expenditures by Project for Measure M  
Fiscal Year Ending June 30, 2013**

<i>Measure M Projects</i>	Total Project Cost Through June 30, 2012	Costs Incurred During Current Year	Total Project Cost Through June 30, 2013
SBVC Gymnasium and Stadium	\$ 5,452,030	\$ 527,504	\$ 5,979,534
SBVC Business Building Renovation	3,229,027	4,078,012	7,307,039
SBVC Site Infrastructure/ADA Compliance Project	1,012,415	2,436,526	3,448,941
SBVC Cafeteria	658,911	(21,786)	637,125
SBVC Central Plant/Infrastructure	8,554,512	7,960,697	16,515,209
SBVC Stadium & Field Improvements	194,636	(97,189)	97,447
SBVC Auditorium Renovation	971,179	416,606	1,387,785
CHC Science Portable Classroom	4,249,260	3,391	4,252,651
CHC Student Services Building (Crafton Center)	2,318,070	1,653,477	3,971,547
CHC Science Building	968,016	1,736,272	2,704,288
CHC Central Plant/Energy System	804,356	(103,009)	701,347
CHC Lighting/ADA Upgrades	12,156,040	49,031	12,205,071
CHC Physical Education Complex	169,479	976,205	1,145,684
CHC Performing Arts Center Renovation	27,971	196,806	224,777
CHC LADM Renovation	209	467,206	467,415
CHC Occupational Education 1	-	2,319	2,319
CHC Occupational Education 2	397,847	1,644,823	2,042,670
CHC College Center Renovation	15,110	189,804	204,914
CHC Student Services A Renovation	10,796	398,563	409,359
CHC Maintenance and Operations Renovation	209	38,443	38,652
CHC Solar Farm	3,791,667	105,095	3,896,762
<b>TOTALS</b>	<b>\$ 44,981,740</b>	<b>\$ 22,658,796</b>	<b>\$ 67,640,536</b>