

**ANNUAL REPORT
BOND MEASURE S
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**



**RESPECTFULLY SUBMITTED BY
CITIZENS OVERSIGHT COMMITTEE**

David Fowble
Henry Lacayo
Richard Litton
Kathleen Miller
Dick Thomson
Bonnie Weigel
Michael Wesner (Chair)

June 2012

CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT

General Overview

This 2012 annual report describes the status of the Measure S Bond Construction program first enacted into law by the voters of Ventura County in 2002.

The Citizens Oversight Committee has continued to meet on a quarterly basis at the various campus locations within the District. The Committee, although experiencing some changes in its membership, has continued in its oversight role bolstered by the collective experience of its members, many of whom were original members and who have returned to serve an additional term.

Of interest to the Committee over the last year has been the effect of the changes in the economic fortunes of the construction industry and the resultant impact upon the Measure S Program. Since the economic deterioration in the economy has remained unchanged, the consequences to the program have been significant. Apart from the “more formal” expectations of this state of affairs such as the bankruptcies of both General and Sub contractors, there have been ramifications to project delivery and completion in ongoing projects.

Such activities have increased the litigious atmosphere of contract management and the District has been forced to enter into legal “discussions” with its general contractors and their sub contractors on a number of occasions. The Committee has been kept abreast of these issues and concurs with the District in their resolution.

As is expressed and demonstrated elsewhere in this report, the Measure S Construction Program is reaching its final stages. Planning is afoot to ensure an orderly disengagement of the various entities involved in its management while preserving the integrity of the program and protecting the interest of the District and thus the tax payer.

Presently, the majority of the approved projects have been completed or are in development. Those not yet completed are either in their final stages of construction or are awaiting approvals from the Division of the State Architect to proceed to the bidding stage. At this time it is anticipated final completion of the program will occur sometime toward the end on 2014.

Further detailed information may be obtained by accessing the Ventura County Community College website, www.vcccd.edu and accessing section “Bond Measure S.”

Board Membership

Guillermo Partida’s term ended September 30, 2011. New member Bonnie Weigel joined the board. The current Citizens Oversight Committee is as follows:

<u>Member</u>	<u>Term Ending</u>
Bonnie Weigel	9-30-13
David Fowble	9-30-12
Dick Thomson	9-30-12
Henry Lacayo	9-30-13
Kathleen Miller	9-30-12
Michael Wesner	9-30-13
Richard Litton II	9-30-13



Ventura County Community College District

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DR. JAMES MEZNEK
CHANCELLOR

June 11, 2012

Re: Ventura County Community College District
Bond Measure S - Citizens Oversight Committee Annual Report - 2012

To the Board of Trustees and the Citizens of Ventura County:

On behalf of the Citizens Oversight Committee of the Ventura Community College District's Measure S Bond Program, it is my pleasure to issue the Committee's Annual Report for 2012. The past year has proved to be one of continued advancement toward the completion of the Measure S Bond program and the realization of the Capital program goals of the Ventura County Community College District.

This year sees the tenth year of the Measure S Bond Program, and as described in our report for last year progress toward the completion of the program continues apace. This committee has been kept informed of many of the day to day issues surrounding the program and also has been made cognizant of major individual problems as they have emerged and have been kept apprised as to progress in their resolution and final outcome. Most of the issues which have been described to the Committee have been of a legal nature and most of these involve the performance of general contractor(s). The experience and anxiety of past years with regard to the economic hardships facing the construction industry has come to fruition and alongside issues of performance the bankruptcy of both general contractors and sub contractors has lent additional difficulties to overall management.

Mention should be made of the careful planning taking place to ensure an orderly and cost effective strategy to close the program as the final projects reach fruition. This year has seen the first reduction in the overall management team, a situation which will continue. Of concern is the possibility of reduction in support and staffing on a more global level which could prove to be detrimental to the overall program and in so doing compromise the reputation of an otherwise acclaimed and highly successful program.

In its fiduciary responsibility the Committee has closely monitored expenditures and fiscal decision making and once again congratulates the District on the successful audits of the program.

It should not go unnoticed that the reduction in staffing sees the departure of a number of individuals both at the District and Project Management level, the committee recognizes the contributions of these individuals and wishes to express its thanks and good wishes for a "job well done."

Cordially,

Michael Wesner, Chair
Bond Measure S Citizens Oversight Committee

OXNARD COLLEGE

Completed Projects

Several Measure S projects at Oxnard College have been completed including:

- North parking Lot and Storm Drain Improvements
- Child Development Center Renovations
- Athletic Facilities – Gymnasium Renovations
- Athletic Facilities – New Track and Soccer Fields, Bleachers & Softball Field
- Existing LRC – Telephone MDF Renovations
- New Maintenance Warehouse
- Piped Utilities Systems Upgrades
- Electrical System Upgrades
- New Student Services and Food Services Center
- Renovation of the Auto Technology Building
- Performing Arts Classroom and Auditorium
- Renovation of the LRC (New Addition)

Performing Arts Classroom & Auditorium



LRC Renovation/New Construction



Current Projects

Current projects at Oxnard College include the designs for the new Dental Hygiene building and the Renovation of the Old LRC. Both of these projects are waiting for DSA approval before construction can begin. Also the demolition of the old modular buildings that housed the EAC/ Assessment Center, Campus Police and Health Center is planned. These departments were relocated into the new Student Services Center.

Future Projects

The Dental Hygiene and Renovation of the Old LRC projects will be the last major Measure S projects. Depending on the amount of Measure S funds left after those projects are complete, there may be small repair projects (painting, roofing, etc.) to complete.

Dental Hygiene



VENTURA COLLEGE

Completed Projects

Several Measure S projects at Ventura College have been completed including:

- Science Building Upgrades (Cadaver Room)
- East Parking Lot Renovation
- New LRC & Fire Access Road
- Renovation of Building D (old Library) – Student Services Center
- Renovation of Building B – Food Services
- Renovation to Building F – Communications
- Athletic Facilities- New Track and Field, Scoreboard, Exterior Bleachers (with audio and lighting systems), Concession and Restroom Facility, Track and Field Events Facilities and Equipment, and Interior Bleachers
- Technology, General Purpose Classrooms & Health Science Center (AT/GPC/HSC) project
- Major renovations to the existing G Building (Theatre)
- Major Renovations to the existing Building S (Automotive, Welding, Machine Technology)
- Demolition of Swimming Pool and Support Structures.



Theater 'G' Building



Current Projects

Current projects at Ventura College include the designs for the new Applied Science building and the Renovation of Building H (Fine Arts). Both of these projects are waiting for DSA approval before construction can begin.

Future Projects

The new Applied Sciences building and the Renovation of Building H (Fine Arts) will be the last major Measure S projects. Depending on the amount of Measure S funds left after those projects are complete, there may be small repair projects (painting, roofing, etc.) to complete.

MOORPARK COLLEGE

Completed Projects

Several Measure S projects at Moorpark College have been completed including:

- New LRT (Library)
- Parking Lot Renovations
- New Child Development Center
- New M & O Warehouse
- EATM Storm Drain Project
- Gymnasium Bleachers Replacement
- New Academic Center
- New Health Science Center
- Improvements to the Campus Electrical Infrastructure System
- New EATM building



Exotic Animal Training & Management



Current Projects

Current construction projects at Moorpark College include the designs for the new Parking Structure, Renovations to Fountain Hall and Improvements to the Site Gas Distribution System. The Parking Structure and Renovations to Fountain Hall are waiting for DSA approval before construction can begin.

Future Projects

The new Parking Structure, Renovations to Fountain Hall and Improvements to the Gas Distribution System are the last major Measure S projects. Depending on the amount of Measure S funds left after those projects are complete, there may be small repair or other projects (painting, roofing, etc .) to complete.



CAMARILLO SITE

Completed Work

Much of the work at the Camarillo site has already been completed including:

- Phase II environmental reports
- Application to the State Department of Toxic Substance Control (DTSC) for cleanup of the TCE plume
- Demolition of the old bunkers, including recycling the concrete for use at other VCCCD locations
- Grading work for the Regional Fire, Sheriff & Police Education and Training Academy
- Radiation Testing
- Electrical & Telephone System Upgrades
- New Fire, Sheriff & Police Education and Training Academy



Current Projects

Environmental Clean-up

The site cleanup is continuing and the Consultant, Rincon Consultants, has performed the initial round of soil treatment. The results are being reviewed by the State Department of Toxic Substance Control (DTSC). Selected activities will continue in conjunction with input and reviews from DTSC as the project nears approval for closure.