

**ANNUAL REPORT  
BOND MEASURE S**

**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**



**RESPECTFULLY SUBMITTED BY  
CITIZENS OVERSIGHT COMMITTEE**

William G. Kiefer  
Steven L. Kinney  
Manuel Lopez  
Guillermo Partida  
Nancy Pham  
Richard Regnier  
James D. Stueck (Chair)

May 2009



# Ventura County Community College District

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DR. JAMES MEZNEK  
CHANCELLOR

May 30, 2009

Re: Ventura County Community College District  
Bond Measure S  
Citizens Oversight Committee Annual Report - 2009

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

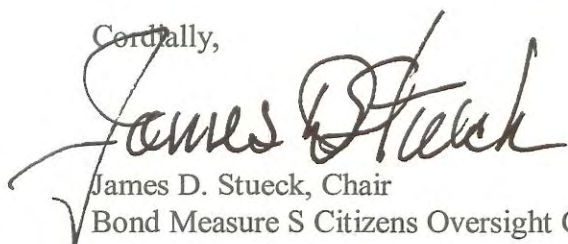
On behalf of the Citizens Oversight Committee of the Ventura Community College District's Measure S Bond Program, it is my pleasure to issue the Committee's Annual Report for 2009.

The past year has proved to be one of significant advancement toward the completion of the Measure S Bond program and the realization of the goals of the Capital program of the Ventura County Community College District.

The past year has seen the program "kick into high gear" with the commencement of "major building" construction at the three campus locations. When completed, these projects will essentially complete the construction of the Trustee Priorities for the Measure S Bond Program as determined at the onset of the program. As this phase of the program reaches conclusion discussions will take place as to the utilization of remaining funds to construct other projects delayed in response to the uncertainties of the construction market. Similar discussions will take place regarding the supplementing of "normal" state funding for individual projects as a result of their withdrawal due the overall state budget crisis.

On behalf of the Oversight Committee I wish to once again reflect our satisfaction with the highly positive annual audit report prepared by the Districts Independent Auditors. Such findings have become a regular event in the management of this program; nevertheless, they should not be taken for granted for they reflect the commitment and expertise of those involved. As a consequence of the committee's involvement during the past year in the oversight of the program and the ensuing audit report, we wish to inform the community of our confidence and support of the program and congratulate the District and its staff on a highly successful year.

Cordially,



James D. Stueck, Chair  
Bond Measure S Citizens Oversight Committee

# **CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT**

## **General Overview**

This 2009 annual report covers the eighth year of an eleven year construction program made possible by the passage of Measure S Bond by the people of the County of Ventura in 2002.

This past year has seen the District enter into the “beginning of the final stages” of the program as defined by the Board of Trustees of the District in 2001. Consequently, this year has seen the commencement of major buildings at all three campus locations with the remainder in the final planning stages with construction beginning this coming year. As described in previous reports the Measure S Construction Program has until now been concerned mainly with repairs and infrastructure issues most of which have been “invisible” to the casual observer. While this work continues, the general public can look forward to seeing the completion of a number of major buildings while others are under construction.

The difficult situation experienced with the fiscal condition of the State has not been of such a critical nature to the Measure S Bond Program. The District experienced little, if any problems in the sale of its remaining bonds necessary for the programs continuance. The impact of the budget crisis was felt on those projects which were funded by both Measure S and the State Capital Program. Since the severe cut back in state funding in this area, the Measure S Bond Program has supplemented these funds and so allowed the program to continue.

While the fiscal crisis has become a national issue, its effect upon the Measure S Bond Program has been negligible other than in the State funding. On the contrary, the District has experienced a significant drop in construction pricing through its bidding process; a reversal of earlier times and now more in line with original estimates at the time of the bond passage.

As in the past, the District attempt to reduce the impact of its expenditures on individual property tax assessments continues and will continue to be of concern to the fiscal management of the program.

The following report identifies the status of the construction program and its financial standing.

Further detailed information may be obtained by accessing the Ventura County Community College website, [www.vcccd.edu](http://www.vcccd.edu) and accessing section “Bond Measure S”

## **Board Membership**

A new student representative Nancy Pham replaced Brian Rouse in April. The current Citizens Oversight Committee is as follows:

	<u>Term Ending</u>
Manuel Lopez	9-30-09
Guillermo Partida	9-30-09
James D. Stueck	9-30-09
William G. Keifer	9-30-10
Steven L. Kinney	9-30-10
Richard Regnier	9-30-10
Nancy Pham	4-15-11

# **OXNARD COLLEGE**

## **Completed Projects**

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

- North parking Lot & 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

## **Current Projects**

Current construction projects at Oxnard College include the new Student Services and Food Services Center, the Performing Arts Classroom and Auditorium, and the Auto Tech Renovation. The grading for the building pad for the LRC Expansion was recently completed and the LRC building will be bidding in the next few months.



## **Student Services Center and Food Services Center**

This project consists of the Admission and Records office and a new Cafeteria. The Student Services Center will consolidate student administrative services into a one-stop center, including Admissions, Assessment, Business Office, Campus Administration, Disabled Students, Matriculation, Student Health, and Transfer Center. The cafeteria is an attached structure with interior and exterior dining areas, with capacity for 150 to 300 people. The Student Services Center is a two story structure with a gross area of approximately 38,000 S.F., and has achieved a construction progress of 99% complete to date. Furniture deliveries will start in mid June and this activity is expected to be completed by mid July 2009.



Oxnard College Student Services Center West Elevation





Oxnard College, Student Services Center East Elevation



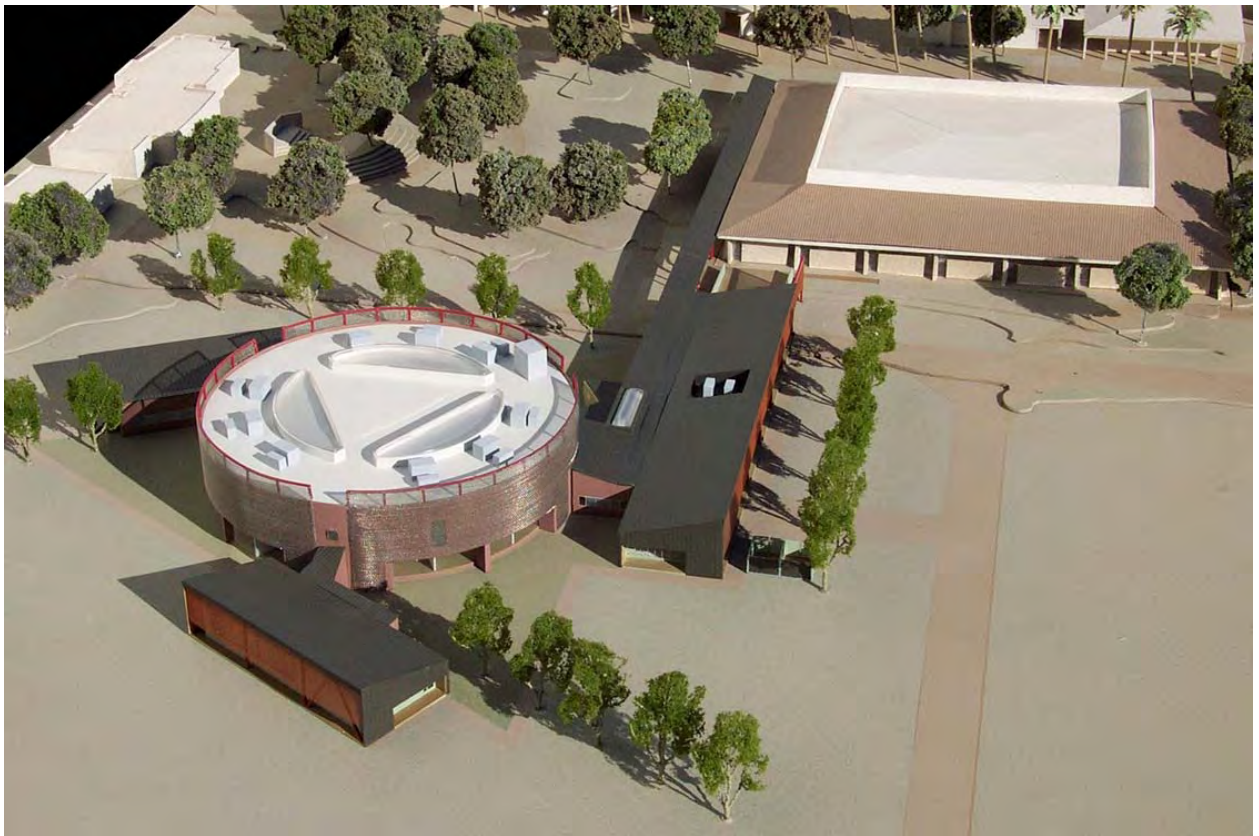
Oxnard College, Student Services Center, Lobby

### **Learning Resources Center (LRC) Renovation**

The Learning Resources Center is a 38,000 gross S.F. building and will provide a state-of-the-art LRC will include the following spaces:

- Open computer lab
- Large and small group study rooms
- Media collection
- Large and small media study rooms
- Reference collection and support space
- Electronic classroom
- Tutorial areas and rooms
- Study areas
- Reading areas
- LRC administration and support
- Technical services

Design Phase. The design phase of the LRC is about 90% completed. Currently we are under the last phase of the Department of the State Architect's (DSA) plan check review. DSA approval is expected in June. The Bid process will start immediately after DSA approval with the Bid opening date scheduled by the beginning of Aug. 2009. Construction should begin by September 2009 (*see renderings below*).





Oxnard College, Learning Resources Center



Oxnard College Learning Resources Center (Graded Site)



## **Performing Arts Classroom and Auditorium**

This building is composed of the following three entities:

- 400 seat multipurpose auditorium
- 100 seat black-box theater
- Oxnard College Television Studio, pre-production and post-production facilities

The project's construction phase started July 11, 2008. The project site is located at the northwest corner of the Oxnard College Campus where North Campus Drive and Rose Avenue meet. It is just south of the new Parking Lot H and will be adjacent to the proposed new Learning Resource Center (LRC). Upon completion, the Performing Arts complex, along with the new LRC, will create a prominent semblance for any on-lookers travelling along Rose Avenue.

The State had initially planned on contributing \$7.511 million to the project, but due to the tumultuous condition of our economy, State funding may not be awarded. Heery International is working with the design team, the contractor and the College to overcome this potential budget shortfall.

### **Project Staffing**

The Architect of Record is Doug Brown from MVE Institutional.

Heery International serves as construction manager. Michael Boulton is the project manager, and Victor Hoang is the project engineer.

The general contractor is Woodcliff Corporation, and their contract amount is \$16.890 million.

### **Project Status**

Existing soil conditions presented unexpected challenges and required over-excavation and re-compaction of an approximate area of 40,000 square feet by 9 feet deep to establish a solid base for the project. Two major 36" diameter existing storm sewer lines were relocated to accommodate the project's footprint.

As of May 2009:

- All underground utilities are in place
- Building pad is complete and footings have been placed
- Slab for OCTV has been poured
- Masonry work is approximately 50% complete
- Structural steel framing has started on all three areas. Steel columns have been erected and are clearly visible from neighboring streets. The OCTV building is furthest along in development with roof steel recently placed.

### **Notable Notes**

Several key players on this project are local and are headquartered in Ventura County:

- Li & Associates, Structural Engineer - Thousand Oaks
- Nothing and Associates Inspection Consultants, Inspector of Record - Newbury Park
- Geo-Techniques, materials testing and inspection - Ventura
- Lindero Masonry, masonry contractor - Newbury Park
- Scott & Sons Electric, electrical contractor - Ventura



- Coustic-Glo, acoustical ceiling contractor - Simi Valley
- M&M Mechanical, plumbing contractor – Carpinteria

Performing Arts Classroom & Auditorium: Auditorium South Face



Performing Arts Classroom & Auditorium: South Perspective





## Auto Tech Renovation

### Project Description

- New overhead doors on Auto Service & Auto Body shops
- New ventilation system for Auto Body and Auto Service shops (supply and exhaust)
- Correct existing ADA violations
- Provide new paved storage area for existing storage containers
- Correct current fire code violations in existing paint booth metal building enclosure
- Correct current seismic violations in existing paint booth metal building enclosure
- New exhaust ventilation system in body shop corrects existing AQMD violations
- Provide additional lot lights for better security due to increase in student load for evening classes
- Provide and install new state of the art paint booth and associated equipment to meet current AQMD regulations for water based paints
- Provide / install new dual air compressor system for exclusive use by Auto Body shop
- Install new metal building enclosure around new paint booth location
- Removal and proper disposal of many years of accumulation of abandoned vehicles, junk cars, and car parts

### Project Information

Original Contract Price: \$749,821.00

Change Orders to date: Five @ \$226,597.53

General Contractor: Pat McCarthy Construction & Development

All subcontractors for this project are from Ventura County. Metal Building vendor is from Nevada.

This project is scheduled for completion mid-June 2009.

Auto Tech: Inside the New Metal Building's Structure



Auto Tech: New Metal Building Enclosure Around New Paint Booth



# **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

## **Current Projects**

The new Advanced Technology, General Purpose Classrooms & Health Science Center (AT/GPC/HSC) project is currently under construction at Ventura College. Major renovations to the existing G Building (Theatre) and Buildings APP/DP/S (Automotive, Welding, Machine Shop) are scheduled to begin in January 2010.



## **Advanced Technology, General Purpose Classrooms & Health Science Center**

The Advanced Technology/ General Purpose Classrooms & Health Science Center will provide space for:

- General purpose classrooms
- Specialty class labs for computer sciences, Geographic information systems, architectural technology, business, fashion design, nursing, EMT and paramedic skills
- Faculty offices
- Food service to serve the eastern part of the campus
- Learning and building support space
- Education, administration, and faculty support space

The first stage of this 89,403 sf. Bond-funded project included demolishing two classroom buildings (Q and X) and rerouting the utilities. The general contractor, Howard S. Wright Constructors, began work in January 2009 with a 900 day project schedule, approximately 22% complete. The first milestone, completion of the Health Science Center, should be met in December 2010. After the Nursing, EMT and Paramedic Programs move into the new Health Science Center, demolition of Buildings O and P can take place.

Architect – Leo A. Daly

Structural – TMAD Taylor & Gaines

Electrical – CEG

Mechanical – AE Group

GC – Howard S. Wright Constructors



North Elevation



South Elevation

AT/GPC Ventura College

0' 10' 20' 40'  
Scale: 1/16" = 1'-0"

LEO A DALY



East Elevation



South Elevation

HSC/ Ventura College

0' 10' 20' 40'  
Scale: 1/16" = 1'-0"

LEO A DALY



North Elevation



West Elevation

HSC/ Ventura College

0' 10' 20' 40'  
Scale: 1/16" = 1'-0"

LEO A DALY



Health Sciences Center (as of 5-19-09)



## **Theater (Building G)**

Renovation to the Theater (Building G) will include Americans with Disabilities upgrades and fire/life safety, and HVAC upgrades, structural, mechanical and electrical upgrades, and theater component upgrades. The design documentation is 100% complete and is presently going through DSA for approval. The plans were submitted late November 2008 with DSA approval anticipated by August 2009. The project should go to bid in Sept. 2009 with a Notice to Proceed issued in January 2010.

Architect – David Bury & Co.

Structural – Li & Associates

Electrical – Lucci & Associates

Mechanical – AE Group



Theater (G Building) – North Elevation

## **APP, DP & S Buildings**

Building APP contains classrooms and computer labs and support space, Building S contains a welding shop and the Automotive Technology program, and Building DP contains two classrooms. Renovations to these facilities will:

- Provide Americans with Disabilities upgrades and fire, life safety, and HVAC code upgrades for all facilities. Current welding and machine shops are without fire suppression systems.
- Increase and improve lab and storage space for the growing Auto. Tech. program
- Modernize existing classrooms and class labs
- Improve the exterior finishes and building systems of each of these buildings
- Provide a medical assistance training area in the DP building

The project is 100% approved by DSA; however, it is on hold pending State funding. If State funding does not materialize by July 17, it is anticipated that this project will be 100% Bond-funded with Board approval.

Architect – David Bury & Co.

Structural – Parker-Resnick

Electrical – Craig Hood

Mechanical – AE Group

GC – (not awarded yet)



**BLDG APP  
SOUTH ELEVATION**



**BLDG DP  
EAST ELEVATION**



**BUILDING S WEST ELEVATION**

ARTIST'S RENDERING NOT FOR CONSTRUCTION

# **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

## **Current Projects**

Current construction projects at Moorpark College include the new Academic Center and the new Health Science Center and improvements to the Campus Electrical Infrastructure System. The grading work for the EATM site will be bidding in the next few months.



## Academic Center

The Academic Center was designed by Gensler Architects as a 3-story 47,000 sf. classroom facility. It will provide 33 new classrooms to eliminate presently utilized modular classrooms and will provide space for student service facilities in the recently renovated Fountain Hall building. The project design places the building at a location between the lower and upper campus which will allow a bridge for students going from the lower campus to the upper classrooms and science areas. This building provides handicap accessibility by the use of elevator and ADA design ramp from the gymnasium area to the main Raider Walk area. The design utilizes GRFC panels and window wall glazing to allow for proper sun shading and allows for excellent vision onto the great lawn and golf area on campus. All classrooms are to be equipped with the latest audio/visual equipment and access to Internet services. Faculty offices have been placed on the second and third floors for easy student access. A parking lot is placed in front of the building for easy entry into the building for students, and there is an unloading area for disabled students.

This facility is totally funded by Bond Measure S. Design began in 2004, and the project was advertised for bid in November 2007. Viola, Inc. submitted the lowest responsible bid of \$17,247,000. Work began in January 2008; the project is scheduled to be completed in December 2009.

Currently, all structural steel has been installed, all concrete floors are in place, GFRC panels are in place, and all utilities have been connected to the building. Window-wall system and masonry will begin mid-May and June 2009, which will close in the building allowing for drywall installation.

HVAC equipment is stored on site and will be set in place after placement of roof curbs currently in fabrication.



Moorpark College Academic Center

View from parking lot





## EATM Complex

The Exotic Animal Training & Maintenance Complex (EATM) was designed by Ehrlich Architects as a 12,400 sf., two-story building with classrooms, offices and theater facility to be used mainly by EATM students to replace modular facilities which have been utilized since the inception of the EATM program. The Complex has been designed to deviate somewhat from the standard campus buildings because of the nature of its use, not only for the students, but also for public access to the Zoo. The facility will house two 50-student classrooms, one vet lab and a one hundred seat theater, along with offices for College Dean and professors. A walkway will be installed from the Music Center to the EATM Complex, providing a pathway between the facilities without walking through the existing parking lot. A bus unloading area is being installed to permit a drop-off area for local school children who visit the facility.

This plans for this project, funded by Bond Measure S, were submitted to DSA in December 2007 and approved by DSA in April 2009; however, the design is still pending approval from the City of Moorpark for grading and drainage. Upon approval from the City of Moorpark, the project will be awarded in two phases. The first phase will be the grading and utility phase; the second will be the building phase. The purpose of separating the project into two phases is due to the difficulty of building on a hillside. The intent is to have the building sub-grade in place prior to the award of the building contract. Upon award of the construction contract, it is anticipated that completion will occur within 16 months.





### **Electrical Infrastructure**

Bids have been received for Phase 3 of the Electrical Infrastructure as designed by Lucci & Associates; the lowest responsible bid was \$3,282,000, awarded to Dynalectric at the May 2009 Board meeting. Work is expected to begin in June 2009 with a 365 day contract completion time. This project will complete the upgrade of the Measure S- funded Electrical Service Upgrade for the campus, which began with the installation of a new Edison substation in 2007/2008 and changeover of all of the electrical services for the campus. This final phase will install all new copper cable (replacing aluminum cable) and change out switchgear, transformers and panels for twelve existing buildings, plus hockey field and Maintenance & Operations facilities. Without this upgrade, there would be insufficient power available to operate the new Academic Center, Health Science and EATM Complex. The challenge of this work is that of none of the facilities can be out of service for normal use during scheduled class periods.

## **Heath Science Complex**

The Health Science Complex design initially began in 2004 by Perkins and Will and was placed on hold pending funding from the State of California. Funding was approved by the State in November of 2006, after which design resumed in early 2007. Final Construction Design Documents were submitted to DSA in December 2007 with a request for expedited review due to State funding availability expiring in June 2008. DSA approved the documents in April 2008, as did the State Chancellor's Office.

Upon the approval of the State Chancellor's Office, the project was advertised for bid in May 2008. The apparent low bidder was Viola, Inc. with a bid of \$14,886,000, which was Board-approved in June 2008.

Work began in 2008 with the relocation of existing mobile classrooms to another area on campus to allow for placement of security fencing and removal of existing parking lot and relocation of existing utilities which feed other campus facilities.

Since that time, all rough grading has been completed, all underground storm water, sanitary sewer and water lines have been relocated or installed to provide services for the new building. A site retaining wall has been placed to contain embankment to the upper parking area. All under slab utilities have been installed and the first floor concrete slab has been placed. Next major task will be the installation of the structural steel, which will begin mid-May 2009.

The project is two-story 40,315 sf. building housing classrooms and science laboratory facilities, providing state-of-the-art nursing and science programs. The building has been designed to incorporate many of the Green Building design features, such as natural lighting and vegetated roof, and will provide a comfortable learning environment for all of the students. On the second floor, the building connects with a walkway to the existing Math/Science facility constructed approximately 15 years ago.

The facility also provides an open patio on the second level to accommodate student group gathering.

Presently the project is on schedule, and scheduled to be completed in May 2010, with ready placement of furniture, fixtures and equipment for the next school session.

Due to the current State of California budget crisis, the State funding has been pulled from this project. All funding is currently being provided by Measure S Bond funds.



MOORPARK COLLEGE  
1000 University Avenue, Moorpark, Victoria 3170

PERKINS  
WILL



# 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

## Current Project

### **Regional Fire, Sheriff, & Police Education and Training Academy**

The Regional Fire, Sheriff & Police Education and Training Academy contain separate facilities for the Fire Department and the Sheriff's Department. It is separated by a covered breezeway leading to landscaped areas, exterior amenities and parking spaces. This single story building will have instructional classrooms, physical fitness facilities, men's and women's lockers and administrative areas. The Sheriff's area will have rooms for Firearm and Driving Simulators, with equipment provided by the Sheriff. Site exterior will include a PT field and marching/parade areas. The conceptual aspect of the project provides for the immediate programmatic needs of the two separate departments, while responding to a long term vision of possible future development and additional facilities.

The construction contract for this project was awarded to SMC Construction in October of 2008, with a Notice to Proceed on January 20, 2009. Shortly after mobilization, the project was suspended for 90 days to allow for further testing of radiation levels at the site. URS has conducted a series of tests, and the preliminary reports state that the levels are within normal ranges. SMC Construction is currently reviewing the restart costs and should be ready to remobilize by the end of May 2009. The water line distribution work for this project is currently out to bid, with approval of a contract anticipated at the July Board meeting.

Architect – Carrier Johnson

Structural – Li & Associates

Electrical – Toler & Associates

Mechanical – Moon Engineering

GC – SMC Construction



Regional Fire/Sheriff & Police Education and Training Academy – North Elevation



Regional Fire/Sheriff & Police Education and Training Academy - West Elevation



Regional Fire/Sheriff & Police Education and Training Academy - South Elevation

**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT  
USE OF BOND PROCEEDS  
AS OF APRIL 30, 2009**

Site	Measure S Allocation *	% of Total Bond	Total Expended/Encumbered
Moorpark College	112,447,778	29.3%	67,820,779
Oxnard College	117,148,687	31.1%	79,598,539
Ventura College	117,220,000	32.9%	74,650,721
Fire/Sheriff Training Academy	23,905,124	6.7%	22,648,903
<b>Grand Total</b>	<b>370,721,589</b>	<b>100.00%</b>	<b>244,718,942</b>
Other Sources			
Unallocated Interest Revenues through 12/31/08			1,342,669

**Note:**

Original Measure S Allocation of \$356,347,814 has been increased by \$14,373,775 from accumulated bond interest.

Governing Board took action on January 13, 2009 to utilize accumulated bond interest revenues to augment two bond projects that were also state-approved projects. This action was taken because of State notification to District on 12/24/08 that state capital outlay funds were not currently, and may never be, available for reimbursement. Bond project budgets augmented by this action are as follows:

Moorpark College Health Science Complex - increased by \$8,208,275

Oxnard College Performing Arts Classroom/Auditorium - increased by \$6,165,500

In April 2006, the Governing Board took action to approve the transfer of \$2M and \$8M from Oxnard College and Ventura College, respectively, to supplement the Fire/Sheriff/Police Training Academy budget.