

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



**RESPECTFULLY SUBMITTED BY  
CITIZENS OVERSIGHT COMMITTEE**

David Fowble  
Henry Lacayo  
Richard Litton  
Kathleen Miller  
Guillermo Partida  
Dick Thomson  
Michael Wesner (Chair)

June 2011

**CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT**

## **General Overview**

This 2011 annual report covers the tenth year of a construction program made possible by the passage of the Measure S Bond by the people of the County of Ventura in 2002. The program is expected to complete in 2014.

With a number of major projects scheduled for completion the main body of the Bond Measure is reaching conclusion. Changes in market circumstances and additional funding afforded the District the opportunity to continue the program with additional projects at each of the three campus locations. These projects are a multi story parking facility at Moorpark College, a technology classroom (Applied Science) facility at Ventura College, and a structure to house the Dental Hygiene Program along with the upgrades to the old Library (Learning Resource Center) at Oxnard College.

The last year saw the successful settlement of a dispute between the District and two of its consultants regarding construction at Ventura College. While the economy has provided an opportunity to expand the Measure S Construction Program due to the low bidding climate, the District has also encountered challenges in individual project management. Intense competition between General Contractors at bidding time has resulted in a seeming increase in contractor claims along with uncertainty in the area of fiscal viability of both suppliers and sub-contractors. Such activities foster a climate of litigation which is avoided when possible but does necessitate consideration of legal fees above the norm in program planning.

In its attempts to contain administrative costs a reduction in Construction Management personnel is now underway as the program enters its final stages. The effectiveness of the management program has recently been recognized by a project achievement award by the Construction Management Association of American for work on the Student Services Center at Oxnard College

The coming year will bring its challenges but the District is confident in its expectations of continuing its success to date.

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**

Three members terms ended September 30, 2010. New members David Fowble, Kathleen Miller, and Dick Thomson have joined the board. The current Citizens Oversight Committee is as follows:

<u>Member</u>	<u>Term Ending</u>
Dick Thomson	9-30-12
David Fowble	9-30-12
Henry Lacayo	9-30-11
Richard Litton	9-30-11
Guillermo Partida	9-30-11
Kathleen Miller	9-30-12
Michael Wesner	9-30-11



# Ventura County Community College District

255 W. STANLEY AVE., SUITE 150, VENTURA, CA 93001  
PH: 805-652-5500 FAX: 805-652-7700  
WWW.VCCCD.EDU

DR. JAMES MEZNEK  
CHANCELLOR

May 11, 2011

Re: Ventura County Community College District  
Bond Measure S - Citizens Oversight Committee Annual Report - 2011

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 2011. 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.

The Committee has been made aware of discoveries relating to the conduct of the capital bond program at the Los Angeles Community College District. These discoveries which have been quite negative in nature raised concerns that proper procedures and oversight are in place with the District's Measure S program. Certain issues regarding oversight are well known to the District's Oversight Committee and have not been an issue since the inception of the program. Meetings have been held on a regular basis, membership on the committee has been changed in a regular and organized manner and the progress of the program has been closely monitored. Expenditures within the program have been reviewed on a regular basis, have been compared to budgetary projections and have been validated by annual audits which in turn have been of a highly positive nature. Similarly, the Committee has monitored the awarding of professional contracts to ensure that there has been open access for competing professionals with an absence of interference by other parties or individuals in the process. The progress of individual projects has been of interest and the Committee is confident in the efficacy of the procedures set into place from the outset of the program which have protected the District from many of the pitfalls being experienced by others. It is unfortunate but true that in any program the size of the Measure S program there will occasionally be disagreements between the parties, some of which will demand formal resolution outside of the normal internal structure. This has proven to be true over the last year in that the District has been forced to resort to litigation to protect its interests and thus the interests of the Ventura County tax payer. While the need for such litigation is disappointing to all parties, the Committee has been kept fully apprised of its circumstances, progress and resolution. The Committee is confident that such activities have been used only as a last resort and have been conducted with the highest ethical standards.

It is my pleasure to inform the community of the Committee's satisfaction with both the progress and process of the Ventura Community College District's Measure S Bond Program. The past year has been one of major progress in meeting the expectations of the community and as such the community should feel reassured by the District's performance in the light of activities in other jurisdictions.

Cordially,

Michael Wesner, Chair  
Bond Measure S Citizens Oversight Committee

MOORPARK COLLEGE • OXNARD COLLEGE • VENTURA COLLEGE

GOVERNING BOARD: STEPHEN P. BLUM • ARTURO D. HERNÁNDEZ • DIANNE B. MCKAY • LARRY O. MILLER • BERNARDO M. PEREZ

# 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

## Current Projects

Current construction projects at Oxnard College include the new LRC Renovation.

## Future Projects

The VCCCD Board has authorized a replacement building for the Dental Hygiene program, which has been housed since the program inception in “temporary” trailers, and a renovation of the existing library (Learning Resource Center).

## Learning Resources Center (LRC) Renovation

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

- 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

Construction started on October 22, 2009. The following is a progress status report for various trades:

rough grading 100%, electrical underground utilities 100%, site storm drain and sewer lines 100%, underground potable water 25%, concrete slab 95%, interior building framing 100%, dry wall 35%, fire protection 95%, exterior aluminum composite panels 100%, rough electrical 100%, finish electrical is 50%, rough plumbing is 100%, roofing is 100% complete, painting is 25% complete, HVAC units are all on the roof and the building ductwork is 85% complete.

The building should be ready for full occupancy by spring 2012.

- Architect - Paul Murdoch Architects, Beverly Hills
- Structural Engineer - Li & Associates, Thousand Oaks
- Electrical Engineer - Lucci & Associates, Camarillo
- Mechanical Engineer - AE Group Mechanical Engineers, Ventura
- General Contractor - GRD Construction, Ventura



**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
- Demolition of Swimming Pool and support structures.

## **Current Projects**

The new Advanced Technology, General Purpose Classrooms & Health Science Center (AT/GPC/HSC) project and the major renovations to Building S (Automotive, Welding, Machine Technology) are nearing completion at Ventura College. Work on the renovation to the existing G Building (Theatre) is continuing.

## **Future Projects**

A new Applied Sciences building is being planned, as well as a renovation project for Building H (Fine Arts).

**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 square foot, bond-funded project included demolishing two classroom buildings (Q and X) and rerouting the utilities. The general contractor, Howard S. Wright Constructors, began work on the new buildings in January 2009. Construction was substantially completed in May 2011. Furniture installation and final completion will require a few more months to complete, with classes expected to be held in the fall. One building, already open, houses the Nursing, EMT and Paramedic Programs, along with office space, conference rooms, a filing room and lounge.

The three-story Advanced Technology building and General Purpose Classroom buildings are scheduled for fall occupancy in 2011. These two buildings, connected by a pedestrian bridge, will supply new classrooms for Anthropology, Business, Business Medical Assistant Lab, Behavioral Sciences, CAD, Drafting, Architecture, Interior Design, Foreign Language/ESL, and other general purpose classrooms, along with offices, a conference room, and a food service area for students.

- Architect - Leo A Daly, Los Angeles
- Structural Engineer - TMAD Taylor & Gaines, Thousand Oaks
- Electrical Engineer - CEG Engineering, Inc., Canoga Park
- Mechanical Engineer - AE Group Mechanical Engineers, Ventura
- General Contractor - Howard S. Wright, Irvine



General Purpose Center



Advanced Technology Center



Health Science Center

**Building G (Theater)**



The contractor, Viola Constructors, began work on February 1, 2010. The scope of this renovation includes hazardous abatement, new ceilings, roofing, mechanical, electrical, plumbing, fire alarm system, ADA compliant elevator, theater rigging, seating, and audio visual equipment, along with remodeling of classrooms and addition of new restrooms.

It is anticipated that the Theater will be ready for occupancy for the Winter 2012 semester.

- Architect – Main Street Architects, Ventura
- Structural Engineer - Li & Associates, Thousand Oaks
- Electrical Engineer - Lucci & Associates, Camarillo
- Mechanical Engineer - AE Group Mechanical Engineers, Ventura
- General Contractor - Viola Inc., Oxnard



**Building S (Auto Tech, Welding and Machine Tech.)**

The contractor, Mackone Development, began work on March 1, 2010. The scope of this renovation includes hazardous abatement, demolition, new ceilings, roofing, mechanical, electrical, plumbing, fire alarm and audio visual equipment, along with reconfiguring existing classrooms and teaching spaces.

It is anticipated that the S Building will be ready for occupancy for the Fall 2011 semester.

- Architect - David Bury & Company Architects, Ojai
- Structural Engineer - Parker-Resnick Structural Engineers, Camarillo
- Electrical Engineer - Craig Hood & Associates, Ventura
- Mechanical Engineer - AE Group Mechanical Engineers, Ventura
- General Contractor – Mackone Development, Inc., Los Angeles



**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
- Academic Center
- Improvements to Electrical Infrastructure



## Current Projects

Current construction projects at Moorpark College include the new Health Science Center and the EATM building.

## Future Projects

A new parking structure is being designed, to alleviate severe parking shortages.

## 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.

Construction work on this project started in December 2009. All Structural concrete and steel has been installed. All Plumbing, mechanical and electrical has been roughed in and drywall installation has begun. The standing seam metal roofing is being installed and exterior masonry is scheduled to begin in June week to be followed by enclosing the building with window wall. Exterior soffit (EFIS) material will begin in July and interior finishing will be started in August. Presently all furnishings and equipment are being scheduled for delivery toward the end of August with finishing touches planned for early September including all landscaping and irrigation.

- Architect – Steven Ehrlich Architects, Culver City
- Structural Engineer – WHL Consulting Engineers, Los Angeles
- Electrical Engineer – Lucci & Associates, Inc., Camarillo
- Mechanical Engineer – AE Group Mechanical Engineers, Inc., Ventura
- General Contractor – Vratsinas Construction Company, Irvine



### **Electrical Infrastructure**

Phase 3 of the Electrical Infrastructure work was completed on December 15, 2010. The work was completed during weekends and during periods of campus shut down.

The last work completed 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. The final phase installed all new copper cable (replacing aluminum cable) and changes out switchgear, transformers and panels for twelve existing buildings, plus the hockey field and the Maintenance & Operations facilities. Without this upgrade, there would have been insufficient power to operate the new Academic Center, Health Science and EATM Complex. The major challenge of this work was to work around existing building schedules, none of the facilities could be out of service for normal use during scheduled class periods.

- Electrical Engineer - Lucci & Associates, Camarillo
- General Contractor – Dynalectric, Los Angeles



### **Heath Science Complex**

Construction 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 the existing parking lot and relocation of existing utilities which feed other campus facilities.

The new building is being constructed by Viola, Inc. and is currently 99% complete. With allowance for extensive Furniture, Fixtures and Equipment to be installed after completion of construction, the facility is scheduled to be open for instruction in August 2011

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.

- Architect - Perkins & Will, Los Angeles
- Structural Engineer – Li & Associates, Inc., Thousand Oaks
- Electrical Engineer – Lucci & Associates, Inc., Camarillo
- Mechanical Engineer – AE Group Mechanical Engineers, Inc., Ventura
- General Contractor - Viola Inc., Oxnard



## 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
- Replacement Water Main project (City of Camarillo Water).

## **Current Projects**

### **Environmental Clean-up**

The site cleanup is underway and the Consultant, Rincon Consultants, has performed the initial round of soil treatment. Based on the results they will develop a plan for additional treatments.

### **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.

This project is scheduled to reach substantial completion on June 30, 2011.

- Architect – Carrier Johnson Architects, Costa Mesa
- Structural Engineer - Li & Associates, Thousand Oaks
- Electrical Engineer – Toler & Associates, Camarillo
- Mechanical Engineer – Moon Engineering, Ventura
- General Contractor – SMC Construction Company, Irvine

