

**ANNUAL REPORT
BOND MEASURE S**

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT



**RESPECTFULLY SUBMITTED BY
CITIZENS OVERSIGHT COMMITTEE**

William G. Keifer
Steven L. Kinney
Manuel Lopez
Guillermo Partida
Richard Regnier
Brian Rouse
James D. Stueck (Chair)

May 2008

CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT

General Overview

The year 2008 represents the seventh year of an estimated eleven year Measure S Construction Program which has reached an important and exciting juncture in the region's support of capital funding for the Ventura County Community College District.

Until now the majority of the work undertaken within the program, with a few exceptions, has been of a “silent” variety not immediately visible to the public but essential to the future fabric of the individual institutions. The Measure S bond language supported by the voters of the region specifically refers to the outstanding repair and renovation needs of the District in addition to its more conventional "new construction" needs. Consequently, in the main, the District has concentrated on these aspects of the program and has replaced much of the infrastructure (e.g. electrical, water, and gas supply lines) and made many renovations to existing buildings at each of the three campus locations. These projects have been ongoing and represent approximately two-thirds of the total projects of the program. While many of these projects are “invisible,” they are essential to the next phase of the program which concentrates on “new construction.”

A not insignificant by-product of this phasing of construction is the value to the region's property owners in their annual tax assessments. With the encouragement of this Oversight Committee, every attempt has been made by the District to minimize the premature drawdown of funds to defer an increase in parallel tax assessments. To date, the District has sold bonds totaling \$165 million with an expectation of further sales at the appropriate times to complete the program. The management of this aspect of the program is commendable and has ensured that the District has more than achieved its original projections of \$18.97 per \$100,000 of real property valuation given to the voters in 2001. Recent tax statements reflect an assessment of \$5.00 per \$100,000 property value. With the onset of this next phase of construction, the district will be issuing the balance of their bonding authority in the fall of this year.

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

Members Leigh Nixon and Debra Dettenmayer were replaced by Guillermo Partida and Steven Kinney. A student representative Brian Rouse has been added to the member list. The current Citizens Oversight Committee is as follows:

	<u>Term Ending</u>
William G. Keifer	9-30-10
Richard Regnier	9-30-10
Guillermo Partida	9-30-09
Brian Rouse	9-30-09
James D. Stueck	9-30-09
Manuel Lopez	9-30-10
Steven L. Kinney	9-30-10

Annual Audits

As required by law at its meeting of November 27, 2007, the Citizens Oversight Committee was provided with copies of the annual Performance and Financial audits. These audits were once again conducted by Vicenti Lloyd, Stutzman LLP. In each case there were no findings of major concern, in particular that no Bond Construction Funds were expended for “salaries of school administrators or other operating expenses.” The Citizens Oversight Committee was encouraged to ensure a quorum by attending the regularly scheduled meetings of the Committee. The Chairman responds his acceptance and awareness of this issue and will work toward its correction.

Legal Action against the District

In its 2007 Annual Report, the Committee described the legal actions filed against the District by the County of Ventura and by the City of Moorpark as a result of the filing of individual Environmental Impact Reports (EIR) for the three campus locations. Although the Measure S Program was not in itself the subject of litigation along with additional “academic planning” issues including the revised enrollment projections, the program was a causal factor in preparing EIR’s for the three campus locations. The dispute with the City of Moorpark has been resolved to mutual benefit of both parties and discussions continue with the County of Ventura with a view to a timely resolution.

Measure S Infrastructure Technology Expenditures

The Ventura County Community College District provided network upgrades, cabling, wireless, security, and other infrastructure technology upgrades to the Ventura, Oxnard and Moorpark College campuses and related training facilities to improve the technology systems for students and faculty. These technology infrastructure upgrades were required due to bond related projects such as new buildings and other facility modifications at the campuses. Additionally, these technology upgrades will provide students with improved access to campus staff, student systems and provide the foundation necessary for future technologies. The new technologies have improved system and network reliability and performance for instructional computer labs, open access computer labs, and other instructional facilities on campus.

The PBX Project continued with implementation of the e911 system that will enhance emergency response capabilities for students, faculty, and staff. The phone systems that have been implemented offer a more scalable, versatile and stable infrastructure for current and future bond related projects. One example of this is the option to utilize internet protocol-based telephones that can use the high speed network infrastructure to help reduce cabling costs. The new systems have provided students easier access to faculty, registration and counseling, and have facilitated improved campus to campus communication. The design of the new systems has also resulted in reduced campus operational costs and greater reliability.

Program Report

During the period of this report a number of projects have been completed at the three campus locations as well at the Camarillo Airport site.

Moorpark College

Measure S progress continued with the completion of the new child development center, the renovation of the old library and new bleachers for the gymnasium. Construction has also started on the new Academic Center, and bids will be taken for the new Health Science building and the new Exotic Animal Training Management (EATM) building during the next few months.

Unfortunately, construction work on the Academic Center project was halted for a short time as a result of a stop notice filed by the City of Moorpark. The District was forced to seek an injunction to keep the project moving. Ultimately, the City Council of Moorpark moved to lift the stop notice but not before considerable funds were spent on legal costs.



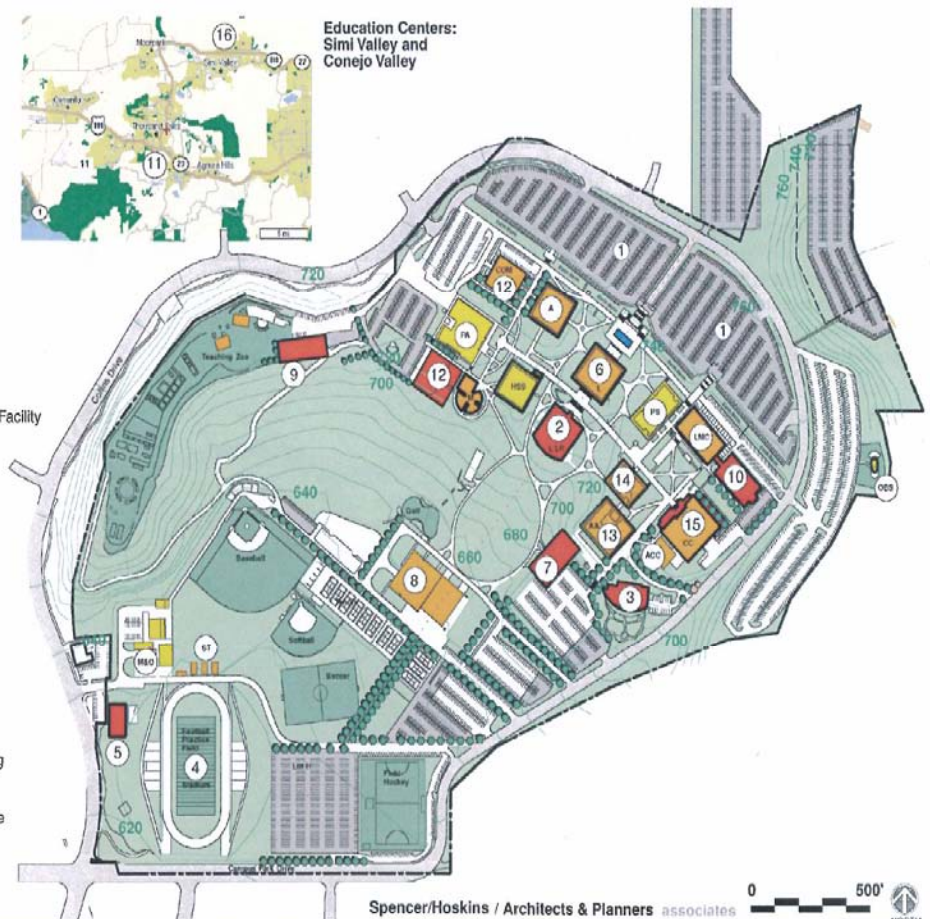
**Moorpark College
2005-2015 Facilities
Master Plan**
18,500 Student Campus



Education Centers:
Simi Valley and
Conejo Valley

Master Plan Projects

1. Parking Lots A, AA, B, C, D, E
2. Library/Learning Resources Building
3. Child Development Center
4. Track & Field Improvements
5. Warehouse
6. Library Renovation
7. Academic Center
8. Physical Education Renovation
9. Exotic Animal Training and Management (EATM) Facility
10. Health Sciences Complex
11. Conejo Valley Center
12. Arts Complex and Communications Building Remodel
13. Secondary Effects: Applied Arts
14. Technology Building Modernization
15. Student Center (Union) Remodel/Expand
16. Simi Valley Center
17. Infrastructure Update Projects
18. Landscape and Irrigation
19. Parking Projects
20. Expansion of Library/Learning Resources Building
21. Remodel Campus Entrances
22. Retrofit Remaining Buildings for Code Compliance



Spencer/Hoskins / Architects & Planners associates

- Legend:**
- Proposed New Building or Building Remodel
 - Remodeled Buildings
 - Existing Buildings Unaffected
 - Affected Building to be Remodeled
 - Additional and Upgraded Parking





Child Development Center

Bond Reference #	15
Project #	19059
Budget at Project level	\$ 8,706,127
State Funding	\$ 3,105,000
Measure S Funding	\$ 5,573,813
Campus Funds	\$ 27,314
Construction Budget	\$ 6,290,000
FF&E Budget	\$ 250,000
Lowest base bid	\$ 6,290,000
Contractor Change Orders	\$ 482,120
Final Completion Date	May 1, 2007
Final Construction Cost	\$ 6,772,120
Architect	Spencer Hoskins / NTD Stichler 2025 Financial Way, #106 Glendora, CA 91741
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd. 18 th Floor Los Angeles, CA 90048
General Contractors	SC Anderson, Inc. P.O. Box 81747 [2160 Mars Court] Bakersfield, CA 93380



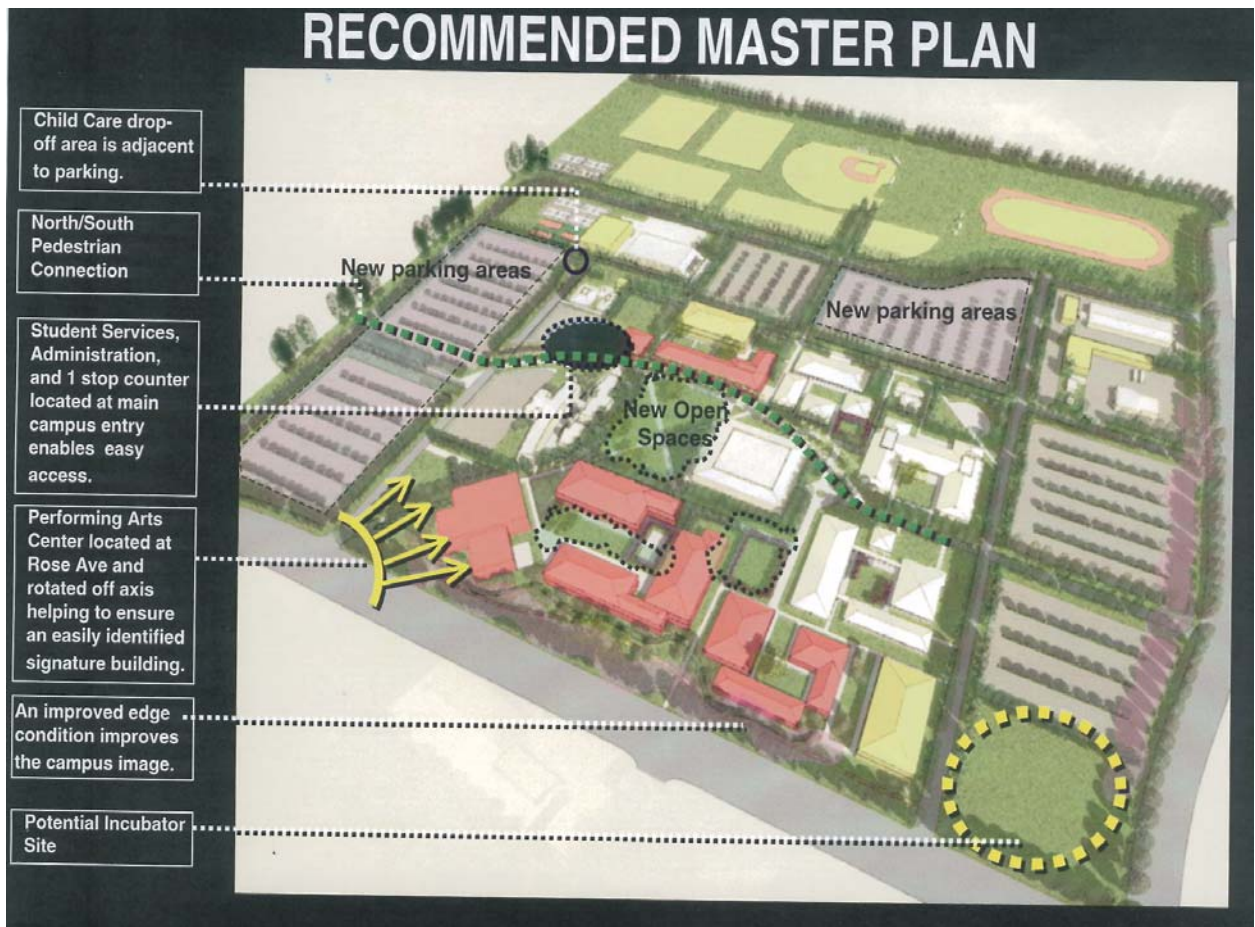
Library Renovation

Bond Reference #	5
Project #	19118
Budget at Project level	\$ 7,956,000
State Funding	\$ 2,956,000
Measure S Funding	\$ 5,000,000
Construction Budget	\$ 5,357,055
FF&E Budget	\$ 972,000
Lowest base bid	\$ 3,700,000
Contractor Change Orders	\$ 847,649
Final Completion Date	August 29, 2007
Final Construction Cost	\$ 4,547,649
Architect	Carde Ten Architect 1638 Nineteenth Street Santa Monica, CA 90404
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd. 18 th Floor Los Angeles, CA 90048
General Contractors	McGillivray Contracting P.O. Box 956 Ventura, CA 93002

Oxnard College

Projects completed since our last report include the infrastructure upgrades to the electrical system; and the water, sewer, IT distribution & gas lines.

Construction is underway on the new Student Services building, and bids will be taken for the Performing Arts Classroom & Auditorium and expansion of the Learning Resources Center (LRC) in the next few months.





Piped Utilities Upgrades

Bond Reference #	42
Project #	29302
Budget at Project level	\$ 3,990,000.00
Measure S Funding	\$ 3,990,000.00
Construction Budget	\$ 3,207,694.00
Lowest base bid	\$ 2,736,686.76
Contractor Change Orders	\$ 441,720.00
Final Completion Date	November 15, 2007
Final Construction Cost	\$ 3,178,407
Architect	Penfield Smith 1327 Del Norte Rd., #2000 Camarillo, CA 93010
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd. 18 th Floor Los Angeles, CA 90048
General Contractors	C & S Pipeline 201 North Kinetic Drive Oxnard, CA 93030



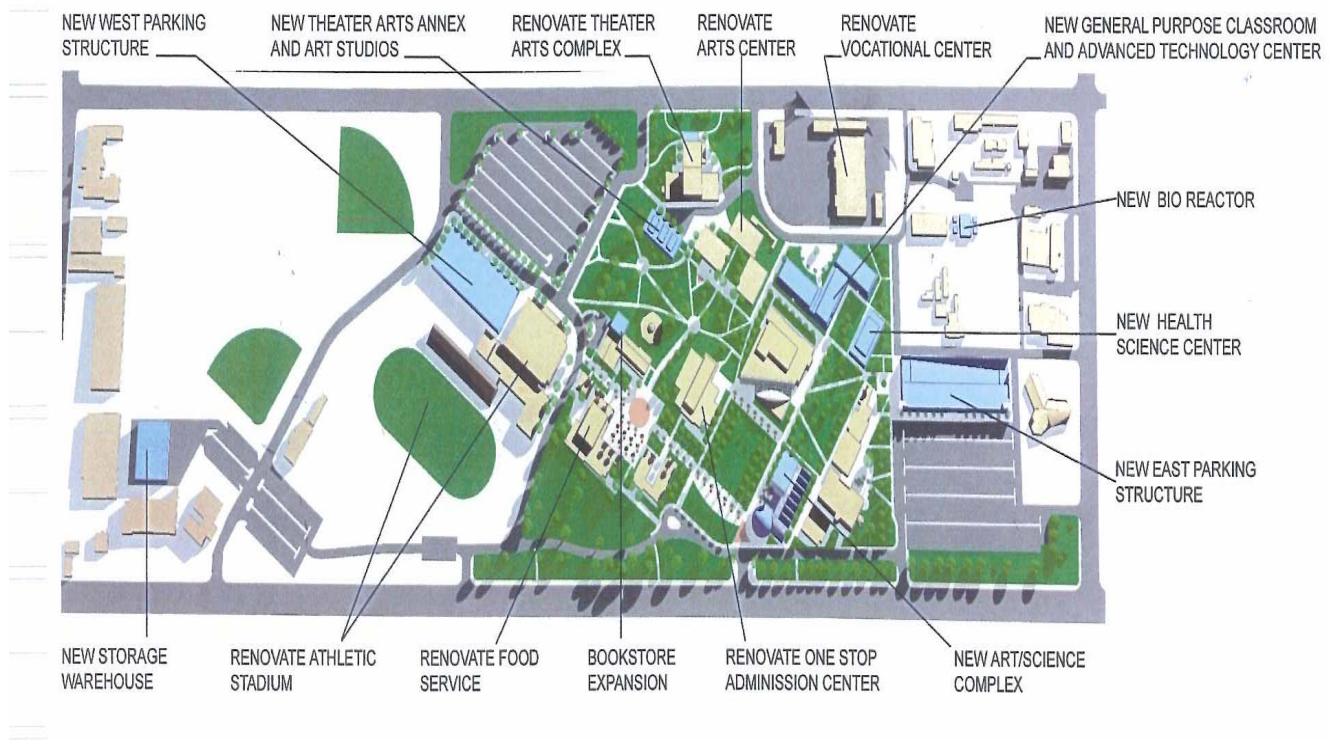
Electrical Infrastructure Upgrades

Bond Reference #	42
Project #	29115
Budget at Project level	\$ 3,121,646
Measure S Funding	\$ 2,860,000
Campus Funds	\$ 261,646
Construction Budget	\$ 2,390,196
<u>Lowest base bid:</u>	
American Electric	\$ 447,000
Oilfield Electric	\$ 512,000
Western Group	\$ 798,000
Contractor Change Orders	\$ 446,196
Final Completion Date	May 23, 2006
Final Construction Cost	\$ 2,390,196
Architect	Lucci & Associates 3251 Corte Malpaso, #511 Camarillo, CA 93012
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd. 18 th Floor Los Angeles, CA 90048
General Contractors	American Electric 1015 West Briardale Ave Orange, CA 92865
	Western Group 21777 Ventura Blvd. #224 Woodland Hills, CA 91364
	Oilfield Electric (Phase I & Phase II) 1801 North Ventura Ave. Ventura, CA 93001

Ventura College

Four buildings were renovated over the last year, buildings D and CR, F and the Food Service building. Construction on the site for the Advanced Technology/General Purpose Classrooms/Health Science buildings (AT/GPC/HSC) started with utility relocation work and demolition of existing structures. Bids for the AT/GPC/HSC building will be taken during the next few months and construction of these buildings, the single largest Measure S project, will begin in 2008.

Design work is continuing on the renovations to Building G (theatre), and Buildings S, APP and DP.





Food Service Renovation

Bond Reference #	49
Project #	39126
Budget at Project Level	\$ 2,100,000
Measure S Funding	\$ 2,100,000
Construction Budget	\$ 1,483,048
FF&E Budget	\$ 52,447
Lowest Base Bid	\$ 1,359,215
Contractor Change Orders	\$ 120,515
Final Completion Date	September 13, 2007
Final Construction Cost	\$ 1,479,730
Architect	Austin Veum Robbins Partners 600 West Broadway, #200 San Diego, CA 92101
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd., 18 th Floor Los Angeles, CA 90048
General Contractors	Frank Schipper Construction 610 East Cota Street Santa Barbara, CA 93103



F Building Modernization

Bond Reference #	49
Project #	39083
Budget at Project Level	\$ 2,900,000
State Funding	\$ 1,492,000
Measure S Funding	\$ 1,408,000
Construction Budget	\$ 993,106
FF&E Budget	\$ 314,645
Lowest Base Bid	\$ 874,946
Contractor Change Order	\$ 114,260
Final Completion Date	November 15, 2007
Final Construction Cost	\$ 989,206
Architect	Austin Veum Robbins Partners 600 West Broadway, #200 San Diego, CA 92101
Construction Managers:	Heery International, Inc. 6420 Wilshire Blvd., 18 th Floor Los Angeles, CA 90048
General Contractors:	SBS Corporation 31416 Agoura Road, #135 Agoura Hills, CA 91361

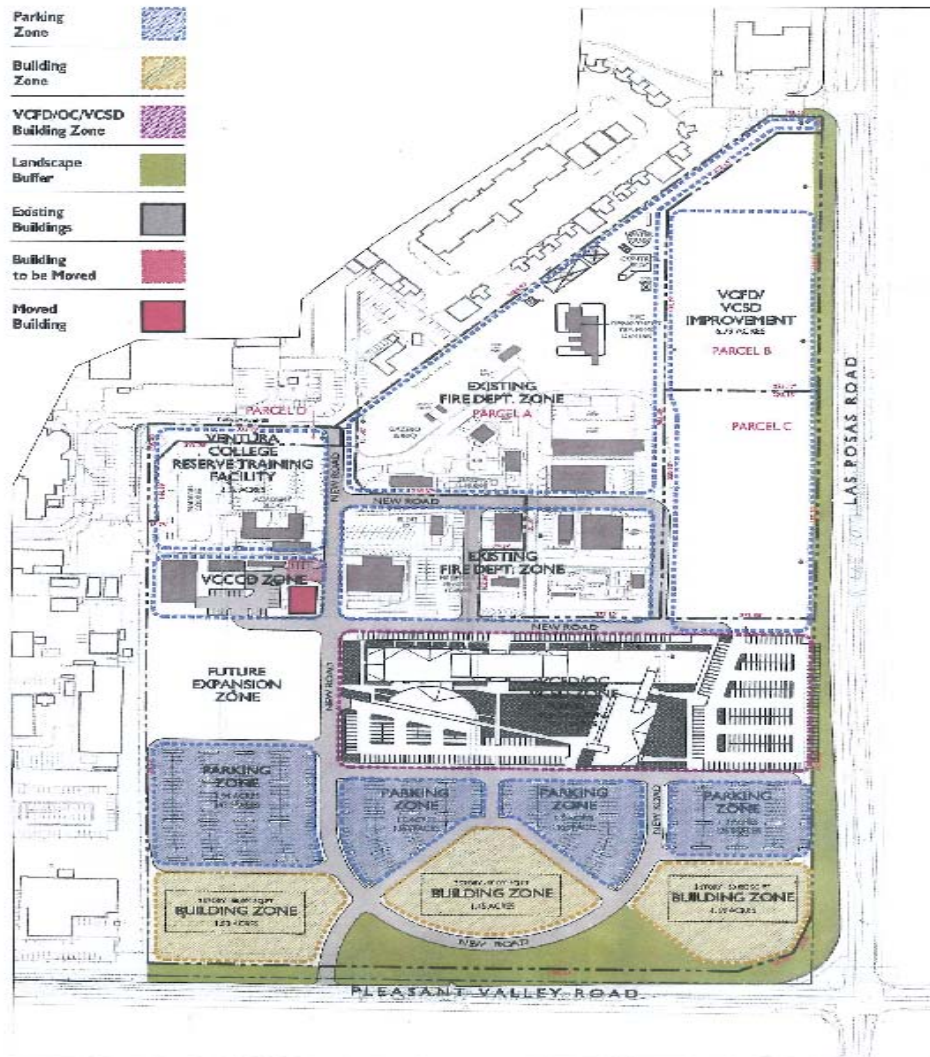


Building D & CR Remodel

Bond Reference #	48
Project #	39068
Budget at Project Level	\$ 5,211,957
Measure S Funding	\$ 4,920,000
Campus Funds	\$ 291,957
Construction Budget	\$ 3,660,031
FF&E Budget	\$ 204,221
Lowest Base Bid	\$ 3,069,024
Contractor Change Orders	\$ 226,937
Final Completion Date	February 13, 2008
Final Construction Cost	\$ 3,295,961
Architect	Kruger Benson Ziemer 3765 South Higuera Street Suite 102 San Luis Obispo, CA 93401
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd., 18 th Floor Los Angeles, CA 90048
General Contractors	XL Specialty (EA Environmental) Surety Claim Department 2 Logan Square #2001 Philadelphia, PA 19103

Camarillo Airport Site

The first step toward development of the new Fire, Police & Sheriff Training Facility was taken in 2007 when the existing concrete bunkers and blast walls were demolished at the Camarillo site. The existing concrete was pulverized and crushed concrete will be re-used in the parking lot areas of the new facility.





Camarillo Bunker Demolition

Bond Reference #	1
Project #	89106
Budget at Project Level	\$ 279,176
Measure S Funding	\$ 175,631
Campus Funds	\$ 103,545
Construction Budget	\$ 279,176
Lowest Base Bid	\$ 263,000
Final Completion Date	December 13, 2007
Final Construction Cost	\$ 263,000
Architect	Carrier Johnson 275b McCormick Ave. Costa Mesa, CA 92626
Construction Managers	Heery International, Inc. 6420 Wilshire Blvd., 18 th Floor Los Angeles, CA 90048
General Contractors	J&G Industries, Inc. 18627 Brookhurst St. #302 Fountain Valley, CA 92708