

**ANNUAL REPORT  
BOND MEASURES  
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**

**RESPECTFULLY SUBMITTED BY  
CITIZENS OVERSIGHT COMMITTEE**

Leigh Nixon  
William G. Keifer  
Richard Regnier, Esq.  
James D. Stueck (Chair)  
Dr. Manuel Lopez  
Debra Dettenmayer CPA  
Student Rep. – Vacant Position



January, 2007

# CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT

## General Overview

The Measure S bond funds have experienced significant loss in “buying power” since the time of the election. This erosion has mandated action by the Board of Trustees to revise initial expectations in order to fit into budget realities. These changes to the priority of individual campus projects were ratified by the Board of Trustees at its April meeting in Ventura. Members of the Citizens Oversight Committee were present at that meeting. A more formal presentation of the results of these deliberations was made to the COC at its meeting of May 22<sup>nd</sup> 2006. After much discussion, and while expressing regret at the need for such drastic reduction in the projects likely to be constructed, the Oversight Committee expressed their support for the actions of the Board of Trustees.

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

## Board Membership

The year 2006 saw the expiration of the membership on the Committee of the last of its “founding members”. Members Mike Wesner, Don Facciano, and Kay Wilson-Bolton were replaced by Richard Regnier, Bill Kiefer, and Leigh Nixon. The current Citizens Oversight Committee is as follows:

	<u>Term Ending</u>
Leigh Nixon	9-30-08
William G. Keifer	9-30-08
Richard Regnier, Esq.	9-30-08
James D. Stueck	9-30-07
Dr. Manuel Lopez	9-30-07
Debra Dettenmayer	9-30-07

## Annual Audits

As required by law at its meeting of October 16, 2006, the Citizens Oversight Committee were 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 concern, in particular that no Bond Construction Funds were expended for “salaries of school administrators or other operating expenses.”

The Citizens Oversight Committee discussed concerns raised by a member of the public with regard to the expenditure of Measure S funds at the Ventura College Athletic Facilities. The Committee concurred with the position of the District that such a project was eligible for the expenditure of Measure S funds and invited the concerned individual to attend its following meeting to discuss the issues. The complainant did not appear.

## **Legal Action against the District**

Legal actions having been filed against the District by the County of Ventura and by the City of Moorpark these actions elicited discussion within the Committee. The legal actions were not directed specifically to the management or oversight of the Measure S bond but rather to the content and understandings expressed in Environmental Impact Reports for the three campus locations, specifically regarding traffic impacts resulting from campus build outs. Action has been taken by the District to resolve these issues but in the interest of public knowledge the Oversight Committee was kept informed as to their status.

## **Measure S Infrastructure Technology Expenditures**

The Ventura County Community College District provided Network, Cabling, Phone System 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 PBX Project will provide phone systems that 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 will allow students easier access to faculty, registration and counseling and facilitate improved campus to campus communication.

## **Program Report**

During the period of this report a number of projects have been completed at the three campus locations.

# Moorpark College

The President of Moorpark College, Dr. Eva Conrad stated, “The completion of the Learning Resource and Technology building this past summer has allowed the college to provide a much improved and expanded learning environment over the former 40 year old Library building. In addition, a new warehouse facility has improved the college’s ability to process, store, and distribute a multitude of materials that support the overall campus environment. Modernization of the stadium has finally brought this facility up to the standards one associates with Moorpark College. The EATM storm drain project has rectified multiple storm water drainage and compliance problems that this area of campus has been plagued with for over 30 years.

The principle building to reach completion stage is the Learning Resource and Technology Center. At the timing of this report there were significant contested claims still outstanding between the general contractor and the District preventing the filing of formal completion documents. The District has taken occupancy of the structure and the structure is in use by our students.

The initial project precedes the passage of Measure S and is mainly funded by state appropriation with supplementary funds from the Measure S bond allocation to the project together with modest campus funds.



**Learning Resource and Technology Center**



## Learning Resource and Technology Center

Bond Reference #	17
Budget at Project level	\$ 19,832,962.
State Funding	\$ 14,311,456.
Measure S Funding	\$ 5,500,000.
Campus Funds	\$ 21,506.
Construction Budget	\$ 13,874,000.
FF&E Budget	\$ 2,708,000.
Lowest base bid	\$ 12,585,000.
Owner Change orders	-0-
Contractor Change Orders	\$ 817,321.
Projected Occupancy Date	July 15, 2005
Actual Occupancy Date (Beneficial)	August 15, 2005
Final Completion Date	Pending
<b>Final Construction Cost</b>	<b>Contested General Contractor claims have delayed final closure of contract</b>
<b>Architect</b>	<b>Spencer Hoskins</b> 2245 N. Lake Ave. Altadena, CA 91001
<b>Construction Managers</b>	<b>Campus personnel, CM West, &amp; later JCM Group</b>
<b>General Contractors</b>	<b>Bernard's Bros. Construction</b> 610 Ilex Street San Fernando, CA 91340



## Track and Field

This project included the resurfacing of the main Field for Football and other sports, the construction of a running track with miscellaneous buildings and other site improvements. With the exception of a new score board at the field site the project is now complete.

Bond Reference #	16
Budget at Project level	\$ 3,200,000.
State Funding	-0-
Measure S Funding	\$ 3,200,000.
Campus Funds	-0-
Construction Budget	\$ 2,575,267.
FF&E Budget	\$ 108,523.
Lowest base bid	\$ 2,456,694.
Owner Change Orders	\$ 2,773.
Design Change Orders	\$ 25,473.
Contractor Change Orders	\$ 70,737.
Projected Occupancy Date	February 23, 2005
Actual Occupancy Date (Beneficial)	
Final Completion Date	May, 2005 Board Approval
<b>Final Construction Cost</b>	<b>\$ 2,555,677.</b>

**Architect**

**Gonzalez/Goodale Architects**  
135 W. Green Street, Suite 200  
Pasadena, CA 91105

**Construction Managers**

**JCM Group**

**General Contractors**

**Granite Construction**  
P. O. Box 6744  
Santa Barbara, CA 93160

**Score Board**

**Daktronics**  
21356 Nordhoff, Suite 114  
Chatsworth, CA 91311



## **Moorpark Maintenance Warehouse**

Bond Reference #	18
Budget at Project level	\$ 1,024,000.
State Funding	-0-
Measure S Funding	\$ 1,024,000.
Campus Funds	-0-
Construction Budget	\$ 803,005.
FF&E Budget	\$ 10,800.
Lowest base bid	\$ 665,000.
Owner Change Orders	\$ 22,778.
Design Change Orders	\$ 15,227.
Contractor Change Orders	-0-
Projected Occupancy Date	
Actual Occupancy Date (Beneficial)	
Final Completion Date	February 8, 2006
Added New Mezzanine (After Building Completion)	

**Final Construction Cost  
With Mezzanine** **\$ 778,895.**

**Architect** **Lauterbach & Assoc.**  
300 Montgomery Ave.  
Oxnard, CA 93036

**Construction Managers  
General Contractors** **JCM Group**  
**J. E. Evans Construction**  
1703 Cadenhorn Drive  
Agoura, CA 91301





## EATM Storm Drainage

Bond Reference #	17/25
Budget at Project level	\$ 1,240,000.
State Funding	\$ 102,232.
Measure S Funding	\$ 1,137,768.
Campus Funds	-0-
Construction Budget	\$ 1,013,660.
FF&E Budget	-0-
Lowest base bid	\$ 948,254.
Owner Change Orders	\$ 48,765.
Design Change Orders	\$ 16,641.
Contractor Change Orders	
Projected Occupancy Date	June 9, 2006
Actual Occupancy Date (Beneficial)	N/A
Final Completion Date	July, 2006 Board Approval
<b>Final Construction Cost</b>	<b>\$ 1,013,660.</b>
<b>Architect</b>	<b>Boyle Engineers</b> 5851 Thille Street, Suite 201 Ventura, CA 93003
<b>Construction Managers</b>	<b>JCM Group</b>
<b>General Contractors</b>	<b>Lee Construction Co.</b> 3354 Lathrop Ave. Simi Valley, CA 93063

# Oxnard College

Projects completed to date at Oxnard College anticipate the construction of three major projects presently in varying design stages, Learning Resource Center Expansion, Student Services Center, and Performing Arts Center. Significant work is underway on the expansion and modernization of the utility infrastructure.

Dr. Robert Jensen, President of Oxnard College states, “The seven-acre North Parking Lot contains an estimated 950 parking spaces featuring 200 trees – including empress palms – and the landscaping with drainage systems designed to reduce surface street flooding in the event of heavy rainfall. The North Parking Lot features high grade Mirrorstar luminaries which provide exceptionally high quality lighting and selected light poles that have power and data capability for emergency call stations that have been placed strategically on the lot for enhanced security.

The newly remodeled Oxnard College Child Development Center has improved safety and educational features beginning with the addition of new facilities for the infant care program, which allows many single parents to leave their pre-school children in excellent care while they continue their education at the college. The expansion allowed a wider age range of children to benefit from pre-school educational development in newly landscaped facilities with playground equipment that enhances the child care experience.”



## North Parking Lot “H”

Bond Reference #	37
Budget at Project level	\$ 4,000,000.
State Funding	-0-
Measure S Funding	\$ 4,000,000.
Campus Funds	-0-
Construction Budget	\$ 3,211,645.
FF&E Budget	-0-
Lowest base bid	\$ 2,692,000.
Owner Change Order	-0-
Contractor Change Orders	\$ 233,082.
Projected Occupancy Date	November 17, 2005
Actual Occupancy Date (Beneficial)	March 30, 2006
Final Completion Date	April 1, 2005

**Final Construction Cost**  
**Architect**

**\$ 4,000,000.**  
**International Parking Design, Inc.**  
 14144 Ventura Blvd, Suite 100  
 Sherman Oaks, CA 91423

**Construction Managers**  
**General Contractors**

**JCM Group**  
**Security Paving, Plowboy Landscape**  
 9050 Norris Ave.  
 Sun Valley, CA 91352



## Child Development Center

Bond Reference #	31
Budget at Project level	\$ 1,500,000.
State Funding	-0-
Measure S Funding	\$ 1,500,000.
Campus Funds	-0-
Construction Budget	\$ 1,172,560.
FF&E Budget	-0-
Lowest base bid	\$ 972,395.
Owner Change Orders	-0-
Contractor Change Orders	\$ 139,235.
Projected Occupancy Date	N/A
Actual Occupancy Date (Beneficial)	N/A
Final Completion Date	January 5, 2006

**Final Construction Cost** **\$ 1,100,421.**

**Architect**

**Martinez Architects**

755 Lakefield Rd. # C

Thousand Oaks, CA 91361

**Construction Managers**

**JCM Group**

**General Contractors**

**Pat McCarthy Construction, Inc.**

633 E. Ventura Blvd.

Oxnard, CA 93036

**Nye Nelson**

1860 Eastman Ave. # 108

Ventura, CA 93003



## Track & Field

Bond Recognition #	31
Budget at Project level	\$ 7,574,000.
State Funding	-0-
Measure S Funding	\$ 7,574,000.
Campus Funds	-0-
Construction Budget	\$ 5,898,793.
FF&E Budget	-0-
Lowest base bid	
Owner Change Orders	-0-
Contractor Change Orders	\$ 173,574.
Projected Occupancy Date	June 30, 2006
Actual Occupancy Date (Beneficial)	May 20, 2006
Final Completion Date	August 1, 2006
<b>Final Construction Cost</b>	<b>\$ 7,574,000.</b>
<b>Architect</b>	<b>Gonzalez/Goodale Architects</b> 135 W. Green Street, Suite 200 Pasadena, CA 91105
<b>Construction Managers</b>	<b>JCM Group</b>

**General Contractors**

**Kubly Golf**

1201 Aries Drive  
Lincoln, Nebraska 68512

**SturdiSteel**

P. O. Box 2655  
Waco, TX 76702

**Hufcor Air Wall**

8739 E. Artesia Blvd.  
Bellflower, CA 90707

**Luner's Pro Sound & Lighting Systems, LLC**

1384 Callens Road  
Ventura, CA 93003



## Gymnasium Renovation

Bond Recognition #	31
Budget at Project level	\$ 1,016,000.
State Funding	-0-
Measure S Funding	\$ 1,016,000.
Campus Funds	-0-
Construction Budget	\$ 751,118.
FF&E Budget	-0-
Lowest base bid	\$ 592,000.
Owner Change Orders	-0-
Contractor Change Orders	\$ 159,118.
Projected Occupancy Date	May 1, 2006
Actual Occupancy Date (Beneficial)	May 20, 2006
Final Completion Date	July 6, 2006
<b>Final Construction Cost</b>	<b>\$ 851,118.</b>
<b>Architect</b>	<b>Gonzalez/Goodale Architects</b> 135 W. Green Street, Suite 200 Pasadena, CA 91105
<b>Construction Managers</b>	<b>JCM Group</b>
<b>General Contractors</b>	<b>Pat McCarthy Construction, Inc.</b> 633 E. Ventura Blvd. Oxnard, CA 93036





## **LRC-Phone MDF Renovation**

Bond Reference #	42
Budget at Project level	\$ 860,000.
State Funding	0
Measure S Funding	\$ 860,000.
Campus Funds	-0-
Construction Budget	\$ 547,000.
FF&E Budget	-0-
Lowest base bid	\$ 342,884.
Owner Change Orders	-0-
Contractor Change Orders	\$ 137,301.
Projected Occupancy Date	April 1, 2006
Actual Occupancy Date (Beneficial)	June 15, 2006
Final Completion Date:	July 6, 2006

**Final Construction Cost**  
**Architect**

**\$ 480,185.**  
**Thoma Electric, Inc.**  
3562 Emplelo Street, Suite C  
San Luis Obispo, CA 93401

**Construction Managers**  
**General Contractors**

**JCM Group**  
**Pat McCarthy Construction, Inc.**  
633 E. Ventura Blvd.  
Oxnard, CA 93036



## Maintenance Warehouse

Bond Reference #	38
Budget at Project level	\$ 3,247,000.
State Funding	\$ 1,947,000.
Measure S Funding	\$ 1,300,000.
Campus Funds	-0-
Construction Budget	\$ 2,557,014.
FF&E Budget	\$ 125,000.
Lowest base bid	\$ 2,498,000.
Owner Change Orders	-0-
Contractor Change Orders	\$ 59,013.
Projected Occupancy Date	October 1, 2006
Actual Occupancy Date (Beneficial)	December 30, 2006
Final Completion Date	January 1, 2007
<b>Final Construction Cost</b>	<b>\$ 3,247,000.</b>
<b>Architect</b>	<b>Anderson Design</b> 2350 E. Main Street # 201 Ventura, CA 93003
<b>Construction Managers</b>	<b>JCM Group</b>
<b>General Contractors</b>	<b>LA Contractors, Corp.</b> 10850 Riverside Drive # 101 North Hollywood, CA 916

# Ventura College

The completion of the Learning Resource Center, establishes the base for a significant expansion in the availability of modern facilities to accommodate new learning stratagems and techniques. A new Advanced Technology Center and Health complex are presently in advanced design along with miscellaneous improvements to existing buildings and infrastructure.



**Library & Learning Resource Center**

## Library & Learning Resource Center

This project included the construction of a new 88,000 square foot library building and other associated site improvements.

Bond Reference #	49
Budget at Project Level	\$ 27,785,319.
State Funding	\$ 24,785,319.
Measure S Funding	\$ 3,000,000.
Campus Funds	\$ 47,909.
Construction Budget	\$ 21,330,652.
FF&E Budget	\$ 2,848,000.
Lowest Base Bid	\$ 18,288,000.
Owner Change Orders	\$ 43,500.
Contractor Change Orders	\$ 698,211.
Project Occupancy Date	March 15, 2004
Actual Occupancy Date (Beneficial)	September 28, 2004
Final Completion Date	December 15, 2004

**Claims Resolution Settlement**

**\$ 656,187.**

**Final Construction Cost**

**\$ 27,129,939.**

**Architect**

**KBZ Architects**

30 West Arrellega Street  
Santa Barbara, CA 94111

**Construction Managers**

**JCM Group**

**General Contractors**

**FTR International**

5 Park Plaza, Suite 1240  
Irvine, CA 92614



## **Math & Science Building Upgrades**

**Project Status:**

Project completed, including punch list work, July 30, 2004

Bond Reference #	47
Budget at Project Level	\$ 185,000
State Funding	-0-
Measure S Funding	\$ 185,000
Campus Funds	-0-
Construction Budget:	\$ 131,448
FF&E Budget	-0-
Lowest Base Bid	\$ 42,500
Owner Change Order	-0-
Contractor Change Order	\$ 9,453
Project Occupancy Date	July 30, 2004
Actual Occupancy Date (Beneficial)	July 30, 2004
Final Completion Date	August 11, 2004

**Final Construction Cost**

**\$ 51,953 + \$ 77,938 (Cadaver  
Table/Counter Tops) = \$ 129,891**

**Architect**

**KBZ Architects**  
30 West Arrellaga Street  
Santa Barbara, CA 93101

**Construction Managers:**

**JCM Group**

**General Contractors:**

**Berry General Engineering Contractors, Inc.**  
350 Lewis St.  
Ventura, CA 93001



## East Parking Lot

**Project Status:**

Project completed, including punch list work, July 30, 2004

Bond Reference #	55
Budget at Project Level	\$ 1,600,000.
State Funding	-0-
Measure S Funding	\$ 1,600,000.
Campus Funds	-0-
Construction Budget	\$ 1,312,830.
FF&E Budget	-0-
Lowest Base Bid	\$ 1,221,187.
Owner Change Orders	\$ 15,000.
Contractor Change Orders	\$ 76,643.
Project Occupancy Date	July 30, 2004
Actual Occupancy Date (Beneficial)	July 30, 2004
Final Completion Date	August 11, 2004
Claims Resolution	Settlement August 11, 2004
<b>Final Construction Cost</b>	<b>\$ 1,312,830.</b>

**Architect**

**RRM Group**

3765 South Higuera Street  
Suite 102  
San Luis Obispo, CA 93401

**Construction Managers**

**JCM Group**

**General Contractors**

**Berry General Engineering**

**Contractors, Inc.**

350 Lewis Street  
Ventura, CA 93001