

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



**RESPECTFULLY SUBMITTED BY
CITIZENS OVERSIGHT COMMITTEE**

William G. Kiefer (Chair)

Steven L. Kinney

Henry Lacayo

Richard Litton

Guillermo Partida

Richard Regnier

Michael Wesner

June 2010



Ventura County Community College District

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DR. JAMES MEZNEK
CHANCELLOR

May 30, 2010

Re: Ventura County Community College District
Bond Measure S
Citizens Oversight Committee Annual Report - 2010

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 2010.

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 past year the program has reached the stage of having all projects originally approved by the Trustees either complete or under construction. 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. Experience over the last year has indicated a significant lowering of costs within the construction industry as a result of competitive bidding and the state of the overall economy. Consequently, the District will take advantage of this opportunity by constructing additional projects eliminated at the onset of the Measure S Program

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,

William G. Keifer, Chair
Bond Measure S Citizens Oversight Committee

CITIZENS OVERSIGHT COMMITTEE ANNUAL REPORT

General Overview

This 2010 annual report covers the ninth year of a twelve year construction program made possible by the passage of Measure S Bond by the people of the County of Ventura in 2002.

The last year has proven to be of significant consequence to the Measure S Bond program. Although the economic slowdown has caused a great deal of problems for the State, the same market conditions have allowed the Measure S Bond Program to be stretched further than previously thought possible. This has been due to an environment of extremely competitive bidding which has resulted in successful bids being far below original estimates. This phenomenon coupled with the unexpected reimbursement of some project costs from the State previously anticipated to be born by the Measure S program has allowed the District to add new projects at each campus.

The work on many campus "signature projects" has completed and several other large projects are well into construction.

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 and accessing section "Bond Measure S"

Board Membership

Three members terms ended September 30, 2009. New members Henry Lacayo, Micael Wesner and Richard Litton have joined the board. The current Citizens Oversight Committee is as follows:

<u>Member</u>	<u>Term Ending</u>
William G. Keifer	9-30-10
Steven L. Kinney	9-30-10
Henry Lacayo	9-30-11
Richard Litton	9-30-11
Guillermo Partida	9-30-11
Richard Regnier	9-30-10
Michael Wesner	9-30-11

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

Current Projects

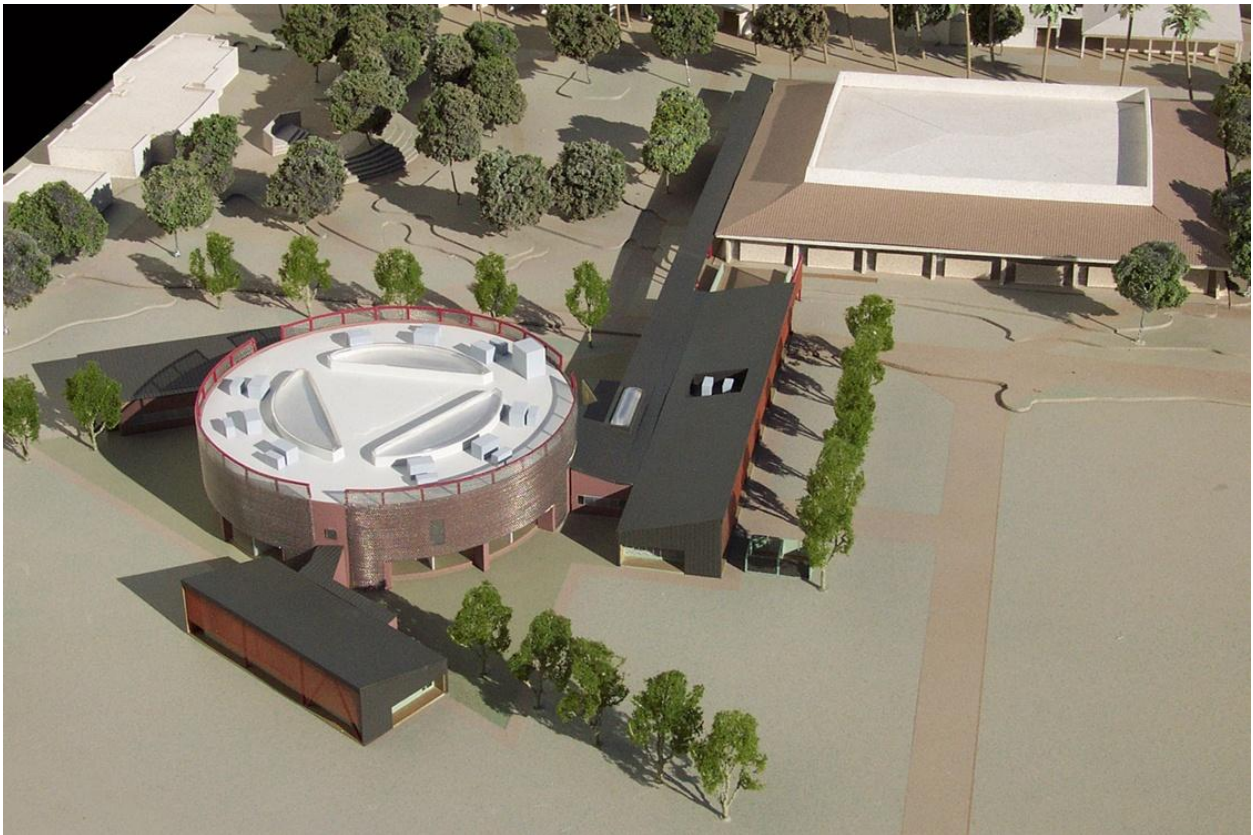
Current construction projects at Oxnard College include the new Performing Arts Classroom and Auditorium and the LRC Renovation.

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

(see renderings below).



Oxnard College, Learning Resources Center



Oxnard College, Learning Resources Center

Construction started on October 22, 2009. The following is a progress status report for various activities: rough grading 100%, electrical underground utilities 100%, site storm drain and sewer lines 100%, underground potable water 25%, concrete slab 95%. Steel fabrication is schedule to start on 5/17/10.

Milestones: Steel structure is schedule to be completed by November 2010. Building envelope “weather tight” is scheduled to be completed by June 2011.



Electrical underground



Footings



Concrete slab preparation



Concrete slab @ west wing



Storm Drain work

- 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

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.

As of May 2010:

The rough structural work is complete and the curtain wall framing is in place ready for the glass work to begin. The curb and gutter for the drop off cul de sac and the North campus street repairs are now complete. All city ADA work (new ramps) at Rose Ave has been completed. The contractor is cleaning and sealing all of the masonry block and is completing the aluminum cladding on the auditorium building.

Campus occupancy is scheduled for January 2011.

Design & Inspection Team

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

- Structural Engineer - Li & Associates, Thousand Oaks
- Inspector of Record - Nething and Associates Inspection Consultants, Newbury Park
- Materials Testing and Inspection - Geotechniques, Ventura
- Masonry Contractor - Lindero Masonry, Newbury Park
- Electrical Contractor - Scott & Sons Electric, Ventura
- Acoustical Ceiling Contractor - Coustic-Glo, Simi Valley
- Plumbing Contractor - M&M Mechanical, Carpinteria





Future Projects

The VCCCD Board has authorized two new projects recommended by Oxnard College, the renovation of the existing LRC for seismic & program upgrades and a replacement building for the Dental Hygiene program, which has been housed since the program inception in “temporary” trailers.

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 Building S (Automotive, Welding, Machine Technology) are also underway.

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. The time required for construction is estimated at 900 days, currently the project is 62% complete. The first milestone, completion of the two -story Health Science Center, is scheduled for completion in December 2010 and, after furniture and telephone/computer systems are installed the building will be ready for occupancy in time for the Spring 2011 semester. This building will house 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 completion in March 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.

The total project will be completed by April 2011, including the demolition of the old “O” and “P” buildings.

- 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



South Elevation



East Elevation



South Elevation

HSC/ Ventura College

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

LEO A DALY



Advanced Technology



General Purpose



Health Science Center

Building G (Theater)

The contractor, Viola Constructors, began work on February 1, 2010, with an 18 month construction schedule. 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 Fall 2011 semester.

- Architect - David Bury & Company Architects, Ojai
- Structural Engineer - Li & Associates, Thousand Oaks
- Electrical Engineer - Lucci & Associates, Camarillo
- Mechanical Engineer - AE Group Mechanical Engineers, Ventura
- General Contractor - Viola Inc., Oxnard



Building G (Theater) – North Elevation





Lobby



Classrooms

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

The contractor, Mackone Development, began work on March 1, 2010, with a 12 month construction schedule. 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 Summer/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



BLDG APP
SOUTH ELEVATION





Future Projects

A new Applied Sciences building is being planned, as well as renovation projects for Building H (Fine Arts) and the Maintenance, Operations and Storage complex. The Swimming Pool and support structures are scheduled for demolition due to pervasive leaking problems and severe soil settlement problems.

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 (Fall 2010) – Construction is virtually complete, awaiting furniture installation and telephone/computer systems.

Current Projects

Current construction projects at Moorpark College include the new Health Science Center, improvements to the Campus Electrical Infrastructure System and the EATM building.

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. Currently all rough grading has been completed and building pad has been certified. Footings have been placed for the site retaining wall. All footing locations have been laid out and work is ready to begin upon delivery of reinforcing steel. The new Fire line will be installed during the campus shut down beginning mid May. Shop drawings are being submitted and returned and material orders are being placed. Currently the project is scheduled for completion in April, 2011.

- 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 is scheduled to be completed by July 15, 2010. The work is proceeding in sequence as established by contractor and agreed by Campus and all teaching staff. The work is being completed during weekends and during periods of campus shut down. Buildings left for change out of switchgear and transformers are all scheduled to be completed by the end of June, 2010 with allowance

This phase 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 installs 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 can 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 65% complete. The roof is dried in and interior work is in progress. Currently the construction schedule indicates a completion in September, 2010. 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 January 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





Future Projects

A new parking structure is being considered, to alleviate severe parking shortages. The Board will consider the award of a formal design contract at the June 2010 Board meeting.

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 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 started construction in June of 2009. The basic building shell has now been completed and the roof is scheduled to be installed in early June. The lease negotiations with the new tenant, Ventura County Sheriff's Department, are on-going and the security system for the building is being prepared for bidding. We have realized a significant reduction in cost due to the redesign / change of the project lighting requirements and through a value engineering exercise with the proposed landscaping.

All underground site utilities have been installed. Site curb and gutter is complete and asphalt paving will begin the last week of May.

Due to the winter rains, the project is behind schedule, but we hope to make up some of the time this summer. The project is currently on target to be substantially complete in January 2011.

The new City waterline project was completed in the August of 2009. We now have ample and quality water for the new building.

- 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



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



