

District Project Status

#5770 Long Range Plans (Long Range Development Plan, Five Year Construction Plan, Program Location & Land Use Master Plan & Facilities Master Plan):

- In 2013 the College began a new phase of long range planning for capital improvement projects. The goal of this planning effort is to develop a campus endorsed Facilities Master Plan (FMP) that addresses future needs of instructional programs, provides high quality instructional, student support and work spaces, supports sustainable development and operations, and creates an attractive campus environment.
- The FMP supports the Educational Master Plan and informs the Long Range Development Plan (LRDP) which must be approved by the California Coastal Commission and other governing agencies, and the Five Year Construction Plan, which is submitted to the Chancellor's office annually.
- In August 2014 the college contracted with Anderson Brule Architects to assist in developing the Program Location and Land User Master Plan (PLLUMP) which establishes long term goals and guiding principles associated with land planning, facility program locations, internal/external connections, circulation, parking within the parameters of the technical requirements of the site, the regulatory environment, the college sustainability guidelines and budget considerations. The results of this plan determine a 15 year facilities vision for the future of the college to ensure efficient and effective utilization of college facilities in support of the institution's mission, instructional programs, and support services. Final recommendation for the PLLUMP program resulting from the work completed in the Discovery (Step 1) and the Program (Step 2) phases was presented to college constituencies in early Fall 2015. The Facilities Master Plan phase (Step 3) began in October 2015.
- In alignment with completion of Step 2 of PLLUMP the college developed Aesthetic Design Standards which will guide architects and designers in the development of future college projects and ensure a consistency in the overall aesthetics and materiality at each of the three campuses.
- The Future Bond Program - Proposed Projects report was developed in March 2013 to identify all needed capital improvement projects and their associated estimated cost, and is inclusive of results from the survey conducted in Fall 2012. This report was routed through the College's consultation process throughout spring 2014 for ranking projects and will serve as supporting documentation for developing the FMP which will further the findings of this report through continuous monitoring and evaluation of college facilities.
- The Long Range Development Plan has been updated to include the Campus Center Seismic and Code Upgrades project and was approved by the Board on 8/13/15. An accompanying Public Works Plan Amendment and Notice of Impending Development for this project were approved by the California Coastal Commission (CCC) in September 2015.
- Subsequent to the Board's approval at the 6/23/16 meeting, the college submitted the 5-Year Construction Plan and the Capital Outlay Proposals to the Chancellor's office on 7/1/16. The 2018-2019 Final Project Proposals (FPP) included the Schott Campus Modernization and the Physical Education Building Replacement projects. The 2019-2020 Initial Project Proposals (IPP) included the Physical Science Building & Lecture Hall Modernization project and the Student Services Renovation/Expansion project.

#6005 Water User Reduction Measures:

- In 2011 the college replaced the majority of the 3.5 GPF toilets campuswide with 1.28 GPF toilets to increase water efficiency and to take advantage of water reduction rebates offered by the City of Santa Barbara.
- In 2013 the City of Santa Barbara worked with the college to schedule a follow up assessment of the college's water use and develop a report indicating further opportunities for water savings. The resulting recommendations have begun implementation and will continue into 2015. Examples of these measures include replacement of shower heads in the PE locker rooms, modifications and repairs to faucets in the Cafeteria and the culinary and science labs, and replacement of inefficient clothes washing machines used by Athletics.
- Water savings calculations for the completed measures indicate the college is achieving an average of 67% savings for potable water usage in facilities where measures have been implemented. Ongoing water efficiency projects will align with goals and benchmarks established in the college's recently completed District Sustainability Plan.
- Due to water conservation efforts the college was recognized as the 2014 Water Hero by the City of Santa Barbara's Water Conservation Program.
- The college continues to budget modest funds to support continual water efficiency improvements. Currently the college is evaluating the transition from sensor based flush valves which can malfunction to manual dual flush valves.

#6525 Energy Efficiency:

- The College submitted a list of proposed energy efficiency and generation projects to the Chancellor's office to identify projects the College intends to complete with Prop 39 funding. Prop 39 funding will be allocated on an annual basis.
- After completing the RFQ/P process a Board Resolution and award of an Energy Services Agreement with Compass Energy Solutions (CES) for the first phase of a multiphase LED interior lighting retrofit were approved at the March 2014 Board meeting. The energy measures as set forth in the Energy Services Agreement are anticipated to result in operational cost savings to the college by reduction of electric energy consumed, which, over the life expectancy of the system, will exceed the cost of the services provided.
- The amount of SBCC's 2013-2014 and 2014-2015 allocations were \$518,260 and \$375,689 respectively. This funding allowed the college to complete interior LED lighting retrofit work in the IDC, BC, LRC, PS 101, Library, EBS and Orfalea Early Learning Center buildings over the course of two years. At the February 2016 Board of Trustees meeting an Energy Services Agreement was awarded to CES for additional interior LED lighting retrofit work in the Administration, Occupational Ed, Schott campus and Facilities & Operations buildings. Funding for the third (2015-2016) and fourth (2016-2017) years of Prop 39 will be combined to fund this work. This work is substantially complete.

#6720 DSA Certification of Completed Projects:

- The Chancellor's office has strongly urged all Districts to obtain DSA certification for all previously completed and un-certified construction projects. Based on DSA records the college has seven completed projects that require certification. The majority of these projects were completed in the 1990's.
- The college contracted with RJC, Inc., a local architecture and construction management firm, to obtain DSA certification of these projects.

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- RJC collected historic records from the college's archives to prepare submittals for each project, and requested DSA pull records from their archive facility and transmit to Los Angeles office. RJC then submitted project documentation along with a project reopening fee payment of \$500 per project to DSA for their review and approval. After meeting with DSA staff to go over each application RJC received a confirmed list of required documents for each project that had to either be located or regenerated by originator.
- RJC hand delivered revised closeout packages for each of these projects in December 2013. All documentation for three of the projects has been located and the college anticipates DSA will certify these projects. However due to the amount of time since the projects were completed some of the required documentation for the remainder of the projects has been determined to be lost. These projects have been submitted to DSA under their new Legacy Project Certification process.
- The college has successfully obtained DSA certification for the construction of three of the original seven uncertified projects. Four projects remain uncertified. All required documentation for these projects has now been submitted to the DSA Box system for review.
- More recently completed projects including the Humanities Building Modernization, the BC Chiller Replacement, the Scoreboard Replacement, ECC 40-42 Renovation, the Campus Wide Fire Alarm Network, and the Bridge Renovation projects have now received DSA certification.
- **As of 9/15/16 all completed construction projects under the DSA's purview that are not currently under construction have been certified.**

#6752 Campus Center Swing Space

- During the construction of the Campus Center building swing space for many of the current building occupants will be provided in ECC 16-21. Currently these buildings are providing swing space for the Bookstore Modernization project.
- Dining venues and culinary labs will be relocated throughout the main campus including venues at upper La Playa stadium (JSB), the newly created EH+SoCA garden, the Sports Pavilion (Natural Bowls) and West campus (barbeque).
- Construction has begun on the Sports Pavilion Concession Stand Refurbishment project and is anticipated to be complete in November.
- The college is currently working with KBZ Architects to design and oversee the installation of a large scale tent structure in the Student Services plaza to house cafeteria operations. Construction is scheduled to begin the end of September and be substantially complete by the middle of November.
- The Mason street leased facility will serve as a food preparation and support facility.

Campus Store Modernization

- The college initiated a project to modernize the Campus Store and contracted with Anderson Brule Architects (ABA) to develop a feasibility study to determine the scope and cost of the desired work.
- After review and refinement of the feasibility study the college contracted with ABA for the design, permitting and construction oversight of the project. The project generally includes a major upgrade to the interior layout and finishes of both floors, the inclusion of a coffee bar and exterior deck for seating, and improvements to the main entry to better integrate with the design of the new Campus Center building.

- Project documents were recently submitted to the DSA for review and approval and the required environmental documents including the Notice of Exemption and the Notice of Impending Development were approved at the March 2016 Board of Trustees meeting.
- The City of Santa Barbara Architectural Board of Review reviewed the project on 5/10/16 and generally supported the design of the project. The California Coastal Commission approved the Notice of Impending Development at the 5/13/16 meeting.
- The project was advertised for public bid in May and a job walk was conducted on 6/1/16. Approval of bid and award of a contract is included on the June Board of Trustees agenda with an anticipated construction start date of 7/1/16. Estimated duration of the project is 5 months with an estimated construction cost of \$3.3 million.
- Swing space for the Campus Store has been created at modular buildings ECC 1-3 on East campus so students continue to have access to Bookstore operations throughout the construction of the project.

State Project Status:

#5102 2014-2015 State Scheduled Maintenance Projects:

- Electronic Lock & Door Upgrades – Phase 2 (complete)
- Replace Bleachers in Sports Pavilion Gym (DSA approved)
- Replace Waterline at Cliff Drive Stairs (complete)
- Paint & Replace Flooring – IDC Third Floor (complete)
- Resurface Pedestrian Bridge (complete)
- Replace Drain Pipe at Shoreline Drive (complete)
- Paint Doors & Windows – EBS Building (complete)
- Upgrade Exterior Lighting – Humanities Fire Road (complete)

#5103 2015-2016 State Scheduled Maintenance Projects:

- IDC Chilled Water System
- Classroom Access Improvement – Schott Campus
- Elevator Modernization – MDT Building
- Paint & Replace Flooring – BC Building
- Refinish Exterior Awnings – LRC Building
- Water Conservation Project – West Campus Classroom & Office Building
- Roof Restoration/Repair – PE, SS and F&O Buildings
- Exterior Painting – Administration, PS, PS 101 and Schott Campus Buildings

#6740 Campus Center Seismic & Code Upgrades

- In March of 2012, the Board of Trustees approved the replacement of the existing Campus Center building. The basic programmatic requirements for the new building were developed and included in a Final Project Proposal (FPP) that was submitted to the Chancellor's office requesting state funding to address issues with the existing building's deterioration. Funding for the project was subsequently approved but requires the College to fund approximately one third the cost of the total project.
- The state's portion of funding for Preliminary and Working drawings is included in the 2014/2015 state budget. The notice to release funds for the project Preliminary Plans was issued by the Chancellor's Office on July 31, 2014 allowing the College to begin to expend funds.

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- The College issued a Request for Proposal (RFP) to seven qualified architectural firms for providing the preliminary plans, working drawings, DSA approval and construction oversight for the project. Based on extensive review and rating of specific qualifications, the selection committee identified firms to be short-listed and interviewed. After interviews with each of the short-listed firms the committee selected Roesling Nakamura Terada (RNT) as the successful firm. A Professional Services Agreement was awarded at the September 2014 Board meeting.
- RNT has worked closely with college user groups and staff to refine the design included in the FPP and to confirm programmatic needs and requirements. Additionally, RNT and college staff met with the Chancellor's Office specialist in November 2014 to review the updated design of the project for compliance with a category A3 project.
- After analysis of the impacts of the design the project environmental consultant, Dudek, determined the project to be exempt per the California Environmental Quality Act, Categorical Exemption 15302, Replacement or Reconstruction Class 2. The Board approved the Notice of Exemption at the October 2014 meeting which was then submitted to the state clearinghouse and the County Clerk of Santa Barbara.
- RNT presented the updated project design to the Board of Trustees in February 2015.
- The Preliminary Plans package was submitted to the Chancellor's Office in December 2014 and was approved by the state Public Works Board in March. Notice of the release of funds for the Working Drawings (WD) phase was subsequently issued allowing the project team to continue to refine the design and prepare to submit the drawings to the DSA in August 2015.
- The building code governing the project requires commissioning services for the project due to the buildings size and the complexity of the mechanical systems. Based on their qualifications and experience, performance and responsiveness on the West Campus Classroom & Office Building project the college selected Glumac to provide the design review, compliance documentation and inspection services to confirm the performance specified in the contract documents is not undermined by design flaws or equipment malfunctions.
- Initial meetings were held with the City of Santa Barbara and the California Coastal Commission (CCC) in May 2015 to review the project intent, design and execution, and to identify any potential concerns or issues. The project was approved by the CCC in September 2015.
- The project received DSA approval in April 2016. Working Drawings were then approved by the Chancellor's office in June 2016 and the project was approved to proceed to bid.
- The college is following the decommissioning process for public art outlined in the college's *Guidelines for Acceptance, Placement, Maintenance & De-accession* for the existing mural which was created by students of Manuel Unzueta's class in 1976-1977. The Arts Advisory Committee has convened several times as required by this process.
- The project is currently out to bid and was advertised for bid on 8/16 and 8/23. Two job walks were conducted on 8/23 and 9/8. Bids are due 10/11.

Measure V Project Status:

#6734 West Campus Classroom & Office Building:

- After receiving Board approval in October 2012 for utilizing remaining Measure V funds, the college embarked on the planning, design and construction of the new West Campus Classroom and Office building.

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- The building location is to the north of the Garvin Theater and the Facilities & Operations building, and adjacent to the West campus bus turnaround. Several portable buildings are currently located on this site which were used for swing space for the Humanities Modernization project. These buildings along with several others will be removed from campus over the summer.
- Based on their excellent qualifications and capable management of the Humanities Modernization project, the College selected Lundgren Management (LM) to provide project management and preconstruction services. These services include, but are not limited to, user group coordination with architect and College, College consultant coordination, review of design documents, project scheduling, project cost estimating, and constructability review and coordination.
- Concurrently the College issued a Request for Proposal (RFP) to ten qualified architectural firms for providing programming, design and construction document development, DSA approval, and construction oversight services for the project. Firms had approximately two weeks to prepare their proposals which were then reviewed by a selection committee comprised of representatives from P&R, Instructional Programs, Information Technology and Facilities & Campus Development. Kruger Bensen Ziemer (KBZ) Architects was selected by this group and a contract was approved at the December 2012 Board meeting.
- Obtaining Leadership in Energy and Environmental Design (LEED) Silver certification as a minimum level of certification is a project requirement and included in the architect's contract. A LEED charrette was held in May 2013 with all project team members to overlay the LEED checklist on the current design to identify achievable points and potential design strategies. An RFP for commissioning services was issued to five firms in early June 2013. Glumac was selected as the successful firm and an agreement was subsequently approved by the Board.
- KBZ, LM and college staff worked closely with the designated user group, primarily comprised of the college's Planning and Resources (P&R) committee, to establish the basic programmatic requirements for this new building. KBZ also provided several color renderings to the college for review by the Executive Committee and the Board of Trustees. The design was well received by both groups.
- College staff and the college's environmental consultant, Dudek, met with the City of Santa Barbara Planning Department staff in April and May 2014 in preparation of completing the project Mitigated Negative Declaration (MND). The project was also submitted for courtesy review by the City Architectural Board of Review (ABR) as required by the college's Long Range Development Plan. ABR members responded very positively towards the design and generally supported the project.
- The project Draft MND followed the required public noticing period in June and the Final MND was approved by the Board at the June 2014 meeting. A Notice of Impending Development and Public Works Plan Amendment were approved by the Board in September 2014 and were submitted to the California Coastal Commission (CCC) for review and response. The college received the CCC's comments in December 2014 and worked collaboratively with CCC staff over the following months to resolve and respond to concerns regarding parking, circulation and transit associated with the project. After successfully demonstrating intent to implement multiple alternative transportation measures identified in the college's Transportation Demand Management Plan the project was approved by the CCC at the May 2015 meeting.

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- The previously anticipated construction completion date was extended from May to October 2017 to reflect the time required to obtain all government agency approvals and anticipated construction duration.
- The project received DSA approval in October 2014.
- Over the course of the Preliminary Design and Design Development phases of the project the project team continually worked to develop the associated construction cost estimate to ensure project costs remained within acceptable limits established by the college. Project cost estimate at this phase is \$19,686,105 which includes construction, architectural fees, government agency approval costs, project management fees, testing and inspection fees, specialty consultant fees and furniture and equipment, and represents all costs anticipated to be associated with the project. The estimated construction cost included in this amount is \$14,888,468.
- The Board approved the utilization of the Construction Management Multi Prime project delivery method for construction of the project on 8/13/15 and an agreement with Lundgren Management for these services was approved at the 8/27/15 Board meeting.
- The first and primary bid phase of the project was divided into nineteen prime contracts (referred to as bid packages). The bid packages were advertised on September 29, 2015, a non-mandatory job-walk was held on October 7, 2015 and bids were due and received on October 21, 2015. Due diligence was performed by Lundgren Management on the bids received and after careful evaluation four of the bid packages were recommended for re-bid. The Board of Trustees approved bids and awarded contracts for fifteen bid packages at the November 12, 2015 meeting.
- Subsequent to the November 12th Board of Trustees meeting, four bid packages were rebid to either potentially reduce bid amounts or clarify bid package work scope. Bid packages for the site and building plumbing were awarded at the December 10th 2015 Board of Trustees meeting. As anticipated, by dividing the original bid package into two packages and refining the scope of each package the total bid amount for this work was significantly reduced to better align with the estimated cost. Bid packages for the Doors, Frames, Hardware and Access Control and for the Lath, Plaster, Drywall and Metal Studs are recommended for award at the March 24, 2016 Board of Trustees meeting. The scope of work for both of these rebid packages was refined prior to rebidding to help attract a wider selection of qualified bidders and to lessen the variance in bid amounts. Bids were advertised on January 6, 2016, a non-mandatory job-walk was held on January 19th 2016 and bids were due and received on February 23, 2016.
- Unfortunately bid amounts for several of the bid packages were higher than anticipated due, most likely, to the strength of the current economy and the large volume of construction projects throughout the state. This resulted in a low number of bids for several of the bid packages thereby reducing the competitive nature of the low bid methodology. The college is evaluating the anticipated total cost of the project against remaining Measure V funds to determine the amount in excess and identify solutions for funding the project.
- To identify potential cost savings for the project the college included deductive alternates in several of the bid packages during the bidding phase, including elimination of five tubular skylights located at the west end of the building and changing to a standard elevator cab finish in lieu of a more customized finish. At the May 2016 meeting the Board of Trustees approved deductive changes orders for these two items totaling a \$33,300 credit to the total project cost.
- Completed and current construction activities include concrete placement at all grade beams, complete structural steel weldout, complete metal decking and weldout of upper floors and roof deck, connection of natural gas tie in and installation of storm drainage.