

## Letter from the Committee Chair



It is my pleasure to share with you the Cabrillo College Citizens' Measure D Bond Oversight Committee's fifth report to the community. This has been another exciting year for Cabrillo. Upon completion of the following projects, the college will have accomplished the majority of

the Facilities Master Plan projects. I encourage you to come take a look at the numerous accomplishments of your investment in our community college.

In 1996, the college developed a comprehensive Facilities Master Plan which identified the educational programs that require expanded or upgraded facilities to support instruction. Measure C was approved by the voters in 1998 at \$85 million and Measure D was passed in 2004 at \$118.5 million. In addition, the college has been extremely successful in securing \$6 million in Federal funds and \$40 million in State funds in order to maximize the benefit to our local community.

- The new **Barbara Samper Student Activities Center** is a hub of activity with the considerably expanded campus bookstore, student assessment and orientation services, and expanded workspace for student government and clubs.
- The three **Arts Education Classrooms** for visual, applied and performing arts have been holding classes since fall of 2008 and the theater, music classrooms and recital hall will open in fall 2009 for everyone to enjoy.
- The college purchased the Watsonville Library adjacent to the Watsonville Center. Plans are well underway for the new **Cabrillo College Green Technology Center (GTC)**. As noted in the Report, the new building will be a Platinum Level LEED certified "green" building and a model facility for the GTC program.

- Two new **Allied Health Buildings** to house the Allied Health programs (Dental Hygiene, Radiologic Technology, Nursing, Medical Assisting and the Stroke and Acquired Disability Center) are anticipated to be completed in 2010.
- As instructional programs move into new space, **classroom renovation** will continue. In addition, the college is upgrading classrooms and labs to new smart technology.
- Bonds funds have dramatically improved campus accessibility. **New signs** have been installed to provide building locations and wheelchair accessible routes. In addition, new seating in the football stadium has been installed to provide better access for individuals using wheelchairs.

With this report, the members of the Citizens' Oversight Committee (COC) assure the voters of Santa Cruz County that Measure D bond expenditures have been made in accordance with the California Education Code 15278 and for projects identified in the Bond Measure exclusively. The annual audit for 2007-08 was performed by Vavrinek, Trine, Day and Co., LLP, and the audit disclosed no instances of non-compliance with the terms of Proposition 39 or Measure D. The 2008-09 audit report is scheduled for completion in December 2009.

The \$118.5 million General Obligation Bond request approved by more than 62 percent of the voters in March 2004 has certainly upgraded and improved the campus facilities to better serve our students and community. The committee looks forward to continuing to work with the Cabrillo staff in 2009-10 to assure compliance with Measure D and the completion of these projects which are such a valuable resource for the Santa Cruz County community.

Bob Petersen, *Chair*  
*Measure D Bond Oversight Committee*

Fifth Report to  
the Community  
on Measure D  
March 2004  
through  
June 2009

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Cabrillo  
College



From left: Bob Petersen, Bud Winslow, Brian King, John Fry, Michael Bethke, Gary Meyer, Diane Craddock

## Members of the Bond Oversight Committee

Michael Bethke	Taxpayers Association (Two-year term expires 8/10)
Diane Craddock	College Support Organization (Two-year term expires 8/09)
John Fry	Business Representative (Two-year term expires 8/10)
Gary Meyer	Student (Two-year term expires 8/09)
Helen Palmer	Member At Large (Two-year term expires 8/10)
Bob Petersen	Member At Large (Two-year term expires 8/10)
Bud Winslow	Senior Citizen Organization (Two-year term expires 8/09)

### Previous Members

Jack Baskin	Member At Large	2004-06
Rodney Brooks	Member At Large	2004-08
Leflora Cunningham	Student	2007-08
Harriett Duzet	Senior Citizen Organization	2004-07
Tila Guerrero	College Support Organization	2004-07
Chloe LaFortune	Student	2004-05
Nicole Moreno	Student	2005-06
Kris Reyes	Business Representative	2004-08
Mike Siegel	Student	2006-07
Lou Tuosto	Taxpayers Association	2004-08

## About a Proposition 39 Bond Measure

Supporters approved Cabrillo College Measure D under the provisions of Proposition 39, which requires a minimum 55 percent approval by the electorate. Proposition 39 bonds also call for the appointment of an independent Citizens' Oversight Committee within 60 days of election results certification. By statute, the committee must include:

- A member of the business community
- An active member of a senior citizens organization
- A member of a taxpayers association
- An enrolled student active in a community college group
- A member of a college support organization
- Two members representing the community at large

Committee members serve in an uncompensated capacity for terms of two years and may not exceed two consecutive terms. No district employee or vendor, contractor, or consultant to the district may serve on the committee.

## Committee Meetings

The COC met four times in the 2008-09 fiscal year. Meeting dates and minutes of prior meetings are available at the bond oversight web page at: <http://www.cabrillo.edu/internal/facilities/measured/bondOversight/bondoversightDocs.html>. For questions or comments about the committee and its activities, please call (831) 479-6406. All meetings are open to the public.

## Measure D Bond Issuance and Expenditures through June 2009

The Cabrillo Community College District issued the first series of Measure D Bonds, Series A, in the amount of \$60 million in May 2004. The district issued the second and final Series B in April 2007 in the amount of \$58.5 million for a total Bond Offering of \$118.5 million.

Facilities projects are publicly bid as required by Contract Code and the district has endeavored to make qualified local contractors aware of the projects and assist them with the public bidding process to facilitate work for local residents.

Included in this Report are the Measure D funded projects that have been completed or were in progress as of June 30, 2009.

**Measure D Funded Facilities Master Plan Projects** 1.2 As of June 30, 2009

**Schedule A**

Projects In Process	Measure D Funding Category	Amount Budget	Paid to Date (thru 6/30/09)
Arts Education Classrooms	AEC Project	51,660,378	46,052,378
Allied Health Classroom Buildings	Health and Wellness	19,056,636	8,368,809
Allied Health Parking Structure	Health and Wellness	10,715,000	10,653,897
Student Services Complex	Student Services	20,862,513	20,238,801
Building 2100 Upgrades	Building Upgrades	10,000	0
Building 2100 Equipment	Equipment	80,000	52,735
Space Planning	Building Upgrades	300,000	267,771
Building 300 Renovation	Building Upgrades	2,166,000	208,798
Building 300 Equipment	Equipment	931,000	0
Purchase Watsonville Library/ ITEC	Building Upgrades	7,000,000	3,413,285
Campus Wide Signage	ADA Accessibility	400,000	193,638
Stadium ADA Seating	ADA Accessibility	351,789	226,459
Smart Classroom	Classroom & Lab Renovation	100,000	10,863
<b>Total in Progress</b>		<b>113,633,316</b>	<b>89,687,434</b>

**Schedule B**

Project in Planning	Measure D Funding Category	Amount Budget	Paid to Date (thru 6/30/09)
Arts Education Secondary Effects	9021	4,000,000	18,308
Arts Education Secondary Effects - Equipment	9021	200,000	164,427
West Soquel Pedestrian Over-crossing	ADA Accessibility	300,000	148,027
<b>Total in Planning</b>		<b>4,500,000</b>	<b>330,761</b>

**Scheduled C**

Completed Projects	Measure D Funding Category	Expensed Amount
Enrollment Center Faculty Offices Smart Classrooms Staff Offices	Equipment	469,746
Utility Relocation Project Southwest Power and Communication Southeast Perimeter Road Parking Lot R New Fire Water Line Building 100	Road and Utilities	1,100,053

1. Only Measure D funding is shown. Many projects have additional funding from other sources. Funding from other sources is excluded.
2. Un-audited Figures reported

**Measure D Funded Facilities Master Plan Projects-cont 1.2 As of June 30, 2009**

**Scheduled C (cont'd)**

Completed Projects	Measure D Funding Category	Expensed Amount
Enrollment Center Building 400 Improvements Exterior Painting Building 100, 900, 1000, 1500, 1550, 1300, 1400, 1400, & 1600 HVAC Building 400, 450, 500, 700 Building 900 Restrooms Building 400 Boiler Pipe Replacement Smart Classrooms Building 2100 upgrades Stadium Bathroom ADA Upgrades	<b>Building Upgrades</b>	<b>3,109,821</b>
Building 100, 900, 1100 ADA Access Stair Replacement Lots E, F, and G Land Bridge Safety Phones Parking Structure Stadium Field House Bathroom Remodel Building 100 Plaza	<b>ADA Access and Safety</b>	<b>1,330,675</b>
<b>Bond Fee, Audits</b>	<b>Interest</b>	<b>258,565</b>
<b>Total</b>	<b>All</b>	<b>6,268,859</b>

Projects in Planning	Schedule	Planning Budget Reserve
<b>ADA Access &amp; Safety Improvements</b>	Schedule to be determined	<b>27,807</b>
<b>Classroom &amp; Lab Renovation</b>	Schedule to be determined	<b>975,667</b>
<b>Upgrade Buildings</b>	Schedule to be determined	<b>1,024,512</b>
<b>Road &amp; Utilities Improvements</b>	Detailed schedule to be determined	<b>49,947</b>
<b>Equipment</b>	Detailed schedule to be determined	<b>795,278</b>
<b>Total Budget Measure D Future Projects</b>	(Above)	<b>2,873,211</b>
<b>Total Budget Measure D Projects In Progress</b>	(Schedule A)	<b>113,633,316</b>
<b>Total Budget Measure D Projects In Planning</b>	(Schedule B)	<b>4,500,000</b>
<b>Total Budget Measure D Projects In Completed</b>	(Schedule C)	<b>6,268,859</b>
	<b>Total Measure D Funding</b>	<b>127,275,386</b>
Interest	Total	Allocated
Interest	8,602,115	8,602,080
		Balance
		35

<b>Measure D Bond Sales</b>	<b>118,661,539</b>
<b>Interest Through 6/30/09</b>	<b>8,602,115</b>
<b>Total Measure D Funding</b>	<b>127,263,654</b>

1. Only Measure D funding is shown. Many projects have additional funding from other sources Funding from other sources is excluded.

2. Un-audited Figures reported

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## Student Activities Center

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The Student Activities Center, a new 50,000-square foot, two-level building located in the very center of the Aptos campus on Soquel Drive, opened in fall 2007. The new center provides a gateway to the Aptos campus and houses the campus bookstore,

student assessment and orientation services, student government, student activities and club space, and related programs and offices. The project includes three new elevators which significantly improve accessibility on campus to and from Soquel Drive. Covered parking is on the ground level to accommodate access to the bookstore and to enrollment services. In addition, the college has submitted drawings to the State for approval to open a coffee shop in 2010.

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## Arts Education Classrooms

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The Arts Education Classrooms project consists of five buildings totaling 122,300 square feet. The project includes a 581-seat theater, a 369-seat music classroom and recital hall, one building dedicated to two-dimensional art, one building for three-dimensional art and one building for general instruction and offices.

This project provides fifteen music practice rooms for students, four music rehearsal spaces, an acting studio, and five drawing and design studios, and a classroom space for experimental theater.

Three of the buildings opened for classes in fall 2008. The two remaining buildings, Theater and Music Recital Hall, are ready for occupancy in August 2009.

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## Health and Wellness Classrooms and Parking

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Construction of a 55,000 square foot Health and Wellness classroom facility will bring together health-related disciplines to include Nursing, Dental Hygiene, Medical Assisting, Radiologic Technology, the Stroke and Acquired Disabilities Center, Health

Science, and a new Wellness Center.

The Health and Wellness Facility parking structure opened in fall 2008. The parking structure provides 510 parking spaces in the northeast corner of the campus for those students attending classes on the upper campus.

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## Green Technology Center (Watsonville Library Acquisition)

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The Cabrillo College District purchased the vacated library from the City of Watsonville to construct

a 14,000 square foot Green Technology Center. The new facility, adjacent to Cabrillo's Watsonville Center, will focus on providing career technical education to include courses in construction energy management, solar and green building programs. The District successfully applied for \$3.4 million of grant funds from the Economic Development Agency to augment Measure D Bond funds for this project and, specifically, to provide a model Platinum Level LEED certified "green" building. The vacated library has been demolished and plans are to begin construction in 2010.

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## Space Allocation

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The Governing Board at its January 2008 meeting approved the selection of bfgc Architects from San Jose to conduct a facilities assessment and to formulate recommendations for the reallocation of all space on campus including the space made available by moving programs to the new Arts Education Classrooms, Health and Wellness Classrooms, and the Student Activities Center. Bfgc conducted a comprehensive review of campus facilities and made a presentation to the Governing Board at the February 2009 meeting. Published reports on the space reallocation plan are available at <http://www.cabrillo.edu/internal/facilities/SpacePlanningandReallocation.html>.

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## Building 300 Renovation

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As a result of programs moving into the new Arts Education Classrooms, the 300 Building is vacated and will be renovated. Plans are to demolish the building's interior and rebuild 12 classrooms and 10 offices. The project's funding will be \$3 million from Measure D and \$3 million from the State. Plans are to bid the project in fall 2009 with anticipated completion in 2011.

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## Aptos Campus Signage

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Cabrillo College has contracted with Kate Keating Associates of San Francisco to prepare a signage plan for the Aptos campus to include signage to identify handicap accessible routes and signage to assist students, faculty, staff, and visitors to find desired campus locations. The handicap accessible routes are now clearly identified, and wayfinding signs have been installed on campus to assist new students, staff, and visitors. Replacement building identification signs are scheduled and will be installed by the start of the fall semester.

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## Examination of Expenditures

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Cabrillo College staff provides the Citizens' Oversight Committee with the monthly Facilities Master Plan Status Reports which are submitted to the Cabrillo College Governing Board for review. A comprehensive update is provided to the Citizens' Oversight Committee and formally approved by the Governing Board twice annually.

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## Overcoming Challenges

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The current California State budget crisis has delayed reimbursements to the College for State approved projects such as the Arts Education Classrooms and the Allied Health Classrooms. The college has also had to delay starting the bidding for the new Building 300 Renovation. The California Division of the State Architect (DSA) has a required approval process which continues to delay design and construction schedules resulting in additional project costs. The Citizens'

Oversight Committee strongly supports any changes at the State level which would streamline the construction approval process and reduce overall project costs.

The COC also encourages district personnel to continue to evaluate college projects using the construction industry best practices to ensure maximum utilization of Measure D Bond funds.

The high cost of construction continues to be a challenge facing the College. Cabrillo College staff continues to diligently work with consultants and contractors to keep the projects on schedule and on budget.

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## Conclusions

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The Citizens' Oversight Committee finds that Cabrillo College has complied with the spirit and requirements of state law in accounting for and expending public bond funds.

