

Annual Report

Letter from the Committee Chair



It is my pleasure to share with you the Cabrillo College Citizens' Measure D Bond Oversight Committee's sixth 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 its 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 matching funds of \$6.5 million from the U.S. Economic Development Administration (EDA) and \$40 million from the state of California in order to maximize the benefit to our local community.

- Two new **Health & Wellness Buildings** to house the Allied Health programs (Dental Hygiene, Radiologic Technology, Nursing, Medical Assisting, the Stroke and Acquired Disability Learning Center) and the new Wellness Education Center opened in September 2010.
- The new **Barbara Samper Student Activities Center** opened in 2007 and is a hub of activity with the considerably expanded campus bookstore, student assessment and orientation services, as well as an expanded workspace for student government and clubs.
- Three **Arts Education Classrooms** for visual and applied arts have been holding classes since fall of 2008 and the theater, theater arts classes, recital hall and music classrooms opened in fall 2009 for everyone to enjoy.
- The college purchased the Watsonville Library that was adjacent to Cabrillo College's Watsonville Center. Plans are well underway for the new

Cabrillo College Green Technology Center. As noted in the report, the new building has been designed to a Platinum Level LEED certification standard for "green" building and will be a model facility for Cabrillo's Green Technology program.

- As instructional programs move into these new spaces, **classroom renovation** will continue. Building 300 is currently under reconstruction and is scheduled to open for classes in spring 2011 with upgraded classrooms and labs that feature new, smart technology.
- Bond funds have dramatically improved campus accessibility. **New kiosks with campus maps as well as wayfinding signs** have been installed to show 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 2008-09 was performed by Vavrinek, Trine, Day and Co., LLP, and the audit disclosed no instances of non-compliance with the terms of Proposition 39 nor Measure D. The 2009-10 audit report was completed in December 2010.

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 2010-11 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

**Sixth Report to
the Community
on Measure D
March 2005
through
June 2010**

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*Cabrillo
College*



From left: Joe Nugent, Bob Petersen, Bud Winslow, Doug Deaver, Diane Craddock, John Fry, Victoria Lewis, Brian King, Robert Dills

2009-10 Members of the Citizens' Oversight Committee

Michael Bethke	Taxpayers Association (Two-year term expires 8/10)
Diane Craddock	College Support Organization (Two-year term expires 8/11)
John Fry	Business Representative (Two-year term expires 8/10)
Jeff Vella	Student (Two-year term expires 8/11)
Bob Dills	Member At Large (Two-year term expires 8/10)
Bob Petersen	Member At Large (Two-year term expires 8/10)
Bud Winslow	Senior Citizens Organization (Two-year term expires 8/11)

Previous Members

Jack Baskin	Member At Large	2004-06
Rodney Brooks	Member At Large	2004-08
Leflora Cunningham	Student	2007-08
Harriett Duzet	Senior Citizens Organization	2004-07
Tila Guerrero	College Support Organization	2004-07
Chloe LaFortune	Student	2004-05
Nicole Moreno	Student	2005-06
Gary Meyer	Student	2008-09
Helen Palmer	Member At Large	2008-09
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 nor vendor, contractor, nor consultant to the District may serve on the committee.

Committee Meetings

The COC met four times in the 2009-10 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 2010

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, 2010.

Measure D Funded Facilities Master Plan Projects^{1,2} As of June 30, 2010

SCHEDULE A			
Projects in Progress	Measure D Funding Category	Amount Budgeted	Paid to Date (thru 6/30/10)
Arts Education Classrooms	AEC Project	\$54,175,894	\$52,638,436
Allied Health Classroom Buildings	Health and Wellness	\$18,703,232	\$14,568,667
Student Services Complex	Student Services	\$21,117,513	\$21,010,719
Building 300 Renovation	Building Upgrades	\$2,166,000	\$599,434
Building 300 Equipment	Equipment	\$931,000	\$1,581
Watsonville Green Technology	Building Upgrades	\$7,000,000	\$3,656,412
Campus Wide Signage	ADA Accessibility	\$323,291	\$252,151
Stadium ADA Seating	ADA Accessibility	\$276,650	\$276,650
Small Projects Building 2100, Building 200 Upgrades	Building Upgrades	\$90,000	\$52,735
Total in Progress Schedule A		\$104,783,581	\$93,056,783

SCHEDULE B			
Project in Planning (none at this time)	Measure D Funding Category	Amount Budgeted	Paid to Date (thru 6/30/10)
Total in Planning Schedule B		\$0	\$0

SCHEDULE 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
Building 100 Enrollment Center Building 400 Improvements Exterior Painting Buildings 100, 900, 1000, 1500, 1550, 1300, 1400, 1400, & 1600 HVAC Buildings 400, 450, 500, 700 Building 900 Restrooms Building 400 Boiler Pipe Replacement 15 Smart Classrooms Building 2100 Upgrades Stadium Bathroom ADA Upgrades	Building Upgrades and Classroom and Lab Upgrades	\$3,109,821

¹ Only Measure D funding is shown.

² Figures have been audited.

Measure D Funded Facilities Master Plan Projects^{1,2} As of June 30, 2010

SCHEDULE C (Cont'd)		
Completed Projects	Measure D Funding Category	Expensed Amount
Building 100, 900, 1100 ADA Access Stair Replacement Parking Lots E, F, and G Upper Campus Land Bridge Safety Phones Parking Structure Stadium Field House Bathroom Remodel Building 100 Plaza	ADA Access and Safety	\$1,313,033
Allied Health Parking Structure Sheriff Office Relocation	Allied Health Project Closed Portion	\$10,702,175
Bond Fee, Audits	Interest	\$258,565
Transfer to/ (from) other funds		\$513,242
Total	All	\$17,466,635

SCHEDULE D		
Future Projects in Planning	Schedule	Reserve For Pending Projects
ADA Access & Safety Improvements	Schedule to be determined	\$299,740
Classroom & Lab Renovation	Schedule to be determined	\$400,667
Upgrade Buildings	Schedule to be determined	\$4,145,855
Road & Utilities Improvements	Detailed schedule to be determined	\$49,947
Equipment	Detailed schedule to be determined	\$230,851
Total Future Project Schedule D		\$5,127,060

Measure D Funding	Schedule	Totals
Total Budget Measure D Projects in Progress	<i>(Schedule A)</i>	\$104,783,581
Total Budget Measure D Projects in Planning	<i>(Schedule B)</i>	0
Total Budget Measure D Projects Completed	<i>(Schedule C)</i>	\$17,466,635
Total Budget Measure D Projects in Future	<i>(Schedule D)</i>	\$5,127,060
Interest	Total	Allocated
Interest	\$7,923,708	\$7,918,080
Total Measure D Funding		\$127,839,675

Measure D Bond Sales	\$118,743,795
Interest Through 6/30/10	\$9,095,879
Total Measure D Funding	\$127,839,675

¹ Only Measure D funding is shown.

² Figures have been audited.

Student Activities Center



The Student Activities Center, a 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 ser-

vices, student government, student activities and club space, and related programs and offices. The project includes three new elevators that 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. Covered parking is on the ground level to accommodate access to the bookstore. The college is currently assessing whether the vacant space in the SAC West, first floor is a good fit for Enrollment Services.

Arts Education Classrooms



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, a 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, 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, the Theater and Music Recital Hall, were opened in August 2009.

Health and Wellness Classrooms and Parking

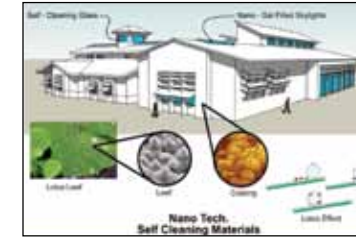


The 55,000 square foot Health and Wellness classroom facility opened in fall 2010. This new facility brought together health-related disciplines that include Nursing, Dental Hygiene, Medical Assisting, Radiologic Tech-

nology, the Stroke and Acquired Disabilities Center, Health Science, and a new Wellness Center.

The adjacent 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.

Green Technology Center (Watsonville Library Acquisition)



The Cabrillo College District purchased the vacated library from the City of Watsonville in July 2008 as part of the plan 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 was awarded \$3.4 million in grant funds from the U.S. Economic Development Agency (EDA) to augment Measure D Bond funds for this project and specifically, for a new building designed to a Platinum Level LEED certification standard for "green" building. The vacated library has been demolished and construction on Cabrillo's Green Technology Center began in fall 2010.

Building 300 Renovation

As a result of the opening of the new Arts Education Classrooms, the 300 Building was vacated. As part of the District space reallocation plan, Building 300 is currently being renovated to provide new classrooms for the Business English, & Language Arts (BELA) and Human Arts and Social Sciences (HASS) Divisions. The renovation of the building is nearing completion. Twelve new classrooms and ten offices will be completed for classes in spring semester 2011.

Aptos Campus Signage



A signage plan has been completed for the Aptos campus, prepared by Kate Keating Associates of San Francisco. Handicap accessible routes are now clearly identified, and updated map kiosks and wayfinding signs have been installed on campus to assist new students, staff, and visitors. Replacement building identification signs

have also been installed and will continue to be updated as construction projects in progress become finalized.

Examination of Expenditures

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

Overcoming Challenges

- The California Division of the State Architect (DSA) has a required approval process which continues to delay design and construction schedules resulting in potential 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.
- Although construction of the Arts Education Classrooms project is complete, there are still unresolved claims with 6 of the 19 contractors and with the architect and construction manager.

Conclusions

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.

