

# LONG BEACH COMMUNITY COLLEGE DISTRICT

2041 FACILITIES MASTER PLAN || MAY 2016



Long Beach Community  
College District

2016  
Citizens'  
Oversight  
Committee  
Annual Report

February 28, 2017

THANK YOU TO OUR COMMUNITY – MEASURE LB PASSES – JUNE 7, 2016

## Message from the Acting Superintendent-President

by Ann-Marie Gabel



On behalf of the Long Beach Community College District, the Board of Trustees, and the Citizens' Oversight Committee (COC), I am pleased to present our 2016 Citizens' Oversight

Committee Annual Report to the community.

There have been some major changes and accomplishments at LBCC during the past year.

- We continue to update our two campuses through the \$440-million Measure E bond approved by the voters in 2008. Among the projects was the grand openings of the renovated Nursing building at the Liberal Arts Campus and the newly constructed Student Services building at the Pacific Coast Campus. We also began construction on two new buildings at the Pacific Coast Campus which will house our electrical and robotics programs among others.

- The Board of Trustees approved our 2041 Facilities Master Plan in May 2016 which is our guiding document for Measure LB, an \$850-million bond measure that was approved by more than 64 percent of the voters in 2016. Our community friends can be confident that the new bond funds will allow us to continue modernizing the rest of our campuses in accordance with our facilities master plan, allowing us to more effectively support the LBCC mission for future generations.

- The Board of Trustees voted to add two more at-large community members to the COC – increasing the COC membership from seven to nine.
- We have received unmodified "clean" opinions on both our financial and performance audits of the Bond Funds performed by our external auditors. For eight years in a row, the external auditors have found no exceptions in our spending which assures you that the bond funds are being spent on the projects approved by the voters.

The improvements detailed in this report would not have been possible without the voters of Long Beach, Lakewood, Signal Hill and Avalon, and their support of Long Beach City College. As we consider the facility needs of the future, I am grateful that the community has voted to continue supporting Long Beach City College through Measure LB. We are thankful for your ongoing support and your commitment to the success of our students.

Sincerely,

Ann-Marie Gabel  
Acting Superintendent-President  
Long Beach Community College District

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Building C at LAC

**Board of Trustees**

Dr. Virginia L. Baxter, President  
 Jeffrey A. Kellogg, Vice President  
 Vivian Malauulu  
 Douglas W. Otto  
 Sunny Zia

**Citizens' Oversight Committee****Through June 30, 2016**

Elaine McDaniel, Chairperson  
 David See  
 Phil Bond  
 Jon Gotz, Vice Chairperson  
 William Marmion, Secretary  
 Stella Ursua  
 Dalziel Arambula,  
 ASB President

**Effective July 1, 2016**

Elaine McDaniel, Chairperson  
 David See, Secretary  
 Randy Gordon  
 Jon Gotz, Vice Chairperson  
 Eric Berg  
 Stella Ursua  
 Erick Mazariegos,  
 ASB President

**Acting Superintendent-President**

Ann-Marie Gabel

**Interim Vice President,  
Administrative Services**

Dr. Elizabeth A. Miller

**Representing**

Community At Large  
 Bona-Fide Tax Payers Association  
 Local Business Community  
 Support Organization for the College  
 Senior Citizens Organization  
 Community At Large  
 Associated Student Body

At the December 13, 2016, Board of Trustees meeting, the Board expanded our Citizens' Oversight Committee by adding 2 new Community-At-Large members: Joan Greenwood and Sharon Diggs-Jackson.

The Citizens' Oversight Committee (COC) met on January 25 and August 29, 2016. In between those meetings, quarterly reports were sent to the COC in April and October 2016. At each meeting we reviewed all four quarterly expenditure reports and noted that all expenditures were for projects that appeared on the ballots as approved by the voters. The Committee also reviewed and relies on annual financial and performance audit reports.



## Message from the Committee Chair

by Elaine McDaniel

On behalf of the Citizens' Oversight Committee (COC), I would like to present our 2016 Annual Report to the Long Beach Community College District Board of Trustees and the community. The report summarizes the accomplishments made during the 2016 calendar year using funds provided through the Measure E Bond Program.

We are grateful for the support of the community with the passing of Measure LB in 2016. Together with the remaining funds from Measure E, we can continue to improve the facilities for

generations to come. The completed projects this year include the Pacific Coast Campus (PCC) Building GG and the Liberal Arts Campus (LAC) Building C.

The Committee is charged to review the fiscal health of the accounts and the audit of the financial records. I am happy to report there were no audit findings in the annual audit and the program is in full compliance with all requirements.

The COC meets twice during the calendar year to review both completed and proposed projects. We welcome the community to attend. Meeting information can be found at [www.lbcc.edu/bondprogram/COC.cfm](http://www.lbcc.edu/bondprogram/COC.cfm). The Committee's duty is to insure that the funds raised through Measure E and Measure LB are spent wisely and monitored continually. This program is for the benefit of both the College and the community.

Respectfully submitted,

Elaine McDaniel  
 COC Chairperson

# Completed Construction Projects

## Completed Projects - Measure E 2008 Prior to 2016

- Building II Sheet Metal Retrofit at PCC
- Buildings O1 & O2 at LAC
- HVAC Upgrades for buildings B, C, D, E, G, H and S at LAC
- Infrastructure Improvements at LAC and PCC
- Parking Structure in Lot J at LAC



- Electronic Marquees at LAC and PCC
- LAC Bookstore Building I



- Veterans Memorial Stadium Lighting and Parking Lot Lights

- Buildings DD & EE at PCC



- Building A Retrofit at LAC



- Building RR Heating & Lighting
- PCC Master Drainage Project
- PCC Building CC Fitness Center



- Building S Roof Replacement
- Building D 1<sup>st</sup> & 3<sup>rd</sup> Floor Classroom Improvements
- LAC Storm Water Compliance Project - Front Quad



- LAC and PCC Central Plants
- PCC Buildings AA & BB



- PCC Child Development Center
- LAC Building V Math Technology & Culinary Arts



- PCC Buildings QQ, OO & PP Demolition
- LAC Storm Water Compliance Project - Central Quad



- PCC Building JJ - Alternate Transportation Retrofit

# Completed Construction Projects & Information

## Completed Construction Projects in 2016

- PCC Building GG - Student Services Center



The new 38,855 GSF Student Services Center building was opened in January 2016. Students can access Admissions & Records, Financial Aid, DSPS, EOPS, Student Counseling, Student Health Services, Cashier's Office, and Student Dining Services all in one building. There are also two classrooms available. The building has been recognized as Silver LEED Certified.



- LAC Building C - Nursing Program



Building C was completely renovated for our Nursing Program. The 31,567 GSF building has 10 classrooms, 6 simulation labs, 12 Faculty offices and computer labs. Classes began in the state-of-the-art facility in Spring 2016.



Simulation labs allow the students to get first-hand experience working with lifelike mannequin patients. Each bed is monitored with computers and closed circuit cameras during training.

## Sustainability Award

Long Beach City College received special recognition with the 2016 Board of Governor's (BOG) Energy & Sustainability Award for the Central Plant optimization project.

Pictured: Erik Skinner, Past Interim Chancellor; Medhanie Ephrem, Deputy Director of Planning and Construction; Ann-Marie Gabel, Acting Superintendent-President; Geoffrey Baum, BOG Member; and Cecilia Estolano, BOG President.



# Current Construction Projects

The current construction projects for LBCC are detailed below. Buildings QQ & RR are progressing and Building D is getting an internal renovation. The District Wide Security Monitoring System is in full swing with installations starting in Fall 2016.

## Buildings QQ & RR – PCC



The new Building QQ & renovated Building RR will have 5 Electrical labs, 3 classrooms, 9 faculty offices, Dyer Hall, and the Lifetime Learning Center. Horticulture will expand by almost 7,000 square feet. Estimated completion is set for Fall 2017.

## Building D – LAC



The Science Labs are currently being renovated on the 1<sup>st</sup> and parts of the 2<sup>nd</sup> floors in Building D. Physiology, Diagnostic Medical Imaging, Allied Health, Medical Assisting and Anatomy will enjoy a total of over 18,000 square feet of renovated space. Estimated completion is set for Fall 2017.

## District Wide Security Monitoring System



The District Wide Security Monitoring System project began in October 2016. PCC will have approximately 200 cameras installed and LAC will have approximately 400 cameras. The red areas on the maps will have facial recognition and the green areas on the maps will have camera coverage. The Long Beach Police Department will be able to view the cameras in the event of an emergency.

# Upcoming Construction Projects

2017 will have several large-scale projects. LAC will start construction on Building P and Building J as well as continuing the design phase for the Outdoor Kinesiology Labs including the new Aquatic Center. Our Facilities Department and Bond Management Team will lead the projects. The projects and their status are reported to the Facilities Advisory Committee and the Citizens' Oversight Committee during the year.



## LAC Building P English Studies Renovation

Building P will be renovated to address accessibility, upgrade classrooms and offices, as well as mechanical, electrical and plumbing for the building. Over 16,000 GSF will be renovated. The courtyard will also be recreated with beautiful drought resistant landscaping and include a stage for poetry readings and other events for the college.

## LAC Building J Auditorium Renovation

The renovation will include almost 38,000 GSF of the Auditorium upgrading structural, accessibility and fire/life safety to current codes. The project will also add over 14,000 GSF onto the northwest corner for additional classrooms, offices, storage and an elevator.



## FUTURE PROJECTS



## LAC Outdoor Kinesiology Labs

The Outdoor Kinesiology Labs, including the softball field, soccer fields, and tennis courts, will be renovated to address accessibility, lighting and parking. Some of the areas will have installation of artificial turf.



## LAC Building W Aquatic Center

The new Aquatic Center will be located near the tennis courts and will include a 50 meter x 25 yard pool allowing competitive events to take place at LBCC. Approximately 12,000 square feet will add showers, locker rooms, storage, pool equipment and office spaces.

## Inspection of College Facilities and Grounds Where Bond Proceeds Are Being Spent

Construction, modernization, and renovation projects that the Long Beach Community College District residents voted for in the 2008 Measure E Bond funds ballot that came to life in 2016 included the following: Ribbon Cuttings for Buildings GG & C and Ground Breaking for Buildings QQ & RR.

**Ribbon Cutting Ceremony for PCC Building GG Student Support Services Building February 17, 2016**



Pictured above: Irma Archuleta, Board Vice President; Doug Otto, Board President; Ann-Marie Gabel, Vice President Administrative Services; Sunny Zia, Board Member; Eloy Oakley, Superintendent-President; Dr. Virginia Baxter, Board Member; and Roberto Uranga, Long Beach Councilmember.

**Ribbon Cutting Ceremony for LAC Building C Nursing Program March 14, 2016**



Pictured above: Jeff Kellogg, Board Member; Dr. Virginia Baxter, Board Member; Dr. Paul Creason, Dean; Sunny Zia, Board Member; Ann-Marie Gabel, Vice President Administrative Services; Doug Otto, Board President; Irma Archuleta, Board Vice President; Sigrid Sexton, Program Director; and Students.

**Groundbreaking Ceremony for PCC Buildings QQ & RR Electrical Program/Lifetime Learning Center April 27, 2016**



Pictured above: Dr. Terri Long, Vice President Academic Affairs; Eloy Oakley, Superintendent-President; Jeff Kellogg, Board Member; Dr. Virginia Baxter, Board Member; Doug Otto, Board President; Sunny Zia, Board Member; and Ann-Marie Gabel, Vice President Administrative Services.

# Upcoming Construction Projects & Campus Maps

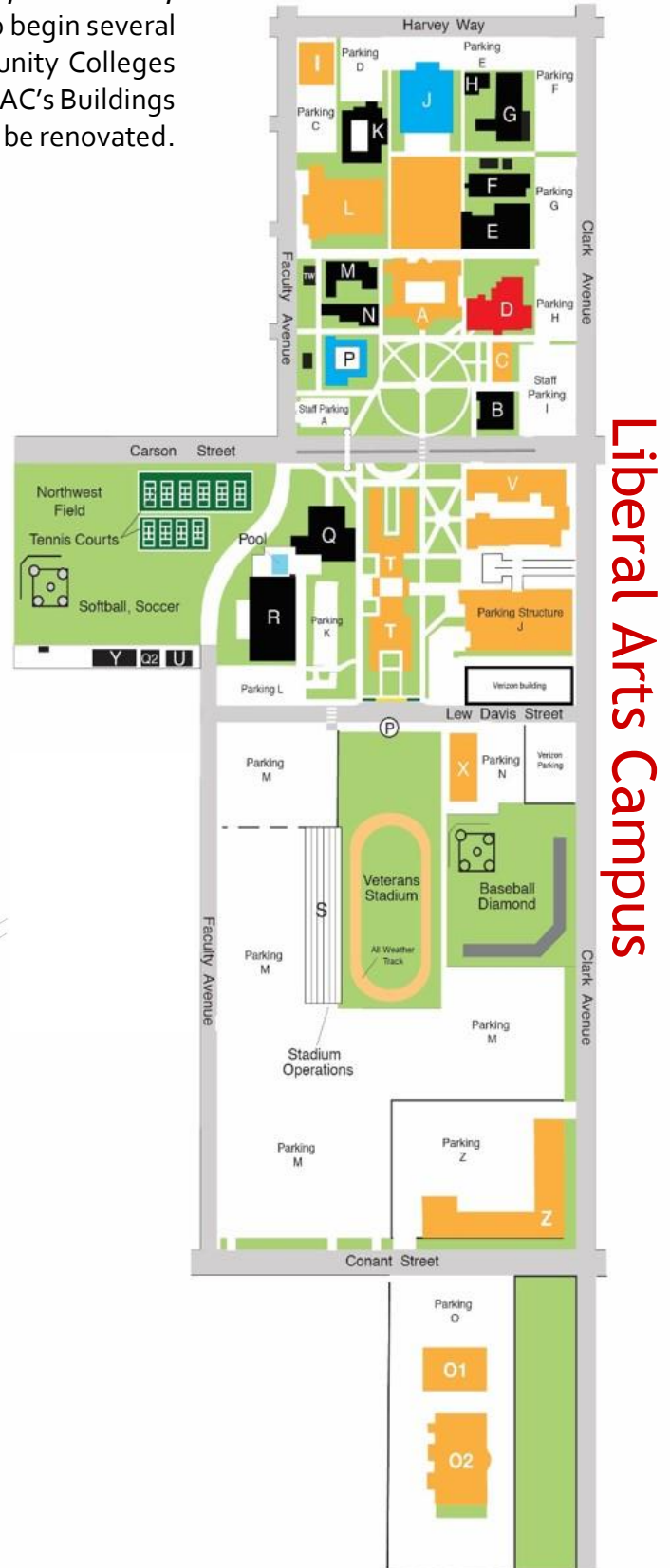
In November 2016 voters approved the passage of Proposition 51 (the Statewide Bond Measure) for facilities. While the Governor, at this time, has not approved the funding of the bond, we are hopeful to begin several projects that have been approved by the California Community Colleges Board of Governors for state funding if the bond is funded. LAC's Buildings M and N will turn into Building M and PCC's Building MM will be renovated.

## LAC Building M

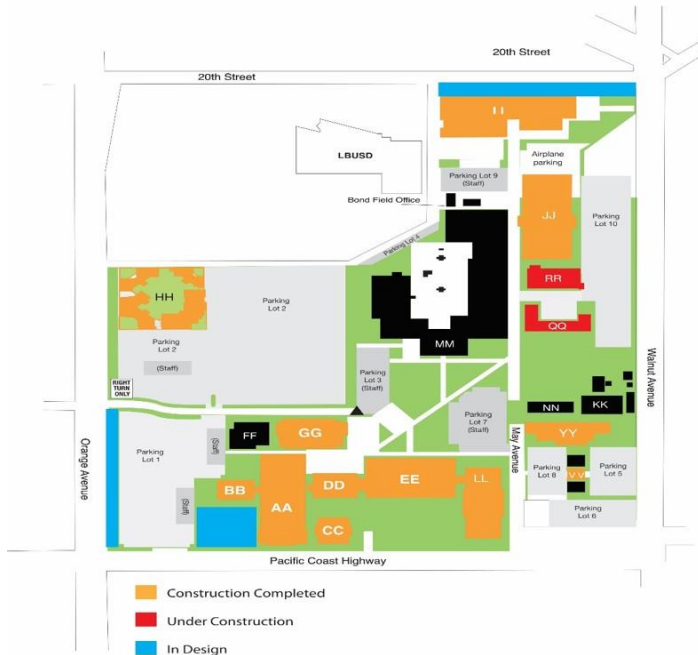
The new building will be almost 82,000 GSF of new classrooms, laboratory facilities, faculty offices, and meeting/conference rooms. Departments such as Language Arts, Foreign Languages, Speech Communications, Consumer Education, Computer Information Systems and Business Technology will be able to offer classes in the new building.

## PCC Building MM Renovation

The Building MM renovation will be completed in two phases. The first phase will be renovating over 13,000 GSF. This building will receive needed upgrades including electrical systems, data communication systems, accessibility, HVAC system replacement, lighting, plumbing, and aesthetic improvements.



Liberal Arts Campus



## Pacific Coast Campus

- Construction Completed
- Under Construction
- In Design

**Measure E - 2008**

On February 5, 2008, voters residing in the District were asked: “to qualify for State matching funds that will better prepare Long Beach college students for high demand jobs, shall Long Beach Community College District renovate science, nursing, police, and firefighting classrooms, upgrade classroom technology and high-tech training labs; repair aging roofs, electrical, plumbing, heating, and ventilation; and upgrade/construct/equip/acquire classrooms, facilities, sites; by issuing \$440 million in bonds, at legal rates, with citizens oversight, mandatory audits, and all funds staying local to improve Long Beach City College facilities?” The voters overwhelmingly approved the measure with a 73.22% pass rate.

**Measure LB - 2016**

On June 7, 2016, voters residing in the District were asked: “to prepare students/veterans for jobs/universities by: building/upgrading classrooms/laboratories, for health services, small businesses, police, firefighting, technology/other careers; improving deteriorating gas/electrical/sewer lines/leaky roofs, earthquake safety, security and repairing/constructing/acquiring facilities, fields and equipment, shall Long Beach Community College District issue \$850,000,000 in bonds at legal rates, requiring citizens’ oversight, independent audits, no money for administrators’ salaries/pensions, with funds used locally?” The voters approved the measure with a 64.48% pass rate.

**Citizens’ Oversight Committee Charge**

It is the charge of the Citizens’ Oversight Committee (COC) to monitor the expenditures of the Measure E 2008 and LB 2016 Bond funds and report to the public on the District’s compliance with Proposition 39. Part of the committee’s role is to: 1) inform the public concerning the District’s expenditure of bond proceeds; 2) review quarterly expenditure reports produced by the District to ensure that (a) bond proceeds are expended only for the purposes set forth in the respective ballot measure and (b) no bond proceeds are used for any teacher or administrative salaries or other operating expenses of the District; and 3) present to the Board, in a public session, an annual written report. As part of this function, the committee is to receive and review copies of the District’s annual independent performance audit and annual independent financial audit of the bond construction fund.

Section 1(b)(3)(C) of Article XIII A of the California Constitution requires the District to conduct an annual independent performance audit to ensure that the proceeds of the bonds deposited into the Bond Construction Fund have been expended only for the authorized bond projects.

	<i>Total Expenditures</i>	<i>Expenditures Tested</i>	<i>Percent Tested</i>
<b>2008 Measure E Bond</b> <i>7/1/15 – 6/30/16</i>	<b>\$20,242,712</b>	<b>\$12,309,746</b>	<b>61%</b>

**Receive and Review the Annual Independent Performance Audit**

The audit firm of Vicenti, Lloyd, & Stutzman, LLP presented its performance audit findings for Fiscal Year Ended June 30, 2015 to the COC at its meeting of January 25, 2016. The Performance Audit for Fiscal Year Ended June 30, 2015 was received by the COC unanimously.

The audit firm of Vicenti, Lloyd, & Stutzman, LLP conducted the Performance Audit for Fiscal Year Ended June 30, 2016. The performance audit team evaluated the Long Beach Community College District’s (District) Measure E Bond Program expenditures against 2008 Measure E and Proposition 39 requirements. The audit team tested expenditures during the period July 1, 2015 through June 30, 2016 for compliance with Bond Program objectives.

The audit team conducted its audit in accordance with Government Auditing Standards issued by the Comptroller General of the United States and reported that the audit found no discrepancies in the use of expenditures for approved Bond Fund purposes. In addition there were no audit findings observed. The audit will be presented to the COC on January 30, 2017. To view the complete audit reports, please visit the District’s COC Bond Audit page at: [www.lbcc.edu/BondProgram/COC.cfm](http://www.lbcc.edu/BondProgram/COC.cfm).

**Receive and Review the Annual Independent Financial Audit as it Relates to the Bond Funds**

Vicenti, Lloyd, & Stutzman, LLP presented its Financial Audit findings for Fiscal Year Ended June 30, 2015 to the COC at its January 25, 2016 meeting. The Financial Audit for Proposition 39, General Obligation Bonds and Measure E Bond for the Year Ended June 30, 2015 was received by the COC unanimously.

The financial audit firm of Vicenti, Lloyd, & Stutzman, LLP conducted the Financial Audit for Proposition 39, General Obligation Bonds for the 2008 Measure E and 2016 Measure LB Bonds for the Year Ended June 30, 2016. The financial audit team conducted its audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

“In regard to the audits of the 2008 Measure E and 2016 Measure LB Bonds for the Year Ended June 30, 2016, it is the opinion of the financial audit team that the financial statements present fairly, in all material respects, the financial position and results of operations for the Bond Construction Fund of the Long Beach Community College District as of June 30, 2016 in accordance with accounting principles generally accepted in the United States of America.”

There were no findings or questioned costs related to Bond Construction Fund financial statements, and the District received an unmodified audit opinion, the highest opinion possible. The audit will be presented to the COC on January 30, 2017. To view the complete audit reports, please visit the District’s Prop 39 Bond Audit page at: [www.lbcc.edu/Fiscal/measure-e-bond-audit.cfm](http://www.lbcc.edu/Fiscal/measure-e-bond-audit.cfm).