

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES

SEPTEMBER 16, 2009 3:00 P.M. – 4:30 P.M.

FOUNDATION BOARD ROOM

ATTENDEES	<p>Mr. Kenneth E. Feenstra (Member At-Large – West Valley Representative); Mr. John Fort (Taxpayers' Association); Mr. Juan Gonzalez (Student); Mr. Alfred A. (Al) McCandless, Chair (Business Representative); Mr. Geoffrey Kichl, (Member At Large – East Valley); Ms. Berit Reistad (Senior Citizen Group); Mr. Robert Spiegel, Vice Chair (College Support Organization)</p> <p>Mr. Steve Renew, College of the Desert's Director of Facilities Services; Mr. Mac McGinnis, Bond Program Manager from EIS Professionals</p> <p>Recorder: Linda Costagliola Minutes Approved: 12/17/09</p>
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Agenda topics

1. CALL MEETING TO ORDER

AL MC CANDLESS

DISCUSSION	A. McCandless called the meeting to order at 3:30 p.m.	
CONCLUSIONS	In view of the fact that there is not a quorum, nothing can be voted on. It's a conversational item with respect to the members present. S. Renew and M. McGinnis will update the members on the bond projects.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None		

2. APPROVAL OF MINUTES

AL MC CANDLESS

DISCUSSION		
CONCLUSIONS	This item was tabled for the next meeting.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None		

3. COMMENTS FROM THE PUBLIC

AL MC CANDLESS

DISCUSSION		
CONCLUSIONS	This item was tabled for the next meeting.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

DISCUSSION

M. McGinnis reviewed the following items from a PowerPoint presentation:

1. Project Status Reports – Current Projects
 - a. Cravens Student Services
 - i. Architect: WWCOT
 - ii. Construction Manager: C. W. Driver
 - iii. Targeted Completion: Spring 2010
 - iv. Project Update
 1. First paving lift at parking lot complete
 2. Coordination meeting of IT, Fire, AV, Telecom, Equipment and Budget
 3. Structural Steel approved by DSA.
 4. Retaining Wall concrete delayed to accommodate first day of school
 5. Concrete parking lot curbs and gutter work surveyed and marked for replacement
 6. Met with Department VP regarding on-going FF&E and base building issues
 - v. Sustainable Feature
 1. Heating and cooling via central hydronics system
 2. Water – conserving landscape
 3. Architectural environmental control systems via built-in architectural sun shading devices, north facing fenestration
 4. Energy generation via photovoltaic system
 5. Building automation controls to optimize mechanical system operation and energy usage
 6. Submitting for LEED Silver
 - b. Alumni Center
 - i. Architect: Holt
 - ii. Construction Manager: Bernards
 - iii. Targeted Completion: October 2009
 - iv. Project Update
 1. Damaged curb face and ribbon gutter replaced
 2. Certification of parking area complete
 3. Paving of parking lot complete
 4. Concrete slab being prep for finish floor material
 5. Casework installation continues
 - v. Sustainable Features
 1. Photovoltaic solar system
 2. Low maintenance exterior
 3. Water efficient landscape
 4. Heating/Cooling efficient glass
 5. Electric sun controlled shades
 - c. Dining Facility Renovation (original building was built in 1963)
 - i. Architect: WWCOT
 - ii. Construction Manager: Bernards
 - iii. Targeted Completion: Spring 2010
 - iv. Project Update
 1. Kitchen Equipment contract performed a job walk for correctness and placement of equipment
 2. Basement walls and exterior air-way set
 3. Framing of walls continues
 4. Installation of mechanical equipment on-going
 5. Site work for hydrant and fire department connection is being coordinated
 6. State-of-the-art dining facility with multiply food stations
 7. Cyber cafe
 - v. Sustainable Features
 1. Heating/Cooling efficient glass
 2. Upgrade to heating/cooling system
 3. New energy efficient interior task lighting
 4. New commercial kitchen equipment
 5. New water efficient bathroom fixtures
 - d. Site Infrastructure – Phase II
 - i. Architect: TMAD

- ii. Construction Manager: C. W. Driver
- iii. Project Update
 1. Gas purge points are complete
 2. Coordination of gas line installation being scheduled with other projects on campus
 3. New storm drain near completion at east Alumni Road
 4. Water line break fix and temporary road back open
 5. Clay line feeding leach field repaired and working
 6. Will be coming to an end in December
- iv. Sustainable Features
 1. Providing energy efficient utilities to campus infrastructure
- e. Site Infrastructure – Phase III
 - i. Architect: TMAD
 - ii. Construction Manager: C. W. Driver
 - iii. Targeted Completion: Summer 2010
 - iv. Project Update
 1. Area 7 is being fenced for start of work
 2. Asphalt mix design submitted and approved
 3. Emergency electrical repairs are being completed
 4. Fire lane installation near Child Development Center being installed
 - v. Sustainable Features
 1. Providing energy efficient utilities to campus infrastructure
- f. Business Building Renovation
 - i. Architect: Steinberg Architects
 - ii. Construction Manager: Bernards
 - iii. Targeted Completion: Fall 2009
 - iv. Project Update
 1. Fire Alarm issue on exterior of building being addressed
 2. Flooring complete
 3. Air handler / economizer issues being coordinated
 4. Existing fiber run back to the HILB is able to be used
 5. Painting is complete
 6. FF&E Package is being reviewed with the Dean of the department
 - v. Sustainable Features
 1. New insulation
 2. High efficiency glazing
 3. New efficient heating/cooling system
- g. Weight Room/Training Room (for athletic department)
 - i. Architect: HMC Architects
 - ii. Construction Manager: Bernards
 - iii. Project Update
 1. All Valley Reprographic has project documents ready for printing
 2. Need custom tapping bench
 3. Front end documents being finalized
 - iv. Sustainable Features
 1. High quality insulation
 2. Energy efficient "Low-E" windows
 3. Energy Star HVAC system

2. Project Status Reports - Projects in Design

- a. Classroom Building
 - i. Architect: Steinberg
 - ii. Estimated Project Occupancy: Spring 2011
 - iii. Project Update
 1. Finalized letter to David Hart regarding delays in the Project Schedule
 2. Received final proposal for Services and Fees from CM Consultant for review
 3. DSA re-submittal schedule for Sept. 24 early date – Sept. 28, late date
 - iv. Sustainable Features
 1. Heating and cooling via central hydronics system
 2. Water – conserving landscape
 3. Architectural environmental control systems via built-in architectural sun shading devices, north facing fenestration
 4. Energy generation via photovoltaic system
 5. Building automation controls to optimize mechanical system operation and energy usage
 6. Submitted for LEED Silver

	<ul style="list-style-type: none"> b. Communication Building <ul style="list-style-type: none"> i. Architect: TBP Architecture ii. Estimated Project Occupancy: Spring 2012 iii. Project Update <ul style="list-style-type: none"> 1. Site survey performed as requested by architect 2. Project currently in Design Development stage 3. LEED Professional on board – Enovity 4. Location will be north of the Cravens Student Center iv. Sustainability Features <ul style="list-style-type: none"> 1. Will be LEED certified c. Nursing Building Renovation <ul style="list-style-type: none"> i. Architect: HMC Architects ii. Estimated Project Occupancy: Spring 2010 iii. Project Update <ul style="list-style-type: none"> 1. Hazardous Material abatement complete 2. Updated front end documents 3. Sent advertisement to District for advertisement iv. Sustainability Features <ul style="list-style-type: none"> 1. Reused of existing building 2. Energy efficient glazing 3. Energy efficient mechanical systems 4. Reduction in heat islands d. Thousand Palms Training Center – This project is collaboration between the District, the Riverside County Re-Development Agency, and the Riverside County Fire department. A Burn Tower and confined space training area to serve our Public Safety Academy are being constructed by the Riverside County Fire Department and the Re-Development Agency on a parcel of land purchased by the District. The center is located in Thousand Palms, California.
	<p>Financial Report</p> <ul style="list-style-type: none"> 1. Project Allocations Budget <ul style="list-style-type: none"> a. Completed Projects <ul style="list-style-type: none"> i. Total Expended: \$16,235,994 b. Current Projects - Ongoing <ul style="list-style-type: none"> i. Expenditures to date: \$93,927,912 c. Future Projects <ul style="list-style-type: none"> i. Committed Project Budget: \$215,918,864 d. Central Contracted Management <ul style="list-style-type: none"> i. Fees: \$9,495,250 <p>A. McCandless posed the following questions to M. McGinnis; "Are you aware of any Bond funds that have been spent or committed for any project or purpose not covered or included in the language of the bond issue approved by the voters?" M. McGinnis responded: "No, I am not."</p>

CONCLUSIONS		
ACTION ITEMS		
1. None.		

5. DETAIL OF BOND PROGRAM/CURRENT PROCESS STEVE RENEW

DISCUSSION	S. Renew reviewed the following items from the presentation on Program Review: Program Started 2004 – Scheduled Ending 2014		
	Funding:		
	Ongoing Bond Proceeds	\$	346.5m
	Refinancing		7.5m
	Redevelopment Funding		25.0m

State Funding	45,261,000
Interest	<u>30.0m</u>
TOTAL	\$454,261,000

Expenditures:	
Projects Completed	\$ 16,235,994
Projects Underway	218,361,270
Projects Planned	216,418,864*
Central Management Fees	<u>20,848,778</u>
TOTAL	\$471,864,906

Projected excess of expenditures overfunding
Prior to review \$ 17,603,906

*EVC Revised Plan	
Original Scope	\$105m
Spent to Date	10m
To Be Spent in Next 5 Years	50m
Deferred to Bond Program #2	45m

Discussion #1. Defer some projects that have not yet been started to proposed Bond Program #2

- Saves \$44,870,760

Parking Lot at Velma Dawson House = \$600,000
Demolish East Annex/Construct Parking Lot = \$2,000,000
Reduce Scope on Demolish East Annex/East Entrance Makeover = \$1,500,000
Pollock Theater Renovation = \$3,940,381
Art Building Repurpose = \$500,000
Child Development Center – Reduce Scope = \$357,323
Demolish Diesel Mechanics/Construction Parking Lot = \$2,500,000
Multi-Use Arts Facility = \$20,386,056
PSA – Phase II = \$10,887,000
Parking Lot at Lay Down Area = \$1,200,000
Landscaping at Fred Waring Entrance = \$1,000,000

Discussion #2. Defer co-funded projects or convert to Bond program – Funded Only

- Library – No Change
- Visual Arts – Convert all Cost of \$7.9m
- Engineering – Defer with Savings of \$393,405
- Agricultural Science – Convert at Cost of \$3.959m

Discussion #3. Consider New Projects or Additions in Scope to Existing Projects

• WVC	\$21m
• Residences, Core Funding	10m
• Office/School Space Off Campus	10m
• Site Development/Contingency	<u>5m</u>
	<u>\$46m</u>

Summary of Discussion Items

• Projected Shortfall	\$<17.6m>
• Deferral of Projects to Bond Program #2	44.9m
• Convert Projects to Bond Funded	<u><11.5m></u>
• Available for New Projects or Additions to Existing Projects	<u>\$15.8</u>

A. McCandless posed the following questions to S. Renew; "Are you aware of any Bond funds that have been spent or committed for any project or purpose not covered or included in the language of the bond issue approved by the voters?" S. Renew: "No, I am not."

CONCLUSIONS

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

5. SCHEDULE MEETINGS
FOR 2009-2010

AL MC CANDLESS

DISCUSSION	For December's meeting, member's discussed the possibility of meeting on December 17 th . L. Costagliola will email members for their availability on that date.	
CONCLUSIONS	Scheduling future meeting dates was tabled for the next meeting.	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Email members for a meeting date in December.	Linda Costagliola	ASAP

7. FUTURE AGENDA ITEMS

AL MC CANDLESS

DISCUSSION		
CONCLUSIONS	This item was tabled for the next meeting.	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

Meeting adjourned at 4:20 p.m.