



DESERT COMMUNITY COLLEGE DISTRICT
College of the Desert

Citizens' Bond Oversight Committee Meeting
March 12, 2008
2:00 p.m. – 4:30 p.m.
Foundation Board Room
Minutes

Members Present: Dr. William Feddersen (Senior Citizen Group); Mr. Kenneth E. Feenstra (Member At-Large – West Valley Representative); Dr. Ward Fredericks (College Support Organization); Ms. Marjorie A. Kussman (Taxpayers' Association); Mr. Alfred A. (Al) McCandless (Business Representative); Mr. Noel Ramos (Member At-Large – East Valley);

Members Not Present: Mr. Geoffrey Klinge (Student)

In Attendance: Dr. John D. Randall, College of the Desert's Interim Vice President, Administrative Services; Mr. Jim Rogers, Program Manager from EIS Professionals; Candace Brust, Construction Administrative Assistant from EIS Professionals

Call Meeting to Order – Dr. Fredericks called the meeting to order at 2:35 p.m.

Tour Campus – The committee toured the construction sites on campus at 2:00 p.m.

Approval of Minutes from September 12th and December 12th Meetings – Motion to approve minutes as presented by A. McCandless, seconded by N. Ramos. All approved. No opposed. Motion passed.

Comments from the Public – No comments from the public.

Phase I Projects Update

J. Rogers reviewed the items listed below from a PowerPoint presentation:

1. Overview – Currently exists as of today
 - a. Project Status
 - i. Alumni Center
 1. Architect: Holt
 2. Status: Approved by DSA for Construction – Need to get this project into the construction schedule
 3. Anticipated Construction Start: Fall 2008
 4. Projected Occupancy: Fall 2009
 - ii. Athletic Modulars, Weights & Training
 1. Architect: HMC
 2. Status: Construction Documents
 3. Anticipated Construction Start: Summer 2008
 4. Projected Occupancy: Spring 2009
 - iii. Business Building (Remodel)
 1. Architect: Steinberg
 2. Status: Department of State Architect (DSA) Review
 3. Anticipated Construction Start: Fall 2008

4. Projected Occupancy: Spring 2010
- iv. Campus Infrastructure Phase 1
 1. Architect: TMAD
 2. Status: Under Construction
 3. Anticipated Construction Start: --
 4. Projected Occupancy: Spring 2008
- v. Campus Infrastructure Phase 2
 1. Architect: TMAD
 2. Status: Out to Bid
 3. Anticipated Construction Start: Summer 2008
 4. Projected Occupancy: Spring 2009
- vi. Classroom building
 1. Architect: Steinberg
 2. Status: Design Development
 3. Anticipated Construction Start: Summer 2009
 4. Projected Occupancy: Spring 2011
- vii. Communications & Community Building
 1. Architect: tBP
 2. Status: Contracts for Programming – Heading towards Program and Design
 3. Anticipated Construction Start: Fall 2009
 4. Projected Occupancy: Summer 2011
- viii. Craven's Student Center
 1. Architect: WWCOT
 2. Status: DSA Review
 3. Anticipated Construction Start: Fall 2008
 4. Projected Occupancy: Summer 2010
- ix. Dining Hall (Remodel)
 1. Architect: WWCOT
 2. Status: DSA Review
 3. Anticipated Construction Start: Fall 2008
 4. Projected Occupancy: Fall 2009
- x. Eastern Valley Modular Village
 1. Architect: HMC
 2. Status: DSA Review
 3. Anticipated Construction Start: Summer 2008
 4. Projected Occupancy: Spring 2009
- xi. Barker Nursing Complex
 1. Architect: HMC
 2. Status: Under Construction
 3. Anticipated Construction Start: --
 4. Projected Occupancy: Spring 2009
- xii. Pools-Convert to Courtyard
 1. Architect: Escalante
 2. Status: DSA Review
 3. Anticipated Construction Start: Summer 2008
 4. Projected Occupancy: Fall 2008
 5. This area will serve as the new dining area

A question was asked about the new pool facility. J. Randall said that there is a meeting next week with the City of Palm Desert regarding a new idea for the pool facility.

- xiii. Public Safety Academy
 1. Architect: HMC
 2. Status: Under Construction

3. Anticipated Construction Start: Under Construction
 4. Projected Occupancy: Spring 2009
 - xiv. Softball Field
 1. Architect: HMC
 2. Status: Under Construction
 3. Anticipated Construction Start: Under Construction
 4. Projected Occupancy: March 2008
 - xv. South Annex Phase 3 DSPPS
 1. Architect: HMC
 2. Status: Programming Design
 3. Anticipated Construction Start: Summer 2008
 4. Projected Occupancy: Fall 2008
 - xvi. West Valley Center
 1. Architect: Undetermined
 2. Status: Due Diligence Studies
 3. Anticipated Construction Start: TBD
 4. Projected Occupancy: Undetermined
 - b. Acronyms
 - i. Reviewed list
 - c. Building Ground Square Footage
 - i. Reviewed list
2. Supplemental Information
- Series B Issuance of \$58 Million
 - Series C Issuance \$226 Million
 - Completion of Master Schedule
 - Update and Evaluate Current Project Allocations

Division of State Architect (DSA) reviews the Construction Documents for structural, fire and life safety, and Americans with Disabilities Act Compliance. DSA, in effect, issues the building permit for construction.

Comments:

The committee discussed the projects that are going out to bid. College of the Desert (COD) cannot go out for bids until the project is DSA approved. There will be three to four projects going out for bids in the next three or four months. A question was asked about the cost of steel and cement. J. Rogers responded that the steel and cement costs are still high. There have not been any problems getting the steel or cement but there have been quality issues. DSA has come out with directions that are certain items of steel that we cannot import from China.

W. Fredericks asked if there were any projects that are delayed. J. Rogers said that the only delay COD has out of all the projects covered today is the Public Safety Academy. COD is 22 days behind but has recovery time schedule by October where the college will be picking up 14 of the 22 days and by the end of the project will pick up the other eight. COD does not anticipate those delays costing the District any additional dollars.

A. McCandless asked, "How were these priorities of the various buildings established, based upon the need for some and maybe not so much the need of others; i.e. Alumni Center, not that it isn't important, but wouldn't the Classroom Building be more important than the Alumni Center or was there mitigated situations?" J. Rogers responded, "The master plan was first being worked and developed in 2001-2002, one of the ideas was to try to build sections of the campus together and begin to move in some type of systematic approach and it so happens that the Alumni Center is in that part of the campus section. We are moving north to the south through the whole process". J. Randall said that we have to take into consideration the effects of what's happening; for example, when we start on the Hilb Student Center, everyone will have to move out. We have to have the Student Center done before we start on the Hilb Student Center because that is where everyone is moving to. Each building has an effect on another

building; even the Infrastructure has an effect. The reason the Alumni Center is up there soon is that it is away from things and doesn't have any effect on the other construction or roads.

The committee discussed the process, procedures and criteria in designing a building for a community college within budgeted funds. All the architects have had experience with other community colleges and are familiar with DSA's rules and regulations and have an understanding of the process.

COD is in the process of developing a landscape master plan and there is money available to make sure this occurs. Some of the money may be allocated out of contingency and out of the Site Development-Palm Desert Campus budget. COD extended the construction site to the Communications Building to include all landscape from sidewalk to sidewalk and allocated the money from the budget. This building is the first building comprehensively that has done that. COD has gone back to the projects currently being built and reallocated money for information technology systems and landscape. This way we won't have patches on campus where the landscape is not completed and/or an electrical box not installed; all site improvements are all tied together. Signage is not part of the landscape budget. It is usually dealt with separately as part of the hard costs of construction. J. Rogers commented that the District does a pretty good job of reallocating funds to take care of the projects that are being planned without negatively impacting other projects down the road to the greatest extent possible.

W. Fredericks commented that the completion of the East Valley Campus and West Valley Campus within five years may be an item for future discussion for the committee to deal with. If we are looking at a more than five year window period, we are way out of the five year window for the East Valley Campus and certainly out for the West Valley Campus. These two projects are included in the bond language. J. Randall said that COD will have a temporary East Valley Campus in Spring 2009. COD is working on the plans for the West Valley. It has been suggested to try to get a multi-purpose building for West Valley Campus as soon as we can. N. Ramos commented that the challenge he sees for the oversight committee is the belief there would actually be construction verses modulars. J. Randall believed the college is using modulars in East Valley in order to get something out there right away. J. Randall suggested that the college not use modulars for the West Valley Campus but go into a multi-purpose building. There was a potential water issue at the East Valley Campus. Coachella Valley Water District (CVWD) was not going to approve the temporary campus until the big project for the Panorama Development was approved. After a meeting with CVWD a few days ago, they now promise they will provide the water for our temporary campus. In a few weeks, COD will have an agreement with CVWD. But there still an issue with the large picture with the Panorama project.

N. Ramos read from December 12th meeting minutes; page 4, second paragraph, "K. Feenstra asked if there is a master plan for the East Valley Campus. S. Renew said that there is not but there are schematics on the East Valley Campus. The committee would like to have a summary on the progress of the East Valley Campus at each meeting. S. Renew will provide the information." Since Steve is not here today, J. Rogers said that he would mail the committee members renderings of the East Valley Campus.

Phase I Bond Project Financial Report

J. Rogers reviewed the following financial reports from PowerPoint presentation:

1. Total Project Expenditures of Measure "B" Inception thru January 31, 2008
 - a. Total budget \$354,348,439.00 (Measure B and refund money)
 - b. 12% expended, \$41,429,226
 - c. 88% available, \$312,919,213
2. Project Matrix - College of the Desert refers to this document to make sure we are in compliance with the bond language.
3. Project Expenditures – Reviewed numbers for budget, expenditures, balances and percent complete for the Measure B Bond projects as of January 31, 2008.

Comments:

All series of the bonds have been sold. COD needs to spend 85% of the bond monies within five years. This does not include encumbrances only money that is actually spent. There are some projects that will be funded by the state and/or redevelopment funds. The college will try to use the bond monies first before the other funds. K. Feenstra asked, "Isn't the timing on the bond issue also a factor of arbitrage so that you are not stretching it out and using the interest money unfairly?" J. Randall said that this is true.

In reference to page 10 – Project Expenditures as of January 31, 2008 of the Capital Projects Update Report, W. Fredericks asked J. Rogers, "Are there any of those projects that you foresee, at this point in time, any major problems arising at a finished building within the budget." J. Rogers said, "Not right now; No, sir.

The committee would like to see a breakdown of the budgeted amount of \$25,480,000 (Building/Classroom Renovation) by building. J. Rogers will provide this information and it will be mailed out to the committee members. They would like to see the amount for each building.

N. Ramos read from December 12th meeting minutes; page 4, first paragraph, "The committee would like to see the scope and a summary on the progress of each project that occurs between each quarterly meeting added to the presentation or as an agenda item." Along with the scope and summary on the progress of each project, the committee would like the college to include the project expenditures that occur between each meeting as well.

W. Fredericks asked J. Rogers if there were any projects where the scope had changed significantly or the cost, other than the softball field, in terms of our expectations of where it is going to be. J. Rogers said, "Not at this time. COD had gone back and completed a complete re-evaluation of every project and did what we call a 'rough order magnitude'. Based on where the costs are in the marketplace today, the estimates we produced were pretty close to the estimates produced in 2004-2005."

There were concerns if there would be enough money to finish the projects from the Measure B Bond. J. Rogers said that COD is closer to getting more of what they anticipated than six months ago. COD will continue to press the State for funding for construction. The State may go for a construction bond in November 2008.

W. Fredericks asked J. Rogers how Desert Community College District (DCCD) is doing in comparison to other community colleges that EIS Professions, Inc. has worked with in terms of similar construction projects. J. Rogers said, "DCCD is doing all the right things and is heading in the right direction".

W. Feddersen asked if the College was in the process of updating the master plan including enrollment projections for East Valley Campus and growth in the Coachella Valley. J. Randall responded that the college is in the process of updating the master plan. tBP Architects are revisiting the facilities master plan. COD also hired a Strategic Plan Facilitator who will lead the college through a strategic planning process. In looking at the East Valley Campus, once the college has a thousand full-time equivalent students, the college will receive one million dollars annually from the State for operations. We are working toward that number but we are not there yet. The College will have another consultant take a look at the potential enrollment for both East Valley and West Valley.

K. Feenstra pointed out that the budget for West Valley is over budget. He wanted to know if there will be a budget adjustment to take care of the West Valley Campus. J. Randall said that tBP/Architecture is looking at changing the order of things for West Valley Center and the College will take a look at adding funds to the budget for West Valley. The original plan for the West Valley Campus was that the City of Palm Springs was going to trade land with the Bureau of Land Management (BLM) for a West Valley Campus and donate two million dollars to the college. Now the City of Palm Springs has decided to buy the land from BLM rather than trade land. The City will be using some of the two million dollars to buy the

land. They are planning to buy the land in sections each year. The college is working with the City to decide what sections the college would like to have first, second, third, etc.

W. Fredericks posed the following question to J. Rogers; "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?" J. Rogers responded: "No, Sir."

W. Fredericks posed the following question to J. Randall; "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?" J. Randall responded: "No, I am not."

Future Agenda Items

East Valley Center Update
West Valley Center Update
Election of New Officers

Adjournment – Motion to adjourn at 4:10 p.m. by K. Feenstra, seconded by W. Feddersen. All approved. Motion passed.

D. Randall mentioned to the committee that this will be his last meeting. Dr. Edwin Deas is the new Vice President of Administrative Services. He begins his employment with the college in April 2008 and will be in attendance at June's meeting. The committee wished Dr. Randall well.

The next meeting is scheduled on June 18th at 3:00 p.m. in the Foundation Board Room.