

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES

JUNE 12, 2012

3:00 P.M. – 4:30 P.M.

ALUMNI CENTRE
CONFERENCE ROOM

ATTENDEES	<p><u>Members:</u> Mr. Lawrence M. Cohen, Vice Chair (Business Representative); Mr. Kenneth Eklund, (Senior Citizen Group Representative); Mr. Chris Escobedo, (Taxpayers' Association Representative); Mr. Geoffrey Kieh, (Member At-Large – East Valley); Ms. Cheri Nadell (Student Representative); Mr. Robert Spiegel, Chair (College Support Organization); Mr. William H. Waldron (Member-At-Large West Valley)</p> <p>Dr. Edwin Deas, College of the Desert's Vice President of Business Affairs; 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: 12/11/12</p>
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Agenda topics

1. CALL MEETING TO ORDER

ROBERT SPIEGEL

DISCUSSION	R. Spiegel called the meeting to order at 3:00 p.m.	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None		

2. WELCOME NEW MEMBERS

EDWIN DEAS

DISCUSSION	Committee members welcomed the two new members: Mr. Kenneth Eklund (Senior Citizen Group Representative) and Mr. Chris Escobedo (Taxpayers' Association Representative).	
CONCLUSIONS	Mr. Eklund and Mr. Escobedo appointments have been approved by the Board of Trustees at March 16, 2012 Board Meeting.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

3. APPROVAL OF MINUTES – MARCH 13, 2012 MEETING

ROBERT SPIEGEL

DISCUSSION	L. Cohen made a motion to approve March 13, 2012 meeting minutes as presented today, seconded by W. Waldron. No Opposed. 1 Abstained. Motion Passed.	
CONCLUSIONS	Meeting minutes from March 13, 2012 meeting were approved.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

4. COMMENTS FROM THE PUBLIC

ROBERT SPIEGEL

DISCUSSION		
CONCLUSIONS	No comments were made from the public.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None.		

5. BOND PROJECTS UPDATE & BOND PROJECT FINANCIAL REPORT

MAC MC GINNIS
STEVE RENEW

DISCUSSION	<p>M. McGinnis and Steve Renew reviewed the following items from a PowerPoint presentation:</p> <p><u>Project Status Reports – Current Projects:</u></p> <p><u>Math Science Technology Center (Formerly Classroom Building) – (Project in Construction)</u> Architect: Steinberg Architects Construction Manager: Bernards Project Square Footage: 40,200 sq. ft. Construction Start: Spring 2010 Targeted Completion: Summer 2012 Project Update:</p> <ul style="list-style-type: none"> • Site concrete placed at South Wing south side including sidewalk for commencement walk • Exterior doors installed throughout • Counter-tops installed throughout • Exterior painting complete • Data Center raised floor installed and room cleaned • Concrete floors polished in labs upstairs East Wing • Grading and DG installation commenced at Central Annex site • Tile work in first floor restrooms complete • Slab on grade and pad for generator and FCU's complete • Light fixtures installed throughout <p>Sustainable Features:</p> <ul style="list-style-type: none"> • Heating and cooling via central hydronics system • Water-conserving landscape • Environmental control systems via built-in architectural sun shading devices, and north-facing fenestration • Energy generation via photovoltaic system • Building automation controls to optimize mechanical system and energy usage • Will be minimum Silver LEED certified <p>This project was delayed due to the concrete company going bankrupt. The College recovered the concrete package costs by Assurity Insurance. There were some claims that came up and are working through the process to get those sorted out.</p> <p><u>Communication Building – (Project in Construction)</u> Architect: tBP Architecture Construction Manager: ProWest Project Square Footage: 39,800 sq. ft. Construction Start: Fall 2011 Estimated Project Completion: Spring 2013 Project Update:</p> <ul style="list-style-type: none"> • Received 80% of furniture bids, on budget; final number adjusted for new layout • Installing vapor barrier at slab on grade, setting forms and installing rebar for concrete walls • Continued backfill placement, installing rebar for slab • Slab on grade commenced installation • Framing continues at second floor and penthouse • Roof drain and main water installations continue • Project is on schedule <p>Sustainable Features:</p> <ul style="list-style-type: none"> • Will be minimum Silver LEED certified
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- Building automation controls to optimize mechanical system
- Water – conserving landscape
- Heating and cooling via central hydronics system

Monterey Entrance (Project in Construction)

Architect: PMSM Architects

Construction Manager: ProWest

Project Square Footage: Exterior Site Work

Estimated Construction Start: Summer 2012

Estimated Project Completion: Spring 2013

Project Update:

- Monterey Entrance closed and signs installed
- First adverts for re-bids published
- Job walk for re-bids scheduled for 6-14-12
- Proposal to relocated ADA parking received and in review
- New driveways and turnaround

Sustainability Features:

- Public transportation
- Drought Tolerant Landscape

Reclaimed water line is hooked up to the college's well water system and is only used for irrigation.

East Valley Campus - Indio (Project in Design)

Architect: gkkworks

Construction Manager: gkkworks

Project Square Footage: 40,000 sq. ft.

Estimated Construction Start: Spring 2013

Estimated Project Completion: Summer 2014

Project Update:

- Written documentation of all review comments submitted list to AE
- Meeting held with CM to discuss process for recovery of document quality and completeness
- Updated cost estimate for IT/AV/Security from The Sextant Group pending
- Proposals for Special Testing & Inspection services received from four (4) firms. In review
- Meeting pending with the City of Indio and COD Staff to discuss redevelopment schedule and scope and its impact on the District's project

Sustainability Features:

- Will be minimum Silver LEED certified
- Architectural environmental control
- Public transportation

Received back from DSA. After the College addresses the comments made from DSA, it will go back to DSA as soon as possible and then the College should receive it back from DSA in a couple of weeks.

The schedule has changed. This is one project that got caught up in the redevelopment issue within the state because the City of Indio is contributing major pieces of work to enable the college's project to go ahead out of redevelopment funds. This entailed removal of all services from the site and then upgrading services to the site. This project was caught up in the freeze of redevelopment funds. This has put this project behind a bit. The previous target completion was Fall of 2013. Because of the delay in doing the infrastructure, the completion date is now summer of 2014. The City of Indio will continue to meet their commitment. Their entire proposal has been approved by the state as an existing obligation. The lease at the current Indio campus on Monroe Street will need to be extended. Edwin will be meeting with the County tomorrow to discuss extending the lease.

West Valley - Palm Springs (Project in Design)

Architect: HGA Architects

Construction Manager: Sundt Construction

Project Square Footage: 50,000 sq. ft.

Estimated Construction Start: 2013

Estimated Project Completion: 2015

Project Update:

- Request in received for layout changes to lounge and library to be one continuous space; to be reviewed with user group
- Final design and development meeting scheduled for 6-18-12
- CM and Architect reconciling estimates
- 50% Construction Document review and MEP review scheduled for 7-12-12

Sustainability Features:

- Will be minimum Gold LEED certified
- Public transportation
- Solar Energy/10mw of energy – Solar agreement has been signed by Edison Co.
 - This will be the largest amount of energy produced from a community college campus in the

Nation

- Sustainable Site
- 5 Zero Planning

Currently looking at ways to provide the solar panels and shaded structures. The first phase of this project is fully funded by the bond. From time to time, there have been discussions with private companies about the possibility of funding additional buildings in phase one. The College has some potential businesses that want to come on campus to interface with our programs but there is no space in phase one. If the College can get a private developer to finance and build an additional building, then the College would get a long term lease from the businesses that want to come on campus.

Applied Sciences (Formerly Career Technical Education) - (Project in Design)

Architect: HGA Architects

Construction Manager: Gilbane

Project Square Footage: 21,741 sq. ft.

Estimated Construction Start: Spring 2013

Estimated Project Completion: Spring 2014

Project Update:

- Further pricing information received for VE items; meeting scheduled for review with District
- Campus Fire Access drawing reviewed with Program Manager to prepare for meeting with Fire Marshal
- Replace existing applied science building on the northeast side of the campus
- This will house primarily the architecture department, HVAC department, Construction Management classes, offices and includes a courtyard

Sustainability Features:

- Will be minimum Silver LEED certified

Child Development Center (Project in Design)

Architect: HMC Architects

Construction Manager: None

Project Square Footage: 10,314 sq. ft.

Estimated Construction Start: Winter 2012

Estimated Project Completion: Spring 2014

Project Update:

- VE items and estimates reviewed with CM and Architect
- Awaiting final estimates from third party to schedule review with District
- VE items provide savings that projects the project back into budget
- Meeting pending with users for discussion and review of VE'd items
- Adjacent to the existing child development facility

Sustainability Features:

- Will be minimum Silver LEED certified

Athletic Facilities (Project in Design)

Architect: LPA, Inc.

Construction Manager: ProWest

Project Square Footage: 26,840 sq. ft.

Estimated Construction Start: Fall 2012

Estimated Project Completion: Spring 2014

Project Update:

- DSA review comments and VE revisions to be incorporated together prior to resubmittal to DSA
- Contractors list for hazmat removal at Shower/Locker and Cooling Tower received from CM. Owner to contract directly
- Further VE proposals priced by CM and Architect; further research and review with District required
- New gymnasium will be located on the east side of the campus where fiscal services and human resources are located, which are modulars. Fiscal Services and Human Resources will move to modulars in South Annex.
- The shower locker room will be renovated to a student activity center with a weight room and some offices for coaches
- Also included in the same area will be tennis courts including a competition court.

Sustainability Features:

- Will be minimum Silver LEED certified

Central Campus Redevelopment (Project in Design)

Architect: HMC Architects

Construction Manager: ProWest

Project Square Footage: 66,526 sq. ft.

Estimated Construction Start: Spring 2014

Estimated Project Completion: Summer 2015

Project Update:

- The District has revised the scope of the project to renovations of existing buildings with no new

- construction.
- This measure will preserve the historic architectural appearance of the central campus entirely.
- The change in scope will promote a more sustainable campus through the reuse of existing infrastructure and substantial reduction in demolition waste.
- A test fit of the approved program into existing central campus buildings is currently under way to support this initiative.
- Includes four (4) buildings: Liberal Arts, Administration, Hilb and C Building.
- Keeping the existing architecture of the campus

Sustainability Features:

- Will be minimum Silver LEED certified

Visual Arts (Project in Design)

Architect: Perkins & Will

Construction Manager: Gilbane

Project Square Footage: 13,710 sq. ft.

Estimated Construction Start: Fall 2012

Estimated Project Completion: Fall 2013

Project Update:

- Demolition Plan received and reviewed
- Various issues reviewed with Architect
- Back-check revisions expected from Architect on 6-1-12
- Reviewed back-check submittal
- DSA back-check planned for June 29, 2012
- Anticipated bid period starting first week of July

Sustainable Features:

- Will be minimum Silver LEED certified

Stagecraft (Project in Design)

Architect: PMSM Architects

Construction Manager: None

Project Square Footage: 3,346 sq. ft.

Estimated Construction Start: Spring 2013

Estimated Project Completion: Spring 2014

Project Update:

- Schematic Design has been approved by Cabinet for a modular building of 3,360 sq. ft.
- Design Development is currently in review with the Architect
- Final room layouts, exterior, and interior details have been resolved
- Material and color selections are 90% complete
- Final user group meeting is scheduled to review current project status
- Located next to Theatre Too
- Includes a scene shop, wardrobe, makeup class and music rooms
- Because of the relationship to Theatre Too, there will be a formal connection from the Stagecraft into the backside of Theatre Too for performances.
- Includes restrooms

4 Week Look Ahead Schedule for 05/30/12 to 06/27/12

This information was provided so that everyone could see what is going to happen over the next four weeks on the campus.

Financial Report

Project Allocations Budget

- Completed Projects:
 - Bond Budget: \$85,151,363.64
 - Bond Expenses: \$85,151,363.64
- Current Projects – Ongoing:
 - Bond Budget: \$272,263,276.95
 - Bond Expenses: \$95,067,806.23
 - Balance: \$177,195,470.72
- Future Projects:
 - Bond Budget: \$32,150,000.00
- Contingency
 - Bond Budget: \$7,882,870.97
 - Completed Projects – As of June 5, 2012 – Project balances that were returned to the Bond Contingency for use on other projects: \$6,672,018
- Central Contracted Management Fees:
 - Bond Budget: \$20,853,036.00
 - Bond Expenses: \$17,560,170.00
- Total Summary of Projects Bond Budget: \$418,300,547.56

	<ul style="list-style-type: none"> • Total Expenditures of Projects to Date: \$197,779,339.87 • Funding Sources: <ul style="list-style-type: none"> Bond Series "A" - \$65,000,000 Bond Series "B" - \$57,850,000 Bond Series "C" - \$223,648,444 State - \$3,144,000 RDA - \$30,000,000 Interest - \$30,000,000 Refinance - \$7,500,000 Rebates - \$1,158,104 TOTAL Funding Sources: \$418,300,548 • Deferred Projects – Bond 2: <ul style="list-style-type: none"> Committed Project Budget: 47,013,440.00 <p>Discussions:</p> <p>If there are any funds paid out of the general fund or redevelopment funds, and then reimbursed with bond funds, it's understood that the auditors would audit these types of transactions, if any.</p> <p>The funding source includes all projects including the future projects. The future projects are part of the current program but have not been commenced. The redevelopment funds are funds that have been paid so these funds are safe. The interest is what the college has earned from the bond funds.</p> <p>The County handles the interest payable on the bonds. It's included in the college's financial statements which is provided by the County.</p> <p>Projected costs of all the finished projects in no case did the amount spent go over budget and in most cases they were exactly the same. On a lot of cases, the projects came under budget so then the money goes to contingency. The projects that have been completed and the unspent balances have been sent to contingency. So then it shows that the projects are 100% complete. There was one project that went over budget. It was the Business Building. When the construction crew was in the process of renovating the building, they found that the roof had an additional light weight concrete put on it for installation. That was not known at the time of the bids. So it added an extra \$200,000.00 to that project.</p>
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CONCLUSIONS	<p>R. Spiegel posed the following question 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."</p> <p>R. Spiegel posed the following question 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 responded: "No."</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None		

6. REAPPOINTMENT / APPOINTMENT PROCESS EDWIN DEAS

DISCUSSION	<p>Mr. Robert Spiegel's (College Support Organization Representative) term will expire September 2012. The committee members thanked him for serving on this committee and for chairing the meetings.</p> <p>Mr. William Waldron's (Member-At-Large West Valley Representative) two year term will expire September 2012 but is eligible to renew for another two year term. Mr. Waldron agreed to serve another two year term.</p> <p>Mr. Larry Cohen's (Business Representative) two year term will expire September 2012 but is eligible to renew for another two year term. Mr. Cohen agreed to serve another two year term.</p> <p>Ms. Cheri Nadell's (Student Representative) one year term will expire September 2012 but is eligible to renew for another one year term. Ms. Nadell has declined.</p>
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CONCLUSIONS	<p>The College will start soliciting applications for the College Support Organization and Student Representatives. Since this is Robert Spiegel's last meeting, it was decided that Larry Cohen will chair the meeting in September.</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Start the process for soliciting applications for the two vacancies.	Linda Costagliola	ASAP

7. FUTURE AGENDA ITEMS

ROBERT SPIEGEL

DISCUSSION	<ul style="list-style-type: none"> • Election of New Officers • Schedule Meetings for 2012-2013 	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Include items on agenda for September 11, 2012 meeting	Linda Costagliola	9-11-12

Meeting adjourned at 4 p.m. by a motion from L. Cohen, seconded by C. Escobedo. All approved. Motion passed.