

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES

JUNE 30, 2011

3:00 P.M. – 4:30 P.M.

PUBLIC SAFETY ACADEMY
CONFERENCE ROOM

ATTENDEES	<p>Mr. Lawrence M. Cohen (Business Representative); Mr. Robert Flint (Taxpayers' Association Representative); Mr. Geoffrey Kiehl, Vice Chair (Member At-Large – East Valley); Ms. Berit Reistad (Senior Citizen Group); Mr. Robert Spiegel, Chair (College Support Organization); Mr. Daniel To (Student Representative); 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:</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. and led the Pledge of Allegiance.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
1. None			

2. APPROVAL OF MINUTES – MARCH 31, 2011

ROBERT SPIEGEL

DISCUSSION	L. Cohen made a motion to approve the March 31, 2011 meeting minutes as presented today, seconded by B. Reistad. No opposed. No Abstained. All approved. Motion passed.		
CONCLUSIONS	March 31, 2011 meeting minutes were approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
1. None			

3. COMMENTS FROM THE PUBLIC

ROBERT SPIEGEL

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

DISCUSSION

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

Project Status Reports – Current Projects:

Classroom Building (in construction)

Architect: Steinberg Architects
Construction Manager: Bernards
Targeted Completion: May 2012
Project Update:

- Project behind schedule because concrete contractor defaulted
- New Concrete Contractor received Notice to Proceed (no extra costs)
- Mobilization commenced 5-26-11

Sustainable Features:

- Heating and cooling via central hydronics system
- Water – conserving landscape
- Architectural environmental control systems via built-in architectural sun shading devices, north facing fenestration
- Energy generation via photovoltaic system
- Building automation controls to optimize mechanical system and energy usage
- Will be minimum Silver LEED certified

Communication Building (Project in Initial Start-up Programming & Design)

Architect: tBP Architecture
Construction Manager: Pro West
Estimated Project Completion: Spring 2013
Project Update:

- Pre-construction meeting held with CM, Architect and Facilities Director
- Proposals requested to modify Audio Visual for cost savings
- Awaiting DSA approval of plans
- Start construction in October of 2011
- Located across from the Cravens Student Services Center Building

Sustainable Features:

- Will be minimum Silver LEED certified
- Building automation controls to optimize mechanical system
- Water – conserving landscape
- Heating and cooling via central hydronics system

East Valley Indio (Project in Initial Start-up Programming & Design)

Architect: gkkworks
Construction Manager: gkkworks
Estimated Project Completion: Summer 2013
Project Update:

- Three story multi-use structure (retail, education and multi-purpose rooms)
- Located in downtown Indio
- City of Indio is helping with the land and parking
- 100% Design Development (DD) approved by users
- Revisions to DD submittal in progress by Architect
- Request submitted to City of Indio to adjust milestones in DDA
- Going to submit to DSA by the end of this year

Sustainability Features:

- Will be minimum Silver LEED certified
- Photovoltaic array at parking possible
- Architectural environmental control features
- Public transportation

West Valley - Palm Springs (Project in Initial Start-up Programming & Design)

Architect: HGA Architects
Construction Manager: Sundt Construction
Estimated Project Completion: 2014
Project Update:

- Specific Plan in revision and to be issued week by 6-3-11
- Architect requested additional programming information
- Conference call with leadership and architect regarding scope of Phase 1
- Meeting scheduled to scope Savings by Design
- Master Planning Meeting #5 rescheduled for 6-9-11
- July 1 deadline for Loma Linda for scope of Phase 1

- 50,000 square feet
- Break ground in 2012
- Occupy it with students 2014/15

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

Monterey Entrance (Project in Initial Start-up Programming & Design)

Architect: PMSM Architects

Construction Manager: Pro West

Estimated Project Completion: Spring 2013

Project Update:

- RFP to architect for additional Schematic Design work
- CM provided 100% SD estimate
- Redesign entrance to campus to help mitigate traffic with extensive landscape
- Create an environment for student to congregate
- Will keep the fountain that is located between the Administration and Liberal Arts buildings
 - May put a curb around the fountain for code issue

Sustainability Features:

- Public transportation
- Drought Tolerant

Administration Building (Project in Initial Start-up Programming & Design)

Architect: Perkins & Will

Construction Manager: Pro West

Estimated Project Completion: Fall 2013

Project Update:

- Final Schematic Design proposals reviewed by Building Committee
- Revisions to SD required prior to final approval
- Geotechnical report in progress
- Site survey drawings issued to Architect for comments
- Meeting with engineering consultants held to discuss systems options
- Further investigation continues into cost and feasibility of protecting and retaining the utility tunnel during demolition or rerouting of fiber optics
- Campus Technology Infrastructure project hinges on decision regarding rerouting of fiber optics
- Administration building will become a two-story building
- "C" Building will be demolished
 - This area will become a courtyard
- The Liberal Arts Building located across the Administration Building will become a two-story building so that there is balance on the campus

Sustainability Features:

- Will be minimum Silver LEED certified

Career Technical Education (Project in Initial Start-up Programming & Design)

Architect: HGA Architects

Construction Manager: Gilbane

Estimated Project Completion: Fall 2013

Project Update:

- Program Document approved for submittal to Cabinet
- Letter to proceed to SD sent to Architect
- Site survey complete; drawing received and in review
- CM revising proposal for Pre-Con Services
- Hazmat survey revealed an abandoned oil tank at Applied Technology
- Request to hazmat consultant to review oil tank condition and provide recommendation for remediation
- Demolish the building and build a new one

Sustainability Features:

- Will be minimum Silver LEED certified

Along with this new building will be a renovation of the existing agriculture science building, removal of an outdoor screen space area and renovation of a couple of greenhouses creating an outdoor amphitheater and connecting the program more to the central green space in that area.

Not doing much with the Diesel Mechanics building. However, the HVAC program will move out of the Diesel Mechanics building and into the new Career Technical Education building. The upper floor of the Diesel

Mechanics building will be closed off. Diesel Mechanics program will remain in the building.

Child Development (Project in Initial Start-up Programming & Design)

Architect: HMC Architects

Construction Manager: None

Estimated Project Completion: Summer 2013

Project Update:

- User meeting scheduled
- Scope revisions to reconcile budget proposed and accepted
- Additional structure about 3000 square feet in connection with the existing child care facility
- More educational spaces
 - kitchen, observation rooms, and offices
- Enhance playground

Sustainability Features:

- Will be minimum Silver LEED certified

There will be more educational opportunities for students.

Athletic Facilities (Project in Initial Start-up Programming & Design)

Architect: LPA, Inc.

Construction Manager: Pro West

Estimated Project Completion: Fall 2013

Project Update:

- More program detail elicited from users and layout revisions requested
- Next meeting scheduled
- Hazardous materials report; proposals in review
- New gym
- New tennis courts
- Location to be where the bookstore used to be and where fiscal services and human resources are located now

Sustainability Features:

- Will be minimum Silver LEED certified

Liberal Arts Renovation (Project in Initial Start-up Programming & Design)

Architect: HGA Architects

Construction Manager: None

Estimated Project Completion: TBD

Project Update:

- Project on hold; pending further education planning
- Anticipated to be a two-story building

Sustainability Features:

- Will be minimum Silver LEED certified

Visual Arts (Project in Initial Start-up Programming & Design)

Architect: Perkins & Will

Construction Manager: Gilbane

Estimated Project Completion: Winter 2013

Project Update:

- Schematic design presented and approved by Cabinet
- Draft Geotechnical report received and in review
- FF&E Agreement in process
- LEED meeting held with Architect; Gold appears feasible
- Pre-Con CM Services agreement in review
- Meeting held with engineering consultants and Facilities to discuss system options
- RFP to Farnsworth for LEED Commissioning Services
- Savings by Design with SCE initiated
- New Art building will be constructed along the north Alumni Road
- The old Art building will be utilized by Maintenance & Operations

Sustainable Features:

- Will be minimum Silver LEED certified

Behind the Art building is the Music building. The Music building is utilized by the Music program and Maintenance & Operations. The Music program needs more practice space so Maintenance and Operations will move out of the building in order to create more practice rooms.

Discussions:

Update on Hilb Building: It's a project that the State approved for funding that would bring the library functions to the existing Hilb building with a new learning resource center. This project was approved and would have had its first opportunity for funding in 2010. We are now pushing 2012 soon and so the College is beginning to

look at alternatives by using the existing building as it is instead of completely renovating it, as the State project approves, use the bond funds and not do such an extensive change to the building itself, and use a combination of the Hilb building and the Liberal Arts building for the complete program. The College would be able to move forward sooner by doing that and use bond money in order to control the project itself. The College is doing studies (structural updates for today's seismic codes; ADA compliance, mechanical, etc.) now to see what's required and will look to see if the funding they have in the bond would do the project in a way that builds the program that the college needs. The College brought on board a consultant who does library programming. Currently the College's library is in a building on the south side of the campus close to Fred Waring and shares space with the City of Palm Desert's library. The City of Palm Desert will pay the College to take over their space.

The college is entering into a crucial phase of the bond program. Every project except the Library and the EVC Mecca/Thermal projects within our bond program are either completed or they are in planning, design or construction stages. So the College is at the busiest time of the bond program. Every one of the projects to-date has come in under budget with one exception where there was an unforeseen circumstance. The college has saved approximately six (6) million dollars because the projects have come in under budget.

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."

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."

Financial Report

Project Allocations Budget

- Completed Projects:
Total Expended: \$63,770,097
- Current Projects – Ongoing:
Expenditures to date: \$90,790,118
- Future Projects:
Total Committed Budget: \$72,854,264
- Central Contracted Management Fees:
Expenditures to date: \$14,584,978
- Deferred Projects:
Committed Project Budget: 47,013,440

CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. None		

5. REAPPOINTMENT / APPOINTMENT PROCESS

EDWIN DEAS

DISCUSSION	Mr. Geoffrey Kiehl (Member-At-Large East Valley Representative) two-year term will expire September 2011 but is eligible to renew his term for another two years. Mr. Kiehl agreed to serve another two-year term. Mr. Daniel To (Student Representative) one-year term will expire September 2011 but is eligible to renew for another one-year term. Mr. To has declined to renew his term because he is transferring to the University of California – Riverside and will be attending classes at the Riverside campus. The committee members congratulated him and wished him well.
CONCLUSIONS	Mr. Kiehl will serve another two-year term and the college will recruit a new student representative.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Contact Student Life Office for new student representative	Linda Costagliola	ASAP

6. FUTURE AGENDA ITEMS

ROBERT SPIEGEL

DISCUSSION	1. Schedule Future Meetings 2. Election of Officers 3. Schedule a tour of the Indio Campuses	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Add items to the September agenda	Linda Costagliola	9/15/11

Meeting adjourned at 3:40 p.m. by a motion from L. Cohen, seconded by B. Reistad. All approved. Motion passed.