



DESERT COMMUNITY COLLEGE DISTRICT
College of the Desert

Citizens' Bond Oversight Committee Meeting
March 11, 2009
3:00 p.m. – 4:30 p.m.
Foundation Board Room
Minutes

Members Present: Mr. Juan Gonzalez (Student); Mr. Alfred A. (Al) McCandless, Vice Chair (Business Representative); Mr. Noel Ramos, Chair (Member At-Large – East Valley); Mr. Robert Spiegel (College Support Organization)

Members Not Present: Mr. Kenneth E. Feenstra (Member At-Large – West Valley Representative); Mr. John Fort (Taxpayers' Association); Ms. Berit Reistad (Senior Citizen Group);

In Attendance: Dr. Edwin Deas, College of the Desert's Vice President, Administrative Services; Mr. Steve Renew, College of the Desert's Director of Maintenance & Operations; Mr. Wade W. Ellis, College of the Desert's Director of Fiscal Services; Ms. Linda Costagliola/Recorder

Call Meeting to Order

N. Ramos called the meeting to order at 3:05 p.m.

Approval of Minutes from December 17, 2008

A motion to approve minutes as presented by R. Spiegel, seconded by A. McCandless. All in Favor. No Opposed. No Abstained. Motion Passed.

Comments from the Public

No comments from the public.

Bond Projects Update

S. Renew reviewed the following items from a PowerPoint presentation:

1. COD – Project Status Report
 - a. Projects in Programming Due Diligence Studies
 - i. West Valley Center
 1. Architect: To be determined
 2. Project Status: Studies
 3. Construction Start: To be determined
 4. Projected Occupancy: Undetermined
 - ii. Communications & Community Building
 1. Architect: tBP/Architects
 2. Project Status: Programming
 3. Construction Start: Fall 2010
 4. Projected Occupancy: Summer 2012

- b. Projects in Design Development
 - i. Classroom Building
 - 1. Architect: Steinberg Architects
 - 2. Project Status: DSA Review
 - 3. Construction Start: Fall 2009
 - 4. Projected Occupancy: Spring 2011
 - ii. Nursing Renovation
 - 1. Architect: HMC Architects
 - 2. Project Status: DSA Review
 - 3. Construction Start: Fall 2009
 - 4. Projected Occupancy: Fall 2010

DSA – Division of State Architect 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.

- c. Projects Under Construction / Preparing for Bid
 - i. Barker Nursing Complex
 - 1. Architect: HMC Architects
 - 2. Project Status: Complete
 - 3. Construction Start: Fall 2007
 - 4. Projected Occupancy: Spring 2009
 - ii. East Valley Center
 - 1. Architect: HMC Architects
 - 2. Project Status: Complete
 - 3. Construction Start: Summer 2008
 - 4. Projected Occupancy: Spring 2009
 - iii. Public Safety Academy
 - 1. Architect: HMC Architects
 - 2. Project Status: Complete
 - 3. Construction Start: Fall 2007
 - 4. Projected Occupancy: Spring 2009
 - iv. South Annex Phase III DSPS
 - 1. Architect: HMC Architects
 - 2. Project Status: Complete
 - 3. Construction Start: Summer 2008
 - 4. Projected Occupancy: Spring 2009
 - v. Central Plant & Street Fair Restrooms
 - 1. Architect: TMAD – Design Pro.
 - 2. Project Status: Complete
 - 3. Construction Start: Fall 2007
 - 4. Projected Occupancy: Spring 2009
 - vi. Athletic Modulars – Weight & Training
 - 1. Architect: HMC Architects
 - 2. Project Status: In Construction
 - 3. Construction Start: Summer 2008
 - 4. Projected Occupancy: On Hold
 - vii. Campus Infrastructure – Phase II
 - 1. Architect: TMAD – Design Pro.
 - 2. Project Status: In Construction
 - 3. Construction Start: Summer 2008
 - 4. Projected Occupancy: Summer 2009
 - viii. Business Building Renovation
 - 1. Architect: Steinberg Architects
 - 2. Project Status: In Construction
 - 3. Construction Start: Fall 2008

4. Projected Occupancy: Spring 2010
 - ix. Cravens Student Services Center
 1. Architect: WWCOT Architects
 2. Project Status: In Construction
 3. Construction Start: Fall 2008
 4. Projected Occupancy: Summer 2010
 - x. Alumni Center
 1. Architect: Holt Architects
 2. Project Status: In Construction
 3. Construction Start: Fall 2008
 4. Projected Occupancy: Fall 2009
 - xi. Campus Infrastructure – Phase III
 1. Architect: TMAD – Design Pro.
 2. Project Status: Bidding
 3. Construction Start: Summer 2009
 4. Projected Occupancy: Summer 2010
 - xii. Dining Hall Renovation
 1. Architect: WWCOT Architects
 2. Project Status: Bidding – 1st part of April
 3. Construction Start: Spring 2009
 4. Projected Occupancy: Spring 2010
2. COD – Upcoming Events
 - a. Public Safety Academy Grand Opening, March 2009, at the Public Safety Academy
 - b. Barker Nursing Complex, April 2009, at the Barker Nursing Complex
 3. COD Campus Guide
 - a. Reviewed road closures on campus
 4. Photos of New Buildings
 - a. Barker Nursing Complex
 - b. Public Safety Academy
 - c. East Valley Campus
 - d. Cravens Student Services
 - e. Central Plant
 - f. Alumni Centre
 - g. Business Building Renovation

Committee members received handouts on project acronyms, project definitions and project matrix for their handbook.

Discussions:

The College is holding classes in the Barker Nursing Complex and the Public Safety Academy this semester and it is going smoothly.

The Business Building interior has been gutted from the walls to the roof and large sections of the concrete were cut out for the new plumbing. A. McCandless asked about the plumbing in the building. Steve said that there are old pipes in the building that will be replaced and new plumbing put in. It was decided to consolidate the mechanical rooms, custodian rooms, and a few other small rooms throughout the building to free up space for the classrooms and labs so new plumbing would have to run to those rooms.

There are no definite plans with the Velma Dawson House once the Alumni and the Foundation move to their new location. The Foundation will move into the Communication Building.

R. Spiegel asked if the College would consider looking into design-build. Apparently there's a new law that passed in Sacramento on design-build that the City of Palm Desert is looking into. Steve said that the college is interested in design-build. For energy projects, the college is able to use design-build under House Bill 4217. R. Spiegel asked if the College was able to get any of our new buildings LEED certified. Steve said that he thinks that the College will be able to get the Nursing building LEED certified but is not sure if the college will get the Public Safety Academy LEED certified even though it was built to LEED equivalent. The College is assessing the Communications, Alumni and the Student Center Buildings to see what would be the best target the College can achieve for LEED certification for those buildings. The College has a good opportunity for LEED certification for the East Valley Center and the West Valley Center because the College is starting from scratch; from the ground up. The College is in the process of developing a policy on sustainability stewardship that will be sent out to municipalities in the valley, campus wide, and to this committee for input and endorsement. This will have an impact on the future construction. One of the goals, in the future, is that the College will only build to a standard of LEED recognition of one form or another; certification or silver or gold or even platinum.

Bond Project Financial Report

S. Renew reviewed the following financial reports from a PowerPoint presentation:

1. COD – Project Expenditures - Inception Through February 28, 2009 – Included in the report are the matrix reference number that relates to the bond language and the project number. Reviewed original budget, revised budget, expenditures, balances, percent complete to revised budget and percent complete construction for the following projects:

- a. Job and Career Training Projects
- b. Classroom Buildings and Facilities
- c. Health and Safety Projects
- d. Energy Efficiency Improvements
- e. Safety and Security; Sites

Total Expenditures: \$100,891,724 – 28%

Total Remaining: \$258,603,711 – 76%

2. COD – Completed Project List

- a. Classroom Buildings & Facilities
 - i. Building/Classroom Renovation (Central Annex), \$2,308,330
 - ii. Athletic Complex, \$234,601
 - iii. Science Labs, \$222,589
 - iv. Voice Over IP Communication, \$964,487
 - v. Wireless Access, \$322,555
 - vi. Scene Shop, \$74,676
 - vii. Culinary Kitchen, \$410,529
 - viii. Hilb Renovation FPP, \$65,749
 - ix. Visual Arts FPP, \$3,169
- b. Health & Safety Projects
 - i. Field House Restroom & Shower, \$37,187
 - ii. Diesel Mechanic Floor, \$14,154
 - iii. Roof Repair Carol Meier Lecture Hall, \$317,728
 - iv. Contractor Lay Down Area, \$724,889
 - v. Agricultural Shed Corrections, \$93,304
- c. Safety & Security; Sites
 - i. Monterey Avenue Improvements, \$1,544,946
 - ii. ADA Master Plan, \$59,549
 - iii. Parking Lot Design & Construction, \$4,335,927
 - iv. Gym Repair \$144,679

- v. Sidewalk Repair, \$67,567
- vi. Safety, \$344,500

Closed projects expenditures to date: \$12,291,115

Discussions:

There were some change orders on the Barker Nursing Complex, an overage of approximately 3%, and the PSA Building, an overage of approximately 4%; due primarily to unforeseen conditions. Each month contractors submit an application for the work they have completed and then payments are made from the application.

The Cravens Student Center bids came in around 15 million rather than the 21 million. This budget will be revised. R. Spiegel asked that when the College accepts a bid is there a contingency. S. Renew said that the College puts an allowance into the bid and has everyone bid with that same amount.

The College has spent a little over seven million on the East Valley Campus. The remaining seven million will be used for future work at that campus. This budget will be revised and will show more detail about a bigger plan for the campus.

E. Deas hopes to bring to the committee at the next meeting a report on recommendations for seeing out the bond program. Currently the committee focuses on projects that are up and running, viewing the physical progress that gets made and also the fiscal progress of the actual expenditures against budget. This is only part of the overall bond program. The bond program is in its fourth year. There are number of reasons for reviewing of where we are at and perhaps revising our plan. In another five years, the College hopes to complete everything that it set out to do. Anything to be done after will become the next program. Other reasons why the College wanted to look at the bond program is because in the early stages of this program the College worried about the inflation—that the college would not be able to do all the work that the College said it would do within the budget stated. Now that has reversed itself in recent times but worthy to look at. Another driver for review is there are several projects that are yet to begun that are dependent upon co-funding from the State or Redevelopment Funds from municipalities. The co-funding is not always in-line with the bond funds. For example, the library project is funded from both the bond funds and a substantial amount from the state but not until four years. The State's ability to fund projects has become impaired recently because of no bond issue. So now there's demand from community colleges looking for funding from the State. This may drive some of our projects yet to begun out of the five year period into the next bond program.

Originally the College's plan was to build a temporary East Valley Campus and then add permanent buildings in the future. This was predicated on the surrounding residential and commercial development that would support a campus which now has come to a halt. The College may do another phase of Mecca within the five years and then it will delay the major part of the Mecca campus until phase II (six years and beyond). The College may build in Indio instead of leasing a building as the College is doing now. The College would have a primary campus which would be Mecca and then a satellite campus in Indio. The Indio location would provide basic general education. N. Ramos mentioned that the College has been looking at property to buy and then renovating it into classrooms to no avail. N. Ramos wanted to know if that is the reason the College is looking at developing something new. E. Deas said that since he has been at the College he has spent time looking at acquiring old facilities and having them redesigned to the college needs and then entering into a long term lease. The difficulty is that the College has not found a suitable property. Those lease funds come out of the College's operating fund and the operating fund is suffering somewhat, as all colleges are. The bond program is well off and the new additional help from the City has prompted the College to start considering the potential for acquiring a piece of land from the City and building as opposed to leasing. The College has not moved toward the direction of asking for donations. N. Ramos asked if the \$15 million that is potentially a savings from the East Valley Campus budget, would be funding the Indio property. E. Deas said that once the College formulates its thought on this program overall, there will be some moving around of the budget. Not sure

what the East Valley Campus budget will end up with. There will be funds needed for Indio and phase II of Mecca.

West Valley Campus is following suit with the East Valley Campus. The primary campus will be in Palm Springs and the College is looking into the possibility of a satellite campus in Desert Hot Springs. As for the Palm Springs Campus, there's involvement from the community and businesses. The College is now looking at a significant larger campus but only in part built by the College. There may be 50 acres of buildings and parking with eight or nine major buildings and that one or two buildings may only be funded from the bond program by the College. The other buildings will be community or business funded buildings. It's all tied into a reoccurring theme of alternate energy production. The College will be reviewing this project as well.

N. Ramos 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."

Future Agenda Items

Tour facilities at December's meeting.

Adjournment – A motion to adjourn at 4:30 p.m. by R. Spiegel, seconded by A. McCandless. All in favor. Motion passed.

The next meeting is scheduled on Wednesday, June 17, 2009, at 3:00 p.m. in the Foundation Board Room.