



DESERT COMMUNITY COLLEGE DISTRICT  
College of the Desert

Citizens' Bond Oversight Committee Meeting  
June 17, 2009  
3:00 p.m. – 4:30 p.m.  
Foundation Board Room  
Minutes

**Members Present:** Mr. Kenneth E. Feenstra (Member At-Large – West Valley Representative); Mr. John Fort (Taxpayers' Association); Mr. Juan Gonzalez (Student); Mr. Alfred A. (Al) McCandless, Vice Chair (Business Representative); Mr. Noel Ramos, Chair (Member At-Large – East Valley); Ms. Berit Reistad (Senior Citizen Group); Mr. Robert Spiegel (College Support Organization)

**In Attendance:** Dr. Edwin Deas, College of the Desert's Vice President, Administrative Services; Mr. Steve Renew, College of the Desert's Director of Facilities Services; Mr. Wade W. Ellis, College of the Desert's Director of Fiscal Services; Mr. Mac McGinnis, Bond Program Manager from EIS Professionals; Ms. Linda Costagliola/Recorder

**Call Meeting to Order**

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

**Approval of Minutes from March 11, 2009**

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

**Comments from the Public**

No comments from the public.

**Bond Projects Update**

S. Renew introduced Mr. Mac McGinnis, Bond Program Manager from EIS Professionals to the committee.

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

1. Project Status Reports – Current Project
  - a. Cravens Student Services
    - i. Architect: WWCOT
    - ii. Construction Manager: C. W. Driver
    - iii. Project Update
      1. Sent out Contract for Bid Pack #13 for Montgomery.
      2. Revised and re-issued Contract for Leadership in Energy and Environmental Design (LEED) Consultant—Farnsworth.
      3. Delayed sprinkler submittal still at DSA. Schedule is now impacted. No float remaining.
      4. PV structure revisions now being reviewed by DSA.

5. First and second floor concrete poured in two halves.
6. Identified location, configuration and materials for cart charging stations.
- iv. 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. Will be LEED certified. Steve said that the College is striving for LEED Silver.
- b. Alumni Center
  - i. Architect: Holt
  - ii. Construction Manager: Bernards
  - iii. Project Update
    1. Brick veneer continues
    2. Electrical rough, fire alarm wiring continues
    3. Solar panels, low voltage tie in to panel
    4. Excavation for site storm drain
    5. Tie in to reclaimed water, put back for Street Fair
  - iv. 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
  - i. Architect: WWCOT
  - ii. Construction Manager: Bernards
  - iii. Project Update
    1. Demolition continues, interior walls removed, refrigerant evacuated
    2. Trees removed from site to facilitate new infrastructure
    3. New gas valve and water shut off valve installed on Thursday by 9am
    4. Exterior doors and windows removed
  - iv. 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. 200' of RCP installed and catch basins are being tied in
    2. 12 inch waterline has been completed
    3. Brudvik is working on conduit installation
    4. Art Building water tie in completed
    5. Shutdown of parking lot for lateral has been scheduled
    6. Shutdown of PSA entrance for dry well pending
  - 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. Project Update
      - 1. Establish fencing plan
        - a. All of the areas have been placed onto a master plan for review
      - 2. Bids opened June 2, 2009
      - 3. TMAD addendum completed and issued on 5/26/09
      - 4. Currently working on establishing pricing for Velma Dawson and Cravens Student Services....these items have been removed from Phase III via addendum from TMAD and will be done in Phase II to maintain access.
    - iv. Sustainable Features
      - 1. Providing energy efficient utilities to campus infrastructure
  - f. Business Building Renovation
    - i. Architect: Steinberg Architects
    - ii. Construction Manager: Bernards
    - iii. Project Update
      - 1. HVAC rigid ductwork and flex nearing completion; however, ductwork failed pressure test
      - 2. Air handler units staged for installation next week
      - 3. Drywall in mechanical/electrical rooms being installed and textures
      - 4. Data bid walk on 5/28/09 (6 potential bidders)
      - 5. Cable trays have been installed
      - 6. Interior door frames installed
      - 7. Electrical switch gear staged for installation
    - iv. Sustainable Features
      - 1. New insulation
      - 2. High efficiency glazing
      - 3. New efficient heating/cooling system
  - g. Weight Room/Training Room
    - i. Architect: HMC Architects
    - ii. Construction Manager: Bernards
    - iii. Project Update
      - 1. HMC is working with structural engineer to finalize the drawings
      - 2. HMC is scheduling an appointment for back-check with DSA
      - 3. Working General Counsel to resolve legal issues with the Surety
    - iv. Sustainable Features
      - 1. High quality insulation
      - 2. Energy efficient "Low-E" windows
      - 3. Energy Star HVAC system
2. Project Status Reports - Projects in Programming
- a. Classroom Building
    - i. Architect: Steinberg
    - ii. Project Update
      - 1. Reviewing Pedestal Deck installation with Architect. Possible tour.
      - 2. Dean Parvizi and his staff completed minor pick-ups on documents submitted for CAL-CUPA report, per comments from Steinberg
      - 3. Reviewing division 1 documents
      - 4. Discussion are ongoing regarding the interface of CRB and Phase 3 Infrastructure
    - iii. 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. Will be LEED certified
- b. Communications Building
- i. Architect: TBP Architecture
  - ii. Project Update
    1. Programming efforts continue
    2. Schematic Design has been presented to building committee
    3. Community Building program is being addressed
  - iii. Sustainability Features
    1. All sustainable design criteria will be considered during the programming process.
- c. Nursing Building Renovation
- i. Architect: HMC Architects
  - ii. Project Update
    1. HMC has received structural and access comments back from DSA and are currently addressing all items identified.
  - iii. Sustainability Features
    1. Reused of existing building
    2. Energy efficient glazing
    3. Energy efficient mechanical systems
    4. Reduction in heat islands

K. Feenstra asked S. Renew if he would add the office location for the architects.

Listed for each project are the "fast facts" which includes the project name, project square footage, funding source, construction start date, targeted completion date, construction budget, total project cost and expenditures to date; and "fast financial facts" which includes the contract amount, approved changed orders, revised contract amount, percentage of current change orders, projected change orders, projected contract amount, percentage of projected change orders, percent complete to construction budget and percent complete.

All of the College's design teams have a LEED certified person.

**Discussions:**

N. Ramos and the committee members commented on how nice the new format looked in the Measure B Bond Capital Projects Report and went on to say that it was very nice work. S. Renew and M. McGinnis worked together on the report. S. Renew said that in this report they wanted to give a better idea of what is really going on with the projects. Steve noted that in this report they included future projects that have not been reported before.

For the program management part of the program, the College is working to keep the fees at a maximum of 3% of the total program and 8% for design fees. These are the standards allowed by the State. The Construction Management fees are at 10%. The College wants to keep the soft costs under 20-22%. Construction Managers are independent contractors that are a part of College of the Desert's team. They are contracted as a percentage of the project for the length of time of the project. They usually come in before the construction starts and review the plans and estimates, looking at the architect plans and finding inconsistencies, and making suggestions on how to build it more effectively. The smaller projects do not warrant a construction manager.

B. Spiegel mentioned that CSU, San Bernardino, has the electric company paying for solar on all their buildings and they are not going to have to pay for electricity. B. Spiegel suggested that the College look

into a program like this. Steve said that College is looking into three programs; one is Edison's California Solar Initiative.

A. McCandless was concerned with the architectural appearance/design of some of these buildings and the obvious additional costs to achieve that. For example, the Communications Building, A. McCandless wanted to know if there was some reason for the indentation on the roof of this building. Steve said that, within the master plan, the design team devised a plan that put something of a curve at the Monterey entrance so that the College had a widening effect to welcome people and opening up to the community. For this building, the College asked the design team to put some kind of angle to the building. The solution to it was to add an angle with window space to bring in the natural lighting. So far the design team was able to design this within the budget. E. Deas said that it is not just to capture light but to prevent heat in the building. The overlay shield is intended to reduce the heat and reduce the consumption of the air conditioning. M. McGinnis said that the curve design element also provides shading strategy for the upper floors. The windows are located west which receives most of the heat. The design team mitigated that with some expanded metal columns that will prevent the extent of the heat and that you can still look out for the view. S. Renew said that they have asked every design team to use the campus standards which requires them to respect and honor the original architect of the campus.

### **Bond Project Financial Report**

S. Renew reviewed the following items:

1. Planned Projects Chart
  - a. Lists of projects and how it relates to the Bond language.
2. Bond Project Reference Guide
  - a. Projects refer to language in the Desert Community College District Bond Measure B Election of March 2004
3. Project Allocations Budget
  - a. Completed Projects
    - i. Total Expended: \$16,235,994
  - b. Current Projects - Ongoing
    - i. Expenditures to date: \$86,059,094
  - c. Future Projects
    - i. Committed Project Budget: \$216,418,864

### **Discussions:**

N. Ramos asked if the future projects that are listed are in order by priority. Steve said that mostly it's based on the master planning sequencing subject to adjustment as the College moves along year by year and how far the bond money lasts and/or other funding resources we can find. N. Ramos mentioned, during one of the previous meetings, that there was a discussion on the scope of the future work that was still left to be done. It had been projected that there was a possibility that the bond money would run out. N. Ramos wanted to know how this should be addressed in the future. S. Renew said that the current estimate right now is in the range of \$470 million dollars. In 2004, when the bond first passed, the College had already identified \$30 million dollars more of a wish list than what the bond passed for. The College figured it would get money from the State for projects. The College has not received any money from the State. The College always refers to the bond language. W. Ellis said that all of the bond money has been issued. The College hoped to issue all the bonds out to invest in order to generate another source of income to add to the bond program. But by doing that, the College committed itself to spending the money by a certain amount of time. Series B was about \$60 million dollars and was invested in a long term, tax exempt, government securities. Series C was about \$23 million dollars that is with the County. The County has been investing that money and the College has seen a definite drop, which the County has experienced that themselves. Interest rates are half of what the College had planned on.

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: "I am not."

N. Ramos 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: "I am not."

### **Policy on Sustainability Stewardship**

Edwin presented a PowerPoint presentation to the committee on the draft Policy on Sustainability Stewardship. The College has been working on a set of standards against which it expects to be judged in terms of sustainability (green policy). The policy is driven by eight principles. Each year the College will actually prepare a set of statements or intentions around complying with the eight principles in the policy and at the end of each year the College will prepare a progress report. This will all be made public to demonstrate accountability in its sustainability stewardship.

Partly this campus and most certainly the new campus (east and west valley), the College will partner with energy production and other agencies to promote green initiatives including the actual production of alternate energy on campus through solar and wind power. There is a lot of money out there right now for green initiatives; mainly at the federal level. It's the College's intention to not have green initiatives be a drain on its existing budgets but to achieve new funding for these purposes.

It's the College's goal at the East and West Valley campus that they will be self sustainable. They will be producing enough electricity on campus to run the campus. Beyond that, the College's goal is to be producers of energy and sell the surplus to Edison and Imperial Irrigation District (IID).

If it is feasible, once the West Valley Campus starts designing buildings, the College will design with the intent of getting GOLD status in the LEED program. We don't want to spend additional money to achieve status.

### **Future Agenda Items**

Site Tour at December's meeting  
Detail of Bond Program / Current Process  
New Member

### **Reappointment/Appointment Process**

J. Gonzalez' (Student Representative) term will expire September 2009 but is eligible to renew another one year term. J. Gonzalez agreed to serve another year. R. Spiegel made a motion to reappoint Mr. Juan Gonzalez, seconded by K. Feenstra. All in Favor. No Opposed. No Abstained. Motion Passed.

N. Ramos' (Member-At-Large East Valley Representative) term will expire September 2009. The College will start soliciting applications for his replacement.

### **Election of New Officers**

N. Ramos opened the floor for nominations. R. Spiegel made a motion to nominate Mr. Al McCandless as Chair, seconded by K. Feenstra. All in favor. No Opposed. No Abstained. Motion Passed.

N. Ramos opened the floor for nominations. K. Feenstra made a motion to nominate Mr. Robert Spiegel as Vice Chair, seconded by J. Fort. All in favor. No Opposed. No Abstained. Motion Passed.

N. Ramos congratulated Mr. Al McCandless and Mr. Robert Spiegel.

N. Ramos thanked everyone for the opportunity to serve on this committee and for the outstanding staff. He had served on another organization on campus, College of the Desert Alumni Association. N. Ramos commented that S. Renew and E. Deas have taken a lot of questions and exhibit a lot of information with the committee and are very thorough with their answers and commended them that they always come back to the meetings with the quality they promised.

A. McCandless thanked N. Ramos for his professionalism and for being the Chair.

**Adjournment** – Meeting adjourned at 4:00 p.m.

The next meeting is scheduled on Wednesday, September 16, 2009, at 3:00 p.m. in the Foundation Board Room.

DRAFT