



DESERT COMMUNITY COLLEGE DISTRICT
College of the Desert

Citizens' Bond Oversight Committee Meeting
June 21, 2006
3:00 p.m. – 4:30 p.m.
East Annex – Classroom #2
Minutes

Members Present: Dr. William Feddersen (Senior Citizen Group); Dr. Ward Fredericks (College Support Organization)

Members Not Present: Chief Gary Jeandron (Member At-Large – Palm Springs); Ms. Marjorie A. Kussman (Taxpayers' Association); Mr. Paul Magana (Business Representative); Ms. Marylou Marrujo (Member At-Large – East Valley); Mr. Matthew Vargas (Student)

In Attendance: Mr. Tim White, Program Manager/PinnacleOne, Inc.; Mr. Jon Hudson, PinnacleOne, Inc.; Mr. Gordon Davis, PinnacleOne, Inc.; Mr. Jerry Patton, College of the Desert's Vice President, Administrative Services; Linda Costagliola, College of the Desert Administrative Secretary/Recorder.

Call Meeting to Order - Dr. Feddersen called the meeting to order at 3:00 p.m. It was noted that there is no quorum today. It was decided to go ahead with the agenda but not take any action today.

Approval of Minutes from March 15, 2006 Meeting – The minutes will be approved at the next meeting, September 20th. The committee reviewed the minutes for any corrections. No corrections were made to the minutes.

Comments from the Public – No public attendees present.

Phase I Projects Update

T. White reviewed the following items listed below:

1. Measure B Citizens' Objectives
 - a. New Construction
 - b. Building Repurposing
 - c. Additional Campuses

2. Series A – August 2004 – early stages including planning with the cities.
 - a. Infrastructure Installation and Repair – In Process
 - b. Building Classroom Renovation – In Program
 - c. Temporary Classrooms and Office Space – In Progress
 - d. Parking Lot Design and Construction – In Progress
 - e. Site Development – Main Campus
 - f. Planning and Design – East Valley Campus Phase I
 - g. Voice Over IP Communication – Complete
 - h. Contingency/Reserve
 - i. Project Performance Measures

3. Current Program Status
 - a. Quickstart Projects – These projects represent a small scale within the whole Measure B Bond projects but there is a need for immediate attention due to maintenance problems and/or health safety issues and/or property damage.
 - i. Gymnasium – Complete
 - ii. Liberal Arts – Complete
 - iii. Stadium Locker Room – Complete
 - iv. Diesel Mechanic Building – Summer 2006
 - v. Sidewalk Repairs – Complete
 - vi. Carol Meier Hall – Complete
 - vii. Gymnasium, Separation Wall (revised scope) – Stage Area and Court Area; interfering with education (cannot conduct classes). A temporary short term solution is to put up an inexpensive wall – Winter 2006
 - viii. Soccer Field Upgrades – (within scope) – Summer 2006
4. Continuing Program Elements (Milestones & Projections)
 - a. Infrastructure Planning – Complete 7/30/06
 - b. ADA Assessment - Completed
 - c. CEQA EIR Documentation - Completed
 - d. Seismic Evaluation of existing Structures - Completed
 - e. Development of Future Campuses – EVC Land Nearing Final Terms
5. Small Projects – Committee would like a column added for description/purpose.
 - a. Monterey Avenue Improvements – There are plans to add a fence and landscaping along Monterey Avenue from Magnesia Falls to the McCallum Theatre. The City is complaining that vehicles are stopping on Monterey Avenue to either drop off or pick up pedestrians from the Alumni Street Fair during the weekends. This causes problems with the traffic on Monterey Avenue. The bidding process went well. This project will start in summer 2006.
 - b. Nursing Grant Modular – placement of modulars will start next month located near maintenance and operations – This project will start in summer 2006
 - c. South Central Annex – There will be a small village (temporary) of modular trailers just north of the McCallum Theatre that will house students during the remodel of the existing buildings. The Business Building will be the first building to be remodeled. This is funded through a grant and not bond funds. This project will start in summer 2006.
 - d. Scene Shop – Build a metal building for the visual arts program located near maintenance and operations. Part of this project is funded by the Foundation (outside donations). Indirect costs will not be part of the bond funds. PinnacleOne will be handling this project because the college is not staffed to handle it. This project will start in summer 2007.
 - e. Interim Housing – Same as c. South Central Annex. The bidding process went well and COD received good responses but not as many as COD thought they would receive.

The parking lot east of the McCallum Theatre is part dirt and paved. The College will repave the whole parking lot and redesign the landscape, lights and water runoff. Project projection is 30-45 days. The bidding process ends July 20, 2006. Mr. Cameron Smith from the McCallum Theatre is in agreement with the development of the parking lot. Dr. Fredericks mentioned that the McCallum Theatre has a sign posted near the parking lot that states in very harsh language, parking is prohibited. J. Patton will contact Mr. Cameron Smith from the McCallum Theatre regarding the use of language on the sign.

6. New Buildings (Major Projects)

- a. Nursing – Design Development 100% complete. Will make a presentation to the Board on June 22, 2006.
- b. Public Safety Academy (Phase 1) - Design Development 100% complete. Will make a presentation to the Board on June 22, 2006.
- c. Alumni Center (small project) - Construction documents 75% complete. Construction will start at the end of this year.
- d. Learning Commons – Changed name to Campus Center. Design Development is 100% complete. Will make a presentation to the Board at July's Board Meeting.
- e. Multi-Purpose Classroom Building – Programming is 100% complete. This project is behind because we changed the purpose of this building (formerly Classroom IT Building)
- f. Central Plant – Programming is 100% complete.

Infrastructure to the buildings will start this year and the construction of buildings will start late spring 2007 and/or this time next year, June-August. In 2007-2008 there will be six projects going on at the same time and then in 2008-2009 there will be eight.

Dr. Fredericks wanted to know if the college was on schedule or not on schedule in regards to the "grand plan" that the college started with. Since PinnacleOne (Program Manager) came on board, T. White said that we are close to schedule. Infrastructure is ahead of schedule along with the Alumni Building. Campus Center has been a struggle. Nursing and the Public Safety Academy Buildings are close to what COD had anticipated. As for the whole "grand plan" the college started with and prior to PinnacleOne coming on board, J. Patton said that we lost about nine months due to the termination of Douglas E. Barnhart, Inc. (former Program Manager) contract.

7. Continuing Program Elements (Milestones and Projections)

- a. Campus Wide Utilities and Services
 - i. Milestone – Master Infrastructure Plan completed
 - ii. Projection – Schematic Design completed
- b. ADA Assessment
 - i. Milestone
 1. Submittal of Initial Report completed
 2. Review by College including DSCS completed
 3. Revise and Finalize completed
- c. Environmental
 - i. Milestone
 1. EIR Report
 - a. Complete Study and Initial Draft Completed
 - b. Review and Finalize Draft Completed
 - ii. Projection
 1. EIR Filed complete
 - iii. Milestone
 1. Seismic Surveys complete

Dr. Fredericks asked if there were any surprises from the seismic studies with the existing buildings. T. White said that the primary studies were done quit some time ago. The business building was the first to be scrutinized. Most are small scale. There are concerns with the connections and well plates and the raising columns of the Hilb Center. The Hilb center and the Gym are

reported unsafe but would take a lot to knock them down. The buildings were built in the 60s.

- d. Master Planning
 - i. Milestone
 - 1. Campus Standards Handbook complete
 - 2. Landscape Master Plan complete
8. New Building Design Teams
- a. Nursing/Health Science – HMC Architects
 - i. Current preliminary cost estimate: \$7,329,284
 - b. Learning Commons – WWCOT Architects
 - i. Current preliminary cost estimate: \$12,221,419
 - c. Public Safety Academy (Phase 1) – HMC Architects
 - i. Current preliminary cost estimate: \$9,335,195
 - d. Multi-Purpose Classroom Building – Steinberg Architects
 - i. Current preliminary cost estimate: Under Review
 - e. Alumni Center – HMC Architects
 - i. Current preliminary cost estimate: \$2,676,397
 - f. New Gymnasium/Fitness Center – To be determined
 - i. Current preliminary cost estimate: \$17,277,000
9. Development of Future Campuses
- a. East Valley Campus – donated land is located on Avenue 62 and Buchanan.
 - i. Letter of Intent to accept donated land completed 11/16/05
 - ii. Due Diligence review of property completed 4/16/06
 - iii. Selection of Master Planners completed 3/8/06
 - 1. HMC Architects
 - iv. Interim Housing completed 1/2/06

College of the Desert is working with the developer on the property for EVC. J. Patton showed the first draft sketch of the property to the members. The draft sketch of the property is not available for public view because it is a “work in progress” at this time. The property is planned to go into escrow in August and if so, J. Patton anticipates the close of escrow by August 17th board meeting and then the title will be transferred. J. Patton continued discussing the development of EVC along with the 2000 acres that will be developed surrounding EVC. EVC will be in the middle of this development. Classes are planned in temporary facilities by fall 2007, assuming the college obtains title and utilities are in place. The first building will be a multi-purpose building. EVC build-out will progress with the next building when the growth is there to support it. Planned timeline is the sale of the last bonds and final construction by 2015. Depending on the developer, college growth and construction schedules, we may not be at the point to issue the final bonds of the \$346.5 million by that time.

T. White showed the members the layout of the City of Palm Desert swimming pool. COD and the City of Palm Desert design consultants have been meeting to determine a feasible configuration, size and placement of the pool. This project is a “work in progress”. The City of Palm Desert does not have a community pool and COD had to close their pool because of health issues. This project would include a water slide, kiddy area, bath houses and a college and city pool. COD is negotiating with the City of Palm Desert for a long-term land-lease agreement. COD proposes that the City build-out and maintain pool and COD have the first right of refusal with a lease for a dollar a year for fifty years; the college would be held harmless for any and all operation of the pool. The current issues are the pool design does not fit on the property and the amount of available parking on city lots across San Pablo. Parking during the summer would be okay but not during the fall and spring semesters when school is in session. COD has a five to one ratio (five students to one space). The COD campus plan indicates that additional parking

lots will not come on line in the future, which complicates the parking analysis and planning to integrate the pool into the college year.

At the next meeting, COD will show the committee the latest facilities and landscape master plan.

COD may change firms (third party) to handle processes of internal procedures, bidding procedures and construction management procedures to comply with the guidelines of Proposition 39, spending of bond monies. This firm would make periodic reports to the committee.

Phase I Bond Project Financial Report – J. Hudson reviewed the financial report with the committee.

- 1.5% increase from the last report. The programming phase is complete and now moving into the design phase.
- Voice Over Internet Protocol (VOIP) is completed. It was four percent under budget.
- No indication of going over budget for any of the projects at this time.
- Soft Cost – To date, the bond projects well under the state-wide average of 30% soft costs. Soft costs are at 20% currently. Other colleges are 19–40% up soft and hard costs.
- Discussion on inflation - Construction costs continue to rise. Steel and copper is up. Cement is stable now but may go up. Glass is stable. Overall inflation is approximately 4-6% increase. J. Patton mentioned that if inflation continues then we may not be able to do the end projects. J. Patton stated that the college will start reviewing and discussing these projects, including contingencies for inflation, to determine how far the bond funds will last toward the Facilities Master Plan. Currently, the budget has an \$11 million contingency; in addition to each project having an inflation contingency. Important to note is the college has state capital outlay funds and redevelopment funds we can use.
- Committee discussed all the on going construction in the Coachella Valley both residential and commercial and construction materials.
- G. Davis explained the construction development and sequencing of the buildings from start to finish and that the approval process from the DSA (Division of State Architect) period is long.

Election of New Officers:

Jerry explained the process of selecting new officers. At the next meeting, the committee will select a new chair and vice chair.

Three of the Citizens' Bond Oversight committee members' term will end in September 2006 and they are not able to serve another term. College of the Desert will solicit citizens that are interested in serving on this committee by a press release and public notice in the local newspaper and a notice on the Citizens Bond Oversight Committee website. Citizens will have three weeks, July 3rd – July 24th, to turn in an application. The members will be selected and placed on the agenda for the August 2006 Board of Trustees Meeting. Dr. Fredericks asked if L. Costagliola would email him the list of the categories that need to be filled. They are two for Member At-Large and a Business Representative.

Future Agenda Items

Election of new officers (list first on the agenda)
Change vice chair to two year term from one year term.

Other

The next meeting will be on Wednesday, September 20, 2006.

The committee requested the project financial report to be sent out to the committee members on the Friday prior to the meeting.

Adjournment - Meeting adjourned at 4:00 p.m.