

CITIZENS' BOND OVERSIGHT COMMITTEE

Riverside City College
4800 Magnolia Avenue, Riverside, CA 92506
Charles A. Kane Student Services Administration
Executive Conference Room CAK-202Q
4 p.m. – July 20, 2017

AGENDA

- I. Call to Order Morrie Barembaum, *Chair*

- II. Approval of Minutes Morrie Barembaum, *Chair*
Minutes from April 13, 2017
Recommended Action: Approval

- III. Introduction of New Committee Member Morrie Barembaum, *Chair*
Information Only

- IV. Measure C Financial Update Aaron Brown, *Vice Chancellor,*
Project Commitments Summary *Business and Financial Services*
Series A, Series B, Series A Refunding,
Series 2007 C, Series 2010 D, Series 2015 E
Information Only

- V. Bid and Procurement Process Majd Askar, *Director, Purchasing*
Information Only

- VI. Measure C Projects Update Bart Doering, *Director, Facilities*
April through June Board Reports *Development*
Using Measure C
Information Only

July 2017 Project Report
Information Only

- VII. Business from Committee Members

- VIII. Public Comment

- IX. Adjourn

Minutes of the Citizens' Bond Oversight Committee Meeting
Riverside Community College District
Riverside City College
4800 Magnolia Avenue
Charles A. Kane Student Services Administration
Executive Conference Room CAK 202Q
4 p.m. – July 20, 2017

Members Present:

Morrie Barembaum
MaryAnn Bowman
Susan Cash
James Cuevas
Clark DuPont
Raymond Hicks

Staff/Guests:

Majd Askar, *Director, Business Services*
Aaron Brown, *Vice Chancellor, Business and
Financial Services*
Peggy Cartwright, *Associate Vice Chancellor,
Strategic Communications & Institutional Advancement*
Bart Doering, *Director, Facilities Development*

Members Absent:

Tyrone Macedon, Sr.

Call to Order: 4:05 p.m.

Approval of Minutes

Approved Cuevas/m Hicks/s vote: 6-0

Introduction of New Committee Member

Morrie Barembaum introduced the new CBOC member, MaryAnn Bowman, taxpayer organization representative, who was appointed by the Board of Trustees on April 18, 2017.

Measure C Financial Update

Project Commitments Summary Series A, Series B, Series A Refunding, Series 2007 C, Series 2010 D, Series 2015 E as of June 30, 2017

Vice Chancellor of Business and Financial Services Aaron Brown provided the Measure C Project Commitments Summary. Committee members received the financial report with the summary of activities from the past report. The summary reflects a decrease in the cash balance; with the closing of several projects there was a significant amount of cash flow being distributed as many of those projects are substantially completed.

Q: Hicks – Will there be any more bonds?

A: Brown – Yes, there is one more issuance of about \$40 million left on the authorization. We are not looking to receive an issuance to next year, it will likely will occur in 2018-19.

As for the commitments, the Board of Trustees has taken no action.

Q: Barembaum – Is there state funding coming to the District?

A: Brown – No, we are not receiving any this year, there is a possibility that the remainder of the 29 approved state projects will be funded next year.

Q: Barembaum – What projects will that fund?

A: Doering – The Life Science/Physical Sciences renovation at RCC, the Library and Learning Center and Center for Human Performance at Moreno Valley College and the Multimedia and Art Center and Center for Human Performance at Norco College.

A: Brown – A project at Norco College needs a commitment of local funds, so we need to identify a source of funding.

There was a relatively insignificant amount of expenditures: the Nursing/Science building at RCC had \$70,000 expenditures; and management and staffing had \$36,000. This is for purchasing staff, accounts payable staff, and facilities staff who work directly on the bond.

Q: Hicks – What was the aquatics project funds directly related to?

A: Brown – That was to build the aquatics center on at RCC. It was funded by Riverside County, Riverside City and private donations.

Q: Hicks – Does that close out the concern about the concrete issues?

A: Doering – No, the resolution is still on-going.

Q: Hicks – Are the funds left for the expenses? Not maintenance?

A: Doering – We are researching to see what the issues are in the concrete settling and what the trend is and looking into the best way to resolve these issues.

Q: Cuevas – Do you split the costs?

A: Doering – They are looking at the support below to see why the settling issue is occurring.

Q: Hicks – You have no concerns about any of this?

A: Brown – When we issued the bonds we made sure that we had firm budgetary control of expenditures so we set processes and procedures that every project goes to the Board for approval. If something occurs with that project that requires us to spend additional funds we have to go back to the Board for approval. Change orders occur we build in project contingencies and we bill back architects or contractors when necessary. I am confident with the information here.

Q: Cash – It seems like we are in a quiet period, will this be the case until the conclusion of the expenditure?

A: Brown – MVC has two significant projects, the student services building and another at the Ben Clark Training Center, those will encompass most of the remaining funds. It may seem like a lull period now, soon you will see more activity.

Bidding and Procurement Process

Director of Business Services Majd Askar presented information about the District's bidding and procurement process. RCCD adopted the California uniform construction cost accounting which lowers the thresholds and provides opportunities for local small businesses to bid on projects. The staff engages in outreach by hosting workshops to educate local businesses on "How to do business with the District." Public contracting requires the District to accept the lowest bid.

Q: Hicks – Do you have a preference or incentive for Riverside businesses?

A: Askar – No, the District is not permitted to offer that.

Q: Cuevas – Are there any points or incentives given to veterans?

Q: Hicks – Is the District required to have a certain percentage of their business with these owners?

A: Askar – No, it depends on the funding and since these projects are not state-funded, it is not required. With Measure C we do, on the larger construction projects through our CM, include that in the requirement.

Measure C Project Update

Director of Facilities Development Bart Doering provided the Measure C project update.

Agenda Item (XII-A) 4-18-17

Appointment of Individuals to the Measure C Citizens' Bond Oversight Committee

Agenda Item (XII-A) 4-18-17

Recognition of Outgoing Citizens' Bond Oversight Committee Members

Agenda Item (VII-E-1) 5-16-17

Agreement Amendment No. 5 for the Culinary Arts Academy/District Office Building and

Agreement Amendment No. 5 for the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts Building Projects with LAP, Inc.

Agenda Item (VIII-E-2) 5-16-17

Agreement Amendment No. 5 for Project Labor Administration with Padilla & Associates, Inc.

Agenda Item (VI-B-6-1) 6-20-17

Payment for Services for the Henry W. Coil, Sr. and Alice Edna Coil School for the Arts Building to Preferred Ceilings, Inc.

Agenda Item (VIII-E-1) 6-20-17

Agreement Amendment No. 4 for the Charles A. Kane Student Services and Administration Building with HMC Architects

Project Summary

Director of Facilities Development Bart Doering provided the Measure C current/future project update.

Norco College

The five-year Capital Improvement Plan was submitted and includes the Multimedia and Arts Center and the Center for Human Performance.

The Student Services building remodel needs further proposal development before moving forward.

Riverside City College

The five-year Capital Improvement Plan was turned in to the state in June.

Moreno Valley College

The feasibility study has been completed on the Student Services building; meetings with the stakeholder groups will occur in the upcoming months.

The Ben Clark Training Center project is in progress; we are waiting for Riverside County to finalize the ground lease.

The five-year Capital Improvement Plan was turned in this year; the two projects include the Library Learning Center and Center for Human Performance.

Business from Committee Members

None

Next Meeting

The next CBOC meeting will be on October 19, 2017.

Public Comments

None

Meeting Adjourned 5:16 pm