

MINUTES OF THE CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

July 11, 2013

Riverside City College

O.W. Noble Administration Building, Rm. 109

4 p.m.

Chair Chavez called the meeting to order at 4:00 p.m.

Present

Mr. David Barnhart  
Mr. Richard Chavez  
Ms. Allison Dale  
Mr. Nicolas Ferguson  
Ms. Rikki Hix  
Mr. Jeff Kraus  
Mr. Robert Taylor

Staff

Mr. Aaron Brown, VC, Business and Financial Services  
Mr. John Baker, Interim Director of Construction  
Ms. Chris Carlson, Chief of Staff and Facilities Development  
Mr. Bart Doering, Director of Construction  
Mr. Jim Parsons, AVC, Strategic Communications & Relations  
Mr. Orin Williams, AVC, Facilities & Planning  
Mr. Charles Wyckoff, Interim Vice President, Business Services, RCC

Approval of Minutes

Meeting of April 11, 2013 M/Ferguson, S/Dale to approve minutes with noted corrections.

APPROVAL OF  
MINUTES

Mr. Brown presented the report, noting that remaining authorization of cash on hand changed by \$7 million and that additional monies had been allocated to continue the district-wide project management system for three years.

MEASURE C  
FINANCIAL  
UPDATE

Projects in progress included an additional allocation to SAS of \$1.6 million; master facility plan updates will cost approximately \$342,000. Member Ferguson asked about the Moreno Valley College Student Academic Services cost increase. Answer: Furniture, Fixtures & Equipment portion was re-scoped and the project required an augmentation at that time. The money came from MVC's existing Measure C allocation.

Member Dale asked about the status and cost of the RCC Science Building repairs. RCC Interim Vice President Charlie Wyckoff answered that it appears repairs/solutions might be more a matter of tweaking existing systems vs. major expenses. Chair Chavez asked for a description of the issues, which Mr. Wyckoff provided verbally.

Mr. Brown handed out a letter from the IRS stating that a recent information audit was successfully completed with no change; RCCD is in good standing. He noted that it was a "random" audit, but that an increasing number are being conducted related to general obligation bonds at institutions across the state.

Ms. Carlson presented At-A-Glance summary information about Norco College Measure C projects: 1) Center for Human Performance submitted as an FPP to State... 2) Multimedia and Arts Center submitted as an FPP... 3) Facilities master plan update expected in fall 2014... 4) groundwater monitoring wells - preliminary tentative budget of \$100k approved to restart the process; now working on total project costs - est. another \$100-150k; non-Measure C funds—i.e., college operating funds—will be used to monitor wells.

## MEASURE C PROJECT UPDATE

Member Hix asked if master plan updates are just for MVC. Ms. Carlson answered that updates are being done at all three colleges.

Member Ferguson asked about the testing process. Ms. Carlson answered that testing is to make sure that there has not been a change in conditions. Results are good and monitoring is the next step.

Mr. Doering presented At-A-Glance summary information for Moreno Valley College Measure C projects: 1) Science Building labs repairs... 2) Mechanical upgrades including new boiler and chiller... 3) Student Academic Services Building is 84% complete - open in September... 4) New IP submitted to State for the Natural Science Building. (MVC won't see a lot of new development until new state bond.)

Mr. Baker presented At-A-Glance summary information for Riverside City College: Downtown Renaissance Block projects are grouped as one project - as submitted to the Department of State Architects, though the Coil School for the Arts project is separate. Both CSA and the RCC Culinary Arts Academy projects will be bid and constructed at the same time - CM project with multiple primes. Projects are on schedule and on budget - mid- to late-2016... 2) RCC Student Services building presented to the Board and the local community (Wood Streets Association and NOW (Neighbors of Wood Streets). Reception to design was positive and the project just finished schematics/design phase. Now it has gone into plan design development, which will generate more specific cost estimates - bid early next year, with construction in summer/fall 2014... 3) Food Service court in the new upper Quad area is in DSA review now and is expected to be completed by January 2014. Committee members were shown artists renderings of the future Courtyard Café... 4) Lovekin Tennis Court project well underway - several modular buildings are being relocated and the tennis courts atop the parking

structure will be reconstructed at Lovekin Complex. Existing courts will be rezoned as parking spaces.

Member Hix asked whether the new walkways shown in the Courtyard plan would maintain their LEED certification. Answer: modifications will keep in line with LEED requirements.

Ms. Carlson reported that the Transition Plan Phase I at MVC and NC are completed and that staff and consultants (HMC) are working on district design standards. Project is nearing completion in most sections, but will be a document that keeps being refined.

RCC's utility infrastructure upgrade will continue for another year.

Ms. Carlson reported that staff is evaluating Measure C remaining funds in relationship to projects, which likely will result in a refined planning document. For this reason, Facilities & Planning expects to change the current CPES report, which is presented quarterly to CBOC.

Member Ferguson asked if the colleges have opportunities to revisit projects that were on board pending next bond issue. Answer: Not really, because the state process/rules have changed.

Member Ferguson asked if similarities among the colleges allow RCCD to design similar buildings across the campuses. Answer: Not typically, because the colleges have very different programs and needs, even to the extent that some of the basic Network Operations Buildings differ.

Member Hix asked about a previous comment made by Orin Williams regarding seismic surveys in the Quad. Staff was unaware of any plans for surveys, but said they would check it out and report back.

Member Kraus commented on the difficulty presented by the use of multiple acronyms in the reports and asked whether a glossary or some other method could be used to make it easier for committee members to understand and follow the information presented in some reports.

#### CBOC Annual Report

Mr. Parsons previewed the design comp for the Annual Report, noting that it conformed to the Committee's previous instruction. A final version of the report, including the missing section for minutes from today's (7/11/13) meeting, will be sent to the Committee members via email for review and approval. It will be scheduled for presentation to the RCCD Board of Trustees at its August 20, 2013 meeting.

**BUSINESS FROM  
BOARD MEMBERS**

Election of Chair

Member Ferguson nominated for Chairman by Member Barnhart, seconded by Member Dale. No other nominations. Committee unanimously approved. Committee decided to hold election of Vice-Chair, stating that it was important that an experienced member hold the post given that four new members will be appointed before the October 2013 meeting. Member Kraus nominated Member Hix; Member Taylor seconded nomination. No other nominations. Committee unanimously approved.

NONE

Meeting was adjourned at 5:04 p.m.