

## **CITIZENS' BOND OVERSIGHT COMMITTEE**

Riverside Community College District  
Culinary Arts Academy and District Office  
Executive Conference Room #309  
4 p.m. – April 13, 2017

### AGENDA

- I. Call to Order  
Morrie Barembaum, *Chair*
- II. Approval of Minutes  
Minutes from January 26, 2017  
*Recommended Action: Approval*  
Morrie Barembaum, *Chair*
- III. Measure C Financial Update  
Project Commitments Summary  
Series A, Series B, Series A Refunding  
*Information Only*  
Aaron Brown, *Vice Chancellor,  
Business and Financial Services*
- IV. Measure C Projects Update  
January through March Board Reports  
Using Measure C  
*Information Only*  
Chris Carlson, *Chief of Staff and  
Facilities Development*  
  
April 2017 Project Report  
*Information Only*
- V. Business from Committee Members  
Member Recruitment  
*Information Only*  
Peggy Cartwright, *Associate  
Vice Chancellor, Strategic  
Communications & Institutional Adv.*
- VI. Public Comment
- VII. Adjourn

Minutes of the Citizens' Bond Oversight Committee Meeting  
Riverside Community College District  
Culinary Arts Academy and District Office  
3801 Market Street, Riverside, CA 92501  
Executive Conference Room #309  
4 p.m. – April 13, 2017

**Members Present:**

Morrie Barembaum  
Susan Cash  
James Cuevas  
Clark DuPont  
Jeff Kraus

**Staff/Guests:**

Aaron Brown, *Vice Chancellor, Business and Financial Services*  
Chris Carlson, *Chief of Staff and Facilities Development*  
Peggy Cartwright, *Associate Vice Chancellor, Strategic Communications & Institutional Advancement*  
Bart Doering, *Director, Facilities Development*

**Members Absent:**

Raymond Hicks  
Tyrone Macedon, Sr.

**Call to Order: 4:07 p.m.**

**Approval of Minutes**

Minutes Approved with correction      vote: 4-0, 1 abstention, Cash

**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 March 31, 2017*

Vice Chancellor, Business and Financial Services, Aaron Brown, provided the Measure C Project Commitments Summary. Committee members received the financial report with the differences from the past report. There was one Board item for the reduction in cash, about \$1.5 million, primary expenditures are related to the Culinary Arts Academy and District Office paying off liabilities, closing out the projects and making final retention payments to the vendors. One additional item of note is the settlement of a claim with a vendor on the nursing science building at RCC in the District's favor, we collected that as well as an amount back against the project. A few projects are finishing up, including the Culinary Arts Academy and District Office.

Q – Barembaum: On page one for the fiscal year 2016-17 there is a contingency which is a negative number?

A – Brown: We still have \$40 million to issue, that is a reflection of the commitments and that number will not exceed \$40 million because we issue in a block of funding and we pay against the amount that is issued on a cash basis. What is reflected here is the project commitments.

Q – Cuevas: Did you say this is the cash on hand?

A- Brown: No, these are the commitments. We make sure that we are not overcommitting on the entire scope of the projects per the Measure C authorization. We have a \$350 million authorization, we've received various amounts through refunding and premiums and also interest-earning that are adding to the amount that we can spend against in addition to the \$350 million. We want to make sure that we track expenditures on each project.

Q – Cuevas: How does the cash on hand of \$9.2 million stated correlate.

A – Brown: There is no correlation between those two numbers. We issued \$45 million in the last issuance and that is the cash on hand from that issuance.

Q – Kraus: The settlement on the nursing science building is not reflected on this?

A – Brown: The accounting is that it is a reimbursement so it goes against the expenditures. The adjustment is \$385,000 which is reflected in this report on page 3.

**Measure C Project Update**

**Project Summary**

Chief of Staff and Facilities and Development, Chris Carlson, provided the Measure C current/future project summary.

*Riverside City College*

We continue to close out the Charles A. Kane Student Service Administration building. This project consists of two

phases, the first was to construct the building and the second phase is the demolition of the old administration building and construct a parking lot.

College leadership completed the educational plan and are discussing moving forward with updating the master plan at RCC.

The college has Measure C funds available so there is a need to do a facilities assessment and a secondary effects that could address issues and support the overall master plan.

### *Moreno Valley College*

District and college leaders selected an architect for the student services project and the options for construction, renovation, etc. There is about \$11 million allocated for this project.

In addition, there is about \$11 million allocated for the Ben Clark Training Center project. In the MVC master plan, BCTC is positioned to be a center. It is key that construction take place at BCTC to support the law enforcement, fire technology and emergency medical training programs.

Q – Cuevas: The challenges at BCTC are they at a policy level?

A – Carlson: The difficulty is placement of facilities in relation to the county facilities. We need to work together to make sure both our master plan and the county's master plan work resourcefully.

### *Norco College*

Measure C projects at Norco College are complete and committee members were provided information on the college's capital improvement plan. College and district officials continue to work with city leaders on the access road and construction of the electronic marquee/entrance sign.

Q – Cuevas: Will you be able to see the sign from both directions?

A – Carlson: Yes.

Carlson and Brown updated the committee on state and additional funding sources and planning. They also spoke about educational planning for resources and explained that the college leaders need to address facilities and planning in assessing their master plans and make scheduling a priority.

They also addressed contributions from the state and local funding. We have been challenged because we have not received the state funds so we are looking at other opportunities in leveraging state bonds.

As we begin to move in a constructive direction we really look toward the future as student enrollment is increasing, and going through different challenges, the master plans are critical and very implementable and create a priority schedule.

## **Board Reports**

Chief of Staff and Facilities Development, Chris Carlson, provided the Measure C project update. She reviewed the following board agenda items:

### ***January 2017***

#### Agenda Item (VIII-E-1) 1-17-17

*Change Order No. 2 for the Culinary Arts Academy and District Offices Project with Preferred Ceilings, Inc.*

Q – Cuevas: Wasn't that part of the scope to complete, why is it a change order if it wasn't part of the original contract?

A – Carlson: This had to do with an observation report and overtime for the Centennial opening which was at the request of the owner.

Agenda Item (VIII-E-2) 1-17-17

*Change Order No. 7 for the Henry W. Coil Sr., and Alice Edna Coil School for the Arts Project with Inland Building Construction Companies, Inc.*

Agenda Item (VIII-E-3) 1-17-17

*Change Order No. 9 for the Culinary Arts Academy and District Offices Project with Inland Building Construction Companies, Inc.*

Q – Cuevas: The controls for the lights were not included in the original contract? How did this not get included?

A – Carlson: There was a disconnect between the sub consultant for the architect and the district. We didn't understand the controls and programming in the technical documents. The translation between everyone's understandings of operation did not quite connect.

Q – Cuevas: Is there any go back to the architect to say there was a problem with us understanding and misleading us?

A – Carlson: The project was already moving forward and it was a byproduct of current staff not being fully involved in the design portion. We needed a certain level of performance, so we moved forward.

Agenda Item (VIII-E-4) 1-17-17

*Change Order No. 10 for the Culinary Arts Academy and District Offices Project with J.M. Farnan Co., Inc.*

Agenda Item (VIII-E-5) 1-17-17

*Change Order No. 13 for the Culinary Arts Academy and District Offices Project with Neal Electric*

Q – Cuevas: Was the contract with Neal Electric and they were doing troubleshooting for RFI Communications, shouldn't troubleshooting be part of the contract?

A – Doering: This was for the vector video and troubleshooting and testing computer systems to diagnose the issues with the media and why the systems would not work. We found that the problem was with the District's anti-virus software.

***September 2016***

Agenda Item (VIII-E-1) 2-21-17

*Agreement Amendment No. 4 for Project Labor Administration with Padilla and Associates, Inc.*

**Business from Committee Members**

Associate Vice Chancellor Strategic Communications and Institutional Advancement, Peggy Cartwright, provided an update about the recruitment of a member of the Taxpayer Organization to replace outgoing member Jeff Kraus. The District received applications from two individuals, these applications will be presented to the trustees at the April 18, 2017 Regular Board of Trustees Meeting for selection.

**Next Meeting**

The next CBOC meeting will be on July 20, 2017 at Riverside City College.

**Public Comments**

None

**Meeting Adjourned 5:13 pm**