

2011-12 Annual Report



Riverside Community College District Citizens' Bond Oversight Committee



School of Nursing and Science/Math Building –
Riverside City College



Student Academic Services Building Groundbreaking –
Moreno Valley College

Richard Chavez, Chair
Allison Dale, Vice Chair
Dave Barnhart
Nicolas Ferguson
Rikki Marie Hix
Jeff Kraus
Robert Taylor



Summary of the Citizens' Bond Oversight Committee

Proceedings and Activities 2011-12

Meetings of the Citizens' Bond Oversight Committee

The Committee conducts its meetings in accordance with the provisions of the Ralph M. Brown Public Meeting Act, Government Code Sections 54950 et seq. Meeting notices and agendas are sent to members of the Committee within the required period and are posted at RCCD campuses and education centers. Meeting notices, agendas, minutes, and documents and reports received by the Committee are a matter of public record and are available through the RCCD website: <http://www.rccd.edu/cboc> or by calling the RCCD Strategic Communications and Relations office at (951) 222-8857.

Meeting – October 13, 2011

Riverside City College
Digital Library & Learning Resources Center, Rm. 409
4800 Magnolia Avenue
Riverside, CA 92506



Riverside Aquatics Complex –
Riverside City College

- Riverside City College President Cynthia Azari briefed the Committee about Measure C projects located on her campus and discussed the rationale behind the maintenance and placement of the “poison garden” as an educational tool designed to share information about common household plants that are toxic.
- Vincenti, Lloyd & Stutzman LLP presented the 2010-11 Annual Audit as required by Proposition 39. Topics discussed included the fact that full committee membership was maintained during the audit year and quorums were present at all meetings. Members sought clarification on the scope of the audit and the types of items included in the audit, as well as D series bonds accrued interest and Build America Bonds. Staff explained Measure C related positions could be paid for with Measure C funds, and the Committee requested information about any legal expenses related to litigation involving Measure C projects.
- Chief of Staff Chris Carlson reviewed the Board of Trustees’ discussion about the purchase of parking spaces in downtown Riverside in support of the RCCD Downtown Renaissance Block; estimated savings to District were \$4.1 million, and District has the option of selling unused spaces back to the City of Riverside.
- RCCD Facilities Planning, Design & Construction staff reviewed current Measure C projects at all colleges, including a comprehensive construction program schedule. Discussion centered on the rescoping of Moreno Valley College’s Learning Gateway project, which would result in several other college projects moving up in priority.
- RCCD Finance staff discussed Measure C financial expenditures and distributed information about potential energy use rebates related to the Riverside Aquatics Complex.
- The Committee established its regular meeting schedule for 2012, changing the meeting time to 4 p.m. to accommodate members’ schedules and commitments.

Meeting – January 12, 2012

Norco College
Industrial Technology Building, Rm. 218
2001 Third Street
Norco, CA 92860



Dental Education Center opening –
Moreno Valley College

- RCCD Purchasing Manager Majd Askar distributed and discussed information related to the bid process the District follows, including RFPs, RFQs, contractor lists, and “piggybacking” on other public entities’ awarded bids in order to realize the best price for services or goods. Vice Chair Dale sought clarification about how the PLA affects the process; PLA jobs are handled through construction management firms and adhere to requirements established under the PLA agreement. Discussion included construction management agreements, how firms are prequalified for selection pools, and the Board of Trustees’ publicly stated support for the use of qualified local firms whenever possible.
- RCCD Finance staff distributed the Measure C Financial Summary Report and discussed the emergency phone replacement/installation project, energy self-generation projects at Norco College, and how long-term financing concerning general obligation bonds works.
- RCCD Facilities, Planning, Design & Construction staff distributed the Program Executive Summary report and discussed the problems related to the renovation of Wheelock Gymnasium, which included anticipated project augmentations of \$1.8 million due to issues such as the moisture content in the subflooring. Also discussed was construction progress on the Center for Social Justice & Civil Liberties in downtown Riverside, Norco College secondary effects, and Phase II planning at Moreno Valley College.

Meeting – April 12, 2012

Riverside City College
Math and Science Building, Rm. 111
4800 Magnolia Avenue
Riverside, CA 92506

- RCC Vice President Ed Bush briefed the Committee about the opening of the School of Nursing and Math and Science Building, which attracted approximately 300 people. He also mentioned that Wheelock Gymnasium would hold its official opening in fall 2012.
- RCCD Finance staff distributed the Measure C Financial Report and discussed the recommitment of Measure C funds at Moreno Valley College due to the deferment of the Learning Gateway Building. Committee Chair Chavez asked about health and safety issues related to delayed construction, and Vice Chair Dale asked about Wheelock Stadium cost overruns, which equaled about \$5 million. Both questions were addressed. With regard to the Learning Gateway Building, it was noted that MVC had designated the updating of its Facilities Master Plan as a top priority.
- Committee members suggested that an archive be created related to Board actions dealing with Measure C projects so that information about project overruns and potential legal issues was more accessible. Staff agreed to look into establishing such an archive, with possible implementation before the end of the calendar year.
- Vice Chair Dale asked if contingency funds were available to deal with cost overruns and any legal issues related to construction; staff confirmed that each project had such contingency funds incorporated in its budget.
- Chair Chavez asked if the disbandment of Economic Redevelopment Agencies would affect future plans for the RCCD Renaissance Block (Answer: No), and Member Hix asked for clarification about program reserves, which Finance staff addressed.
- RCCD Facilities Planning, Design & Construction staff distributed the Program Executive Summary and discussed Phase II plans at Moreno Valley College, the Network Operations Center at Norco College, and future Student Services facilities at Riverside City College.

- Director of Construction Bart Doering presented the “Learning Gateway Building—Decision Point” PowerPoint, previously shown to the Board of Trustees. The presentation detailed the rationale and benefits of deferring the Learning Gateway project in favor of multiple other college projects. Vice Chair Dale asked about the value of the \$5 million already expended on the project; the planning and drawings can still be used within a five year period, Doering replied, and noted that \$3 million of the total amount had been used to construct the MVC Lions Lot parking area, which added 144 new parking spaces on campus.
- Committee members asked several questions about Measure C construction: 1) Any significant changes or surprises in current projects? Answer: Wheelock Gymnasium’s foundation and wall support issues. 2) Impact of construction on students? Answer: Member Hix reported that parking issues were apparent, but that she was unaware of the construction affecting students’ schedules beyond that. 3) What about the cracks in Math and Science Building ceilings, and missing items such as fire sprinkler covers? Answer: The problems were being addressed with the contractor.
- Member Hix requested consideration be given to developing less confusing maps. Staff responded that the maps would be looked at during the next scheduled cycle of map updates.

Meeting – July 14, 2012

Riverside City College
 Digital Library & Learning Resources Center, Rm. 409
 4800 Magnolia Avenue
 Riverside, CA 92506



Newly renovated Wheelock Gymnasium –
 Riverside City College

- Vice Chancellor Jim Buysse discussed Bond Counsel's opinion on the use of Measure C money to pay for District facilities as part of the RCC Culinary Arts Academy project in downtown Riverside. Issue was on a previous Board of Trustees agenda. Bond Counsel found the use permissible under the language contained in the 2004 ballot measure.
- Vice Chair Dale asked about the Coil School for the Arts and whether the original concept for the school would be retained. Dr. Buysse outlined the Board’s decision to rescope the project, which will now be constructed with Measure C funds. The Board’s action preserved general aspects of the original concept. Dale also asked if subterranean parking would have been retained if state funds were used for the project. Answer: No, given the deal with the City of Riverside for parking spaces in an existing structure, which will save the District over \$4 million.
- RCCD Finance staff distributed the Financial Summary Report indicating that \$63 million in Measure C projects were in progress, and that \$2.3 million in completed projects were reflected.
- RCCD Facilities Design & Planning staff discussed Measure C project savings reallocated to remaining projects, the additional Measure C district allocation toward the Coil School for the Arts, and other reallocations including RCC’s decision to proceed with its new Cosmetology building. The Program Executive Summary was distributed, and further discussion occurred about \$5 million in unused Measure C completed project budgets being returned to respective colleges. Those funds will be available for future projects.
- The new Director of Construction assigned to Riverside City College, John Baker, was introduced to the Committee.
- Committee members asked several general questions: 1) What was the status of the Iddo Benzeevi land donation? Answer: Negotiations are ongoing. 2) What was happening with tennis courts at RCC? Answer: Courts on top of the parking structure would be rebuilt in the Lovekin Complex area on the lower campus and the current location would be resurfaced to provide additional parking spaces. 3) Will something similar to the MVC emergency phone upgrade occur at RCC and NC? Answer: No current plans, but future upgrades are being discussed.
- Related to the emergency phone project, Member Kraus expressed concerns that Measure C funds—a long-term payment mechanism—were being used to pay for projects deemed as repairs.

Riverside Community College District
Citizens' Bond Oversight Committee

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Submitted to the
Riverside Community College District
Board of Trustees
October 16, 2012

RCCD

**RIVERSIDE COMMUNITY
COLLEGE DISTRICT**

MORENO VALLEY COLLEGE | NORCO COLLEGE | RIVERSIDE CITY COLLEGE

