

Minutes of the Citizens' Bond Oversight Committee Meeting  
Riverside Community College District  
Ben Clark Training Center  
16902 Bundy Avenue, Riverside CA 92518  
Cal Fire Executive Conference Room  
4 p.m. – January 21, 2016

**Members Present:**

Morrie Barembaum  
Susan Cash  
James Cuevas (arrived at 4:20pm)  
Facilities  
Jeff Kraus (arrived at 4:20pm)  
Tyrone Macedeon, Sr.

**Members Absent:**

None

**Staff/Guests:**

Aaron Brown, Vice Chancellor, Business and  
Financial Services  
Chris Carlson, Chief of Staff and  
Development  
Majd Askar, Director, Business Services  
Peggy Cartwright, Associate Vice Chancellor,  
Strategic Communications & Institutional Adv.  
Lane Cash, Community Member  
Art Turnier, Dean of Instruction, Public Safety  
Education and Training  
Lynn Purper, Facilities Development Director

**Call to Order: 4:08 p.m.**

Introductions were made: Morrie Barembaum announced Nick Ferguson resigned and an election by CBOC of new officers needs to take place at the next meeting.

**Approval of Minutes:** A recommendation was made to move the approval of the minutes to the end of the meeting, since a members Kraus and Cuevas were in route.

**Ben Clark Training Center Update**

Art Turnier gave a report on the Ben Clark Training Center and the program it offers in public safety, fire technology, emergency medical technician, paramedics, law enforcement, basic and advance officer training for fire and law. The College partners with Cal Fire and the Riverside County Sheriff's department. District has been involved in public safety since 1952 when the first sheriff's academy was held. The land was part of March Air Force Base when it was in active duty base. One side of the campus is run by Cal Fire and the other is run by Sheriff's Department.

*Question – Cash:* Are students affiliated with the sheriff's or fire departments when they enroll?

*Answer – Turnier:* Basic Fire program students are not, they are self-sponsored they put themselves through the program, some may be candidates in which certain agencies might be looking at them to hire them as they go through the program. The law program most students are employed before they start the basic academy but there are some that put themselves through the program.

*Question – Cash:* How does the facilities collaboration, work with the college?

*Answer – Turnier:* We rent the rooms from the county, this is an operational agreement to lease or rent class room space.

*Question - Kraus:* What is RCC facilities obligation for the academy?

*Answer – Carlson:* The land is old March Air Force Base which was transferred to Riverside County through a public benefit conveyance, from special legislation through the Department of Justice. The county cannot sell the land. What can be done is a ground lease which is possible for a 49-year term. The college did a new comprehensive master plan that has a section for Ben Clark existing conditions as well as the master plan conditions to include the Ben Clark Training Center. In the college's five year CIP that was submitted to the state in June 2015, programmed in the plan was \$11 million in Measure C funds towards the new location.

*Question – Cuevas:* If a student wanted to be self-funded to go through the academy, what does it cost and are the entry requirements?

*Answer – Turnier:* The Fire program cost is \$1,500 and the Law enforcement program cost is between \$2,500 and \$3,000, the guns/ammunition prices vary and students need to purchase uniforms. Requirements are to be able to read and write at a Basic English level, they must have a GED or diploma, pass a DOJ background check and have a valid California driver's license.

*Question – Kraus:* For a student who is self-funded, do they come in potentially just for the academy/fire /law or are they are enrolled at the college taking other basic courses? Do student come in with other degrees or AA? Is there an operation in the county that refers students to MVC?

*Answer – Turnier:* Students that enroll usually want to be a police/deputy/firefighter. Students may come in with other degrees such as an AA, bachelor's degree and more, but they join the academy to get the certificate to get into the career. Our program is the only full-time basic academy for fire/law. College of the Desert has a part-time program for fire/law.

*Question – Cash:* What is the average FTE for a year and do you have a cap on enrollment for the semester or year?

*Answer – Turnier:* No we don't have a cap, for the law enforcement academy it depends on how many students come in, the average is about 50. The fire academy enrollment caps out at 40. If it goes over more instructors will be asked to come in to help. The correctional academy can be as large as needed, but usually caps at 30-35.

*Question – Cash:* What percentage are veterans?

*Answer – Turnier:* I don't have the exact percentage, but the veteran's service from the college comes out to meet with veterans. They hold orientations sessions to help student veterans and anyone that inquires about veteran services. There is funding to help veterans depending on their status.

### **Measure C Financial Update – Budget report was distributed to all members**

Vice Chancellor of Business and Financial Services, Aaron Brown, provided the Measure C Financial update. The main current projects are the Culinary Arts Academy, the Coil School for the Arts and RCC's Kane Student Services and Administration building. The September financial report shows a decrease in cash balance of about \$13 million due to the major projects. All expenditures are highlighted in document, about 98% are related to all project listed plus the Moreno Valley network operations center.

*Question - Kraus:* As for the seismic survey and energy conservation Plans, , in most cases up until now with Measure C, the studies and the plans were specifically tied to a capital project, I don't recall that any were. They seem to be plans within themselves and not necessarily tied to a capital project?

*Answer – Carlson:* Yes and no, ADA and the infrastructure utility master plans where both ones that were plans and there were also implementations. These may be from a different bond. Seismic and energy maybe be for a future bond or a state bond.

### **Measure C Project Updates**

Chief of Staff and Director of Facilities Development, Chris Carlson provided the committee with the Measure C project updates. The Board agenda items that have gone to the board since the last CBOC meeting:

October was a presentation of 2014-15 Annual Report by Measure C Citizens' Bond Oversight Committee

November was the bid award for the revenue Osmosis System Upgrade Project for the Math/Science building at RCC. The Osmosis system was sized a certain way that was put into certain labs and the need was that the college have additional drops in several labs. Facilities development director, Lynn Purper was tasked with handling this project and a contractor has been in to do additional drops that are needed.

December was the College Allocation Measure C Funds, Moreno Valley Academic Services building, signage with the building name was never put on the building because a name was never decided on. MVC has put SAS on the building. This request was to fund adding a metal lettering of MVC to match the college's logo.

*Question – Kraus:* On the Osmosis project, there were two bids, the winning bid and the non-winning bid, when there is a big discrepancy with only 2 respondents, what additional work is done when you decide if one is under bidding us.

*Answer – Carlson:* There were time constraints and there are huge liquidated damages for any delays because we needed to be up and operational. Two important questions for the contractors were: Are you sure you could do this and are you sure your crew is keeping up on the project.

*Follow-up – Purper:* The contractor selected was reviewed very carefully. The job was on a very tight schedule and one contractor had his own equipment the other would have to rent the equipment as well as hire people to run the equipment. The hired contractor had subs come in and did a very good job.

*Question – Kraus:* Is the project finished?

*Answer – Purper:* It at 99%, cleanup is being done. The college had two temporary units they have been using, which are coming down Friday, January 22<sup>nd</sup>.

### **January 2016 Project Report – Moreno Valley College**

Chief of Staff and Director of Facilities Development, Chris Carlson gave the project report. The Network Operations Center at MVC is on-going. The contractor will continue this project until finished, he will not be getting paid anymore. The job is at the final punch list items. This has delayed staff location changes at the college as well as delaying the redundancy as an IT network system.

*Question - Kraus:* Are there any leads of money with subs directly that were originally on the job?

*Answer - Carlson:* The bonding company was notified early and often but they said they will not do anything until he walks off the job. When subs were being called in to finish the job I told the bonding company was informed, we will pay them directly but everything will be deducted, in addition to all liquidated damages. Once the punch list items are completed then warranty items will come next. There isn't an estimated date of completion due to the contractor's inability to complete the project.

MVC's Educational Master plan is completed and includes the request for Ben Clark. Student Services remodel, we are working with business services to put out a RFQ and RFP for architectural services, the master list of architects is outdated, so we are requesting RFQs and RFPs for the handful of projects we have left. Scope of the project is to take the Student Services building and do a major remodel due to this being the original building and services have changed. This is a start to implement the college's' master plan.  
BCTC – Holt has been awarded this project for site development planning.

#### **January 2016 Project Report –Norco College**

Norco has received sign off on Department of Toxic Substance Control. It will go to the board in February for approval. Norco's Measure C is complete out.

#### **January 2016 Project Report –Riverside City College**

Centennial Plaza is under construction, we are pushing for completion. Plans are district office portion floors 2 and 3 furniture is being moved in. With a January 2016 completion of construction. A preview opening and block dedication will be held on March 13. The Culinary faculty has requested some additions to the Culinary Academy, we have made the changes.

#### **Committee Update**

Vice Chair Barembaum stated that an election of new officers for the CBOC needs to occur at the next meeting. Also the two vacant positions need to be filled. District staff will solicit for new members and appointments will need to take place.

#### **Approval of Minutes:**

Kraus moved to approve the minutes with the correction of the spelling of Tyrone's name. Motion seconded by Cuevas. Approved 5-0.

#### **Next Meeting**

The next CBOC meeting is scheduled for April 21, 2016 and will be held at the new District offices at Centennial Plaza.

#### **Public Comment**

None

Adjournment: 5:15pm