



**BOARD FACILITIES & LAND USE
PLANNING COMMITTEE**
Peralta Community College District

DRAFT MINUTES – DECEMBER 15, 2009

Meeting of the Board's Facilities & Land Use Planning Committee

Meeting Date: **Tuesday, December 15, 2009**
Time: 3:00 pm to 5:00 pm
Location: District Administrative Center, Department of General Services
Physical Plant Conference Room
333 E. 8th Street, Oakland, CA 94606

Present:

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| ✓ Nicky Gonzalez Yuen, Trustee (Chairperson) | ✓ Jack Lin, Sustainable Peralta |
| ✓ Dr. Sadiq B. Ikharo, Vice Chancellor of General Services | ✓ Robert Adams, President of Merritt |
| ✓ Abel Guillén, Trustee | ✓ Jim Bracy, Admissions & Records |
| ✓ Bill Riley, Trustee | ✓ Michael Nielsen, MuniBond Solar |
| ✓ Bob Beckwith, DGS, Facilities Operations | ✓ Steve Nielsen, MuniBond Solar |
| ✓ John Banisadr, DGS, Purchasing | ✓ Andrew Cunningham, Flad |
| ✓ Trent Tornabene, DGS, Capital Projects | ✓ Kevin MacQuarrie, WLC |
| ✓ Johnnie Fudge, DGS, Capital Projects | ✓ Michael Terry, WLC |
| ✓ Atheria Smith, DGS, Planning & Development | ✓ Sylvia Darr, Flad |
| ✓ Rosemary Vazquez, DGS (Recorder) | ✓ Steven Williams, Flad |
| ✓ L. Mark Sennette, DGS, Capital Projects | |

The meeting unofficial began at 3:15 pm without a quorum. At the request of Trustee Yuen, Item #6 of the agenda (Solar, Information on CREBs) was moved to the top of the agenda.

At 3:30 pm Trustee Guillén arrived and a quorum was recognized.

1. Solar Panel Update – Information on Clean Renewable Energy Bonds (CREBs)

Mr. Steve Nielsen, Principal of MuniBond Solar, gave a presentation relating to Clean Renewal Energy Bonds (CREBs). MuniBond Solar provides CREB advice and cost saving analysis to local agencies as well as general support.

Trustee Yuen's introduction began with background information on CREBs and funds available to public agencies nationwide, specifically Peralta's CREB award (total \$7.5 million).

Mr. Nielsen's presentation included an overview of CREBs and a brief summary of how they work, what are the economic benefits and sources of bond repayment. Also included was an example of estimated cash flow/general fund savings. A question and answer session followed with discussions on bonds past, present & future, and funding opportunities available.

Trustee Guillén commented that he has reservation with some of the payment obligations, specifically the lease-revenue bond; it is too risky. He would like the objectives to exclude a third party, but rather have separate energy programs.

Trustee Yuen commented that more engineering and economic analyses of cost, energy output, and payback time of solar PV arrays are needed before decisions can be made.

Consensus: It was agreed that Dr. Ikharo would meet separately with Steve Nielsen along with staff and include Vice Chancellor Smith to discuss this subject matter. Is it in the best interest of District to actively pursue the integration of green initiatives into Peralta's investment strategies? Dr. Ikharo will arrange a meeting and will present more details at a future meeting.

2. Approval of Agenda: Agenda was approved, as presented.

3. Minutes: November 19, 2009 minutes were approved, as presented.

4. Merritt College New Science Building & Allied Health Building - Update of Architectural Bridging Selection Committee's Recommendations

Dr. Ikharo provided a brief overview of project background and scope, explaining RFQ bidding procedures and the shared governance process concluding with a progress report on the selection committee's recommendations.

As one of the top candidates considered for recommendation, Flad Architects, in partnership with WLC Architects, was invited to give a presentation relating to their firm's ability to complete bridging documents for the Merritt College New Science and Allied Health Building.

Flad/WLC presentation included introductions of team members, company background, architectural bridging services they provide, past experience, and an overview of project delivery methodologies. An example of completed bridging documents was available to view. A question & answer session followed with discussions on the differences between bid-design-build vs. bridging documents delivery methods. Manager Fudge provided clarification on payment deliverable processes. Dr. Ikharo provided further clarification explaining the importance of proper planning and staying within the project budget.

4. College of Alameda, Building D & D Update of Architectural Bridging Selection Committee's Recommendations

Due to time constraints, this item was deferred to the next meeting.

5. Update on Student Health Clinic

Assoc. Vice Chancellor Bracy provided a project update, which included background and summary of project, bidding process, summary of town hall meetings conducted, suggested locations and the shared governance process. He indicated that possible locations (both interim and permanent) are still in the planning stages. In addition, the shared governance process is not complete and is still ongoing; support so far has been positive. He will provide periodic updates, as requested.

Adjournment:

Meeting adjourned at 5:20 pm.