

CHINO BASIN WATER CONSERVATION DISTRICT
Facilities Improvement Plan Workshop

District Office
4594 San Bernardino Street
Montclair, CA 91763

Thursday, March 10, 2011

MINUTES

INVOCATION – Vice President Hofer gave the invocation.

FLAG SALUTE – President Parker led the audience in the flag salute.

CALL TO ORDER – The meeting was called to order at 3:02 p.m. by President Parker.

ROLL CALL

Board Members Present: Aldaco, De Haan, Jr., Hofer, King (arrived at 3:07 p.m.) Parker, Reddick, Vanden Heuvel

Board Members Absent: None

Staff and Visitors Present: General Manager (GM) Ulloa; Conservation Specialist III Zamora; Conservation Specialist II Figoni; Administrative Assistant Macy; and Lee Krusa and Jeff Veenema with Claremont Environmental Design Group (CEDG)

PUBLIC COMMUNICATIONS – None

NEW BUSINESS

Review of Facilities Improvement Plan.

General Manager Eunice Ulloa noted that the Directors had hard copies of the internal memo and five attachments that were emailed the night before and asked if anyone had any questions. No one did.

Note: Director King arrived at 3:07 p.m.

Jeffrey Veenema of Claremont Environmental Design Group presented a power point history review of the Facilities Project, Phases and Costs to date. He then reviewed the Phase 3 projected costs, modifications, and modified costs.

Four Decision Points for the Board to address were listed:

➤ **Decision Point: Commitment to LEED Certification**

Mr. Veenema detailed the LEED certification levels, design fees, and certification costs and explained that there still remains approximately \$86,500 for LEED related fees. The Board discussed how the buildings are being designed to LEED standards and the expense and value of LEED certification. Mr. Veenema stated that it would only be beneficial financially if the District were to sell or rent the building. Certification would increase sales and rent value.

Vice President Hofer noted the District could still build to LEED standards and that he would rather have signage pointing out the improvements in the building rather than a plaque stating LEED certified.

Moved by Vice President Hofer, seconded by Director King and carried on a 7-0-0 vote to cancel the LEED certification process for the Facilities Projects.

AYES: Aldaco, De Haan, Jr., Hofer, King, Parker, Reddick, Vanden Heuvel

NOES: None

ABSENT: None

➤ Decision Point: Commitment to enhanced children's education

The Board discussed issues related to an enhanced children's education program including the need for dedicated space for hands on learning and staff time commitment. As a whole, the Board agreed that it is committed to improving the children's education program, that the Education Building is not an issue, and that they would like to move on to discuss the Administrative Building concerns. Director Vanden Heuvel pointed out that he had no problem justifying the Education Building. His concern is the amount of money budgeted for the Administrative Building. Director Vanden Heuvel mentioned that the garden would be at best a ten year garden and that spending \$1.9 million seemed high and wished to discuss this further.

➤ Decision Point: Commitment to Water Conservation Demonstration Items

Director King noted that he also had an issue with the cistern and rain barrels. He is convinced that in Southern California, cisterns do not work or make sense. CBWCD should let someone in an area where they work demonstrate them. Vice President Hofer and Director Vanden Heuvel agree.

The green roof was also a concern for the Directors and staff stated that this had already been deleted from the project due to maintenance concerns. The Directors also felt that the dual plumbing feature was a costly addition that they didn't support in this particular application.

The Directors agreed that they did not wish to take up time discussing the three pages of demonstration items, especially since collectively they were not that expensive and agreed that they wanted the Facilities Committee to review the items and make decisions on what to proceed with.

Once again, Mr. Vanden Heuvel stated that he wished to get to the subject of the Administration Building so the final decision point subject was postponed until later.

In response, Mr. Veenema displayed a floor plan of the proposed Administrative Building and answered questions related to square footage, cost per square foot, use of each room, required items for governmental buildings, etc. The Board had a lengthy discussion regarding concerns and options to the proposed plan. They reviewed a wide variety of alternatives.

Mr. Veenema explained that District staff and he had previously reviewed and discussed in detail possible changes to Phase 3 that would decrease the overall cost without affecting programs or function. He then displayed a list of modifications that would lower the cost of Phase 3 without diminishing the overall function and use of the facilities was proposed:

Modified Phase 3 Project and Costs

- Delete Greenhouse, enlarge Lath house
- Decrease Furniture, Fixtures, and Equipment FF&E on Administration Building, Increase Display Allowance
- Remove Photo Voltaic array on Education Building
- Reduce size of storage room in Education Building
- Reduce number of 'frames' in Garden
- Simplify demonstration items in Parking Lot

Mr. Veenema answered more questions. Construction of public buildings runs roughly 30% - 40% higher than a private building would due to prevailing wage and requirements for government buildings. The cost of the Administrative Building with modifications will run

approximately \$240 per square foot which is on the low end of energy efficient buildings. Fire stations tend to run \$350 - \$400 per square foot. Los Angeles Unified School District constructs buildings at approximately \$900 - \$1,000 per square foot.

Moved by President Parker and seconded by Vice President Hofer to move forward with the Modified Phase 3 Project and Cost.

Director King explained his opposition to the Administrative Building project. He is in favor of the education direction that the District is taking along with many of the projects. His main problem is his perception with what appears to be too much spending toward administrative functions. Director De Haan, Jr. agreed and has had concerns about this for quite awhile. He will also be a no vote for the Administrative Building project as it is. Director Vanden Heuvel stated that his was a no vote as the project stood at that time. He also noted that there was not enough information about the Demonstration Garden project to include it in any vote.

Vice President Hofer expressed the real challenge of this project as that of successfully educating the public. This is a huge charge to future Directors and staff. This project is a step and not a conclusion.

Vice President Parker also noted that cost savings will continually be researched as the projects move forward. General Manager Ulloa reviewed the College Heights sale breakdown and costs to show that approximately \$7.5 million will remain for land purchase and/or recharge projects.

Director Vanden Heuvel asked about the option of leaving the existing Administrative Building as is and building another building near it. Mr. Veenema reviewed the possible cost difference which Director Vanden Heuvel felt was not enough to make it worth scraping the proposed Modified Phase 3.

Director Vanden Heuvel suggested an amended motion to move forward with the Modified Phase 3 Project and Cost and to separate the Garden renovation out to be reviewed at a later date. President Parker agreed to amend her motion to the one stated by Director Vanden Heuvel and Vice President Hofer agreed as the one who originally supported the motion. The amended motion was carried on a 7-1-0 vote.

AYES: Aldaco, De Haan, Jr., Hofer, Parker, Reddick, Vanden Heuvel
NOES: King
ABSENT: None

Mr. Veenema then returned to the remaining decision point.

➤ Decision Point: Interior design / low voltage

Staff recommended using CEDG for interior design in order to save costs as well as staff time at a cost of \$33,400 (funds to be transferred from unallocated reserves to Capital Clearing #58000).

Moved by Director Vanden Heuvel, seconded by Vice President Hofer and carried on a 7-0-0 vote to increase CEDG fees by \$33,400 to provide interior design services for Phase 3.

AYES: Aldaco, De Haan, Jr., Hofer, King, Parker, Reddick, Vanden Heuvel
NOES: None
ABSENT: None

Treasurer De Haan, Jr. added that he would like a circulating pump added to one of the demonstrations designed for the public.

ADJOURN


President Parker adjourned the meeting at 5:30 p.m. to the next regular meeting of the Chino Basin Water Conservation District scheduled for Monday, March 14, 2011, 11:00 a.m. at the District Headquarters.

APPROVED AND ADOPTED THIS 14th DAY OF MARCH, 2011.



Eunice M. Ufioa, General Manager/Secretary

ATTEST:



Ann Macy, Administrative Assistant