

# CITIZENS OVERSIGHT COMMITTEE 2004-2005 ANNUAL REPORT



## Letter from the Measure B Citizens Oversight Committee Chair

Dear Coachella Valley Residents:

The Citizens Bond Oversight Committee is pleased to present its first Annual Report as required by Proposition 39, the legislative authority of Measure B. As your local representatives, it is our responsibility to oversee the expenditure of bond funds to assure they are spent as promised and specified in the ballot measure.

Measure B was overwhelmingly approved by voters in March 2005, and by summer the College Board of Trustees appointed an independent Citizens Oversight Committee. Your seven members represent a cross-section of the Coachella Valley, which includes nine cities from Desert Hot Springs to Coachella, and the unincorporated areas of Thermal, Mecca, and Thousand Palms. We held our first quarterly meeting in September 2004.

At our quarterly meetings we review and discuss progress reports related to bond projects in various stages of development, expenditure of bond funds, as well as future plans and financial projections. The committee has been impressed with the College's highly organized planning, attention to detail, and diligence of staff to assure the most efficient expenditure of bond funds.

It is quite exciting to see the forward progress of your community college as it implements Phase I bond projects. These voter approved projects address the College's most critical facility needs, including safety issues, energy savings, technology, enrollment growth, and expanding career training programs in response to community needs. This is just the beginning of many positive changes that will enable College of the Desert to continue to provide an opportunity for a first class education for the growing number of youth and adults in the Coachella Valley.

The committee meets quarterly and information on past and future meetings and the ongoing bond projects can be found at the College of the Desert's web site ([www.collegeofthedesert.edu/visitors/measureb](http://www.collegeofthedesert.edu/visitors/measureb)). We welcome all members of the public to our meetings. Feel free to contact us with your comments or questions.

Sincerely,

William H. Feddersen  
Committee Chair



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## MEASURE B

In March 2004 the citizens of Coachella Valley approved a general obligation bond measure of \$346.5 million dollars to fund facilities projects to train local residents for jobs, prepare students for four-year colleges, accommodate increasing student enrollment at College of the Desert by:

- Expanding nursing/police/fire-fighting training facilities
- Repairing sewer systems, leaky roofs, decaying walls, plumbing, electrical systems
- Upgrading/adding classrooms for computer technology
- Repairing, acquiring, constructing, equipping buildings, sites, classrooms

The Board of Trustees of the Desert Community College District evaluated the District's urgent and critical facility needs, including safety issues, enrollment growth, energy reduction and information and computer technology in developing the scope of projects to be funded, as outlined in the College of the Desert Facilities Master Plan, approved on November 19, 2003, incorporated herein, and as shall be further amended from time to time. In developing the scope of projects, the faculty, staff and students have prioritized the key health and safety needs so that the most critical needs are addressed. The Board of Trustees conducted independent facilities evaluations and received public input and review in developing the scope of college facility projects to be funded, as listed in the Facilities Master Plan which was unanimously approved by the Board of Trustees. This input of faculty, community and business leaders concluded that if these needs were not addressed now, the problems would only get worse. In preparing the Facilities Master Plan the Board of Trustees made four important determinations:

- In tough economic times it is critically important for College of the Desert to provide facilities for job and vocational training to students and adults in seeking to acquire job skills that local businesses are seeking
- College of the Desert must provide facilities to increase the number of trained nurses to help relieve the serious nursing shortage in the area
- College of the Desert must add new facilities and classrooms to meet the rapid growth in the area which has resulted in thousands of new students seeking an affordable local college education
- College of the Desert must provide facilities for academic programs for students who want to transfer to a four-year college; and
- College of the Desert must provide facilities to support adult continuing education classes in subjects like financial planning, accounting and computers

## AUTHORITY AND PURPOSE OF THE CITIZENS OVERSIGHT COMMITTEE

Measure B was approved under the requirements of California's Proposition 39, the Strict Accountability in Local School Construction Bonds Act passed by state voters in 2000. As required by Proposition 39, the College of the Desert Board of Trustees appointed an independent committee of citizens to oversee the expenditure of all bond funds. Proposition 39 requires representatives from taxpayer groups, business and industry, senior citizens organizations and students, and is charged with ensuring that all bond funds are spent as promised on capital projects within the college district.

Since September 2004 the Committee has been meeting regularly to review the College's bond-funded construction program and to ensure the program maximizes all funding sources and makes the most prudent use of taxpayer dollars. The Committee is also charged with assuring that the College adheres to the requirements of Proposition 39, including spending funds only on those projects identified in Measure B and approved by the voters.

### 2004-2005 Citizens Oversight Committee Members

**Dr. William H. Feddersen**  
Chair, Senior Citizens  
Representative

**Paul Magaña**  
Vice-Chair  
Business Representative

**Sylvia Castellon-  
Calvache**  
Student

**Marylou Marrujo**  
Member-at-Large  
East Valley

**Dr. Ward Fredericks**  
College Support  
Organization

**Marjorie Kussman**  
Taxpayers Association

**Police Chief Gary  
Jeandron**  
Member-at-Large  
Palm Springs

### College of the Desert Program Management Team

**Jerry Patton**  
Vice President  
Administrative Services

**Tim White**  
PinnacleOne, Inc.  
Program Manager

**Steve Renew**  
Director of Maintenance  
and Operations

**Elaine Snyder**  
Director of Business Services

## BOND PROJECTS EXPENDITURES AND PROGRESS REPORT

In August 2004, the first series of Measure B was sold, yielding \$65 million. Several high priority safety projects and upgrade projects were started in 2004-2005 in addition to planning and designing five new buildings and a complete renovation/upgrade of the Palm Desert Campus. Also, planning was begun for the College's Eastern Valley Campus.

Projects in Measure B that have been completed or were in progress as of June 30, 2005, are listed below.

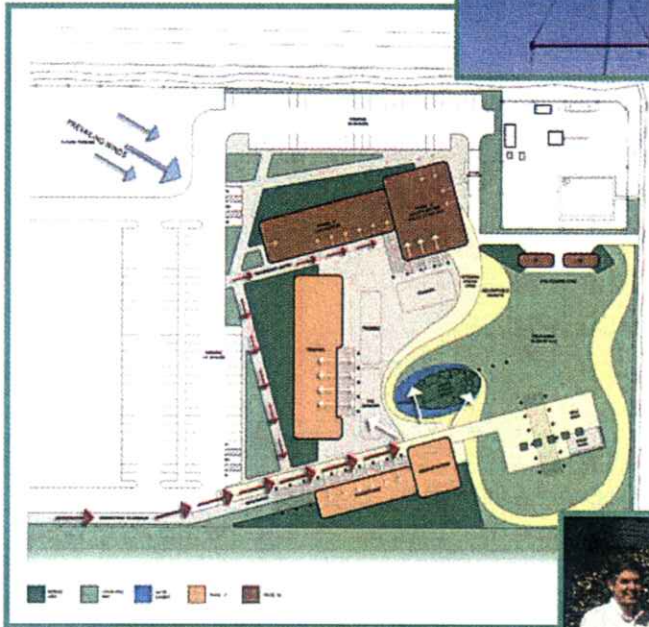
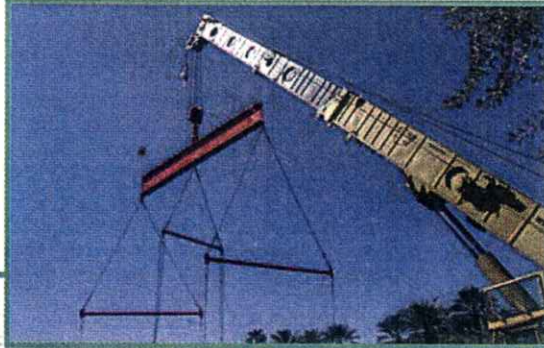
Project	Budget	Amount Expended by June 30, 2005	Status of Project as of June 30, 2005
<b>Infrastructure Installation and Repair</b>			
Central Plant		\$60,654	In progress
Sewer System		\$0	In planning and design
Water & Gas System		\$0	In planning and design
Fire Hydrant Loop		\$0	In planning and design
Safety		\$58,871	In progress
Unallocated Program Costs		\$236,535	In planning and design
Sub-total Infrastructure Installation and Repair	\$20,000,000	\$645,615	
<b>Building and Classroom Renovation</b>	\$1,000,000	\$53,315	In progress
<b>Temporary Classrooms/Offices</b>			
Phase I		\$1,988,327	Completed
Phase II		\$78,364	In planning and design
Sub-total Temporary Classrooms/Offices	\$4,000,000	\$2,066,691	
<b>Parking Lot</b>			
Phase I		\$3,758,343	Completed
Phase II			In planning and design
<b>Site Development – Palm Desert Campus</b>	\$3,000,000	\$35,480	In planning and design
<b>Environment Impact Review/Planning/Drawings for 5 New Buildings – Palm Desert Campus</b>			
	\$8,000,000	\$523,908	In planning and design
<b>Site Development – East Valley Campus</b>	\$15,000,000	\$350,555	In planning and design
<b>Site Development – West Valley Campus</b>	\$500,000	\$42,813	In planning and design
<b>Voice Over IP Communications</b>	\$1,000,000	\$952,154	Completed
<b>QuickStart Projects (Safety &amp; Health Projects)</b>			
Gymnasium Repair		\$26,069	In progress
Sidewalk Repair		\$11,545	Completed
Culinary Teaching Kitchen Vent Hoods		\$455	In progress
Fieldhouse Restroom and Shower		\$1,407	Completed
Diesel Mechanic Building Floor Repair		\$678	Completed
Meier Lecture Hall Roof Repair		\$4,581	In progress
Safety Projects		\$9,945	Completed
Applied Technology Building Roof Repair		\$308	Completed
Unallocated Costs		\$33,002	Completed
Sub-total Quickstart Projects	\$5,000,000	\$87,990	
<b>Contingency Reserve</b>	\$10,348,412		
<b>TOTAL ALL PROJECTS</b>	\$72,848,412	\$8,516,864	



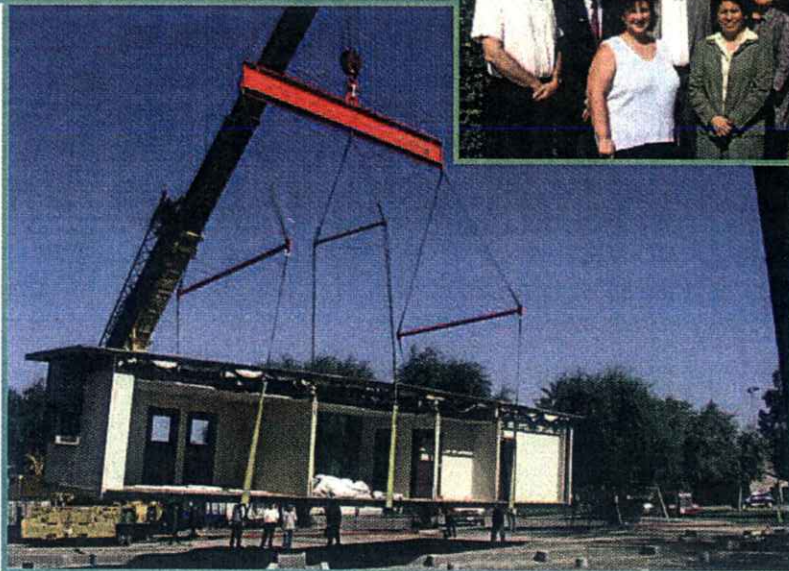
## MEASURE B PROJECTS

### COMPLETED PROJECTS

Modular buildings have been hoisted onto foundations in the first phase of construction, as COD gets ready to move students and staff into temporary classrooms and offices while existing buildings undergo rehabilitation and five new structures are planned and designed.



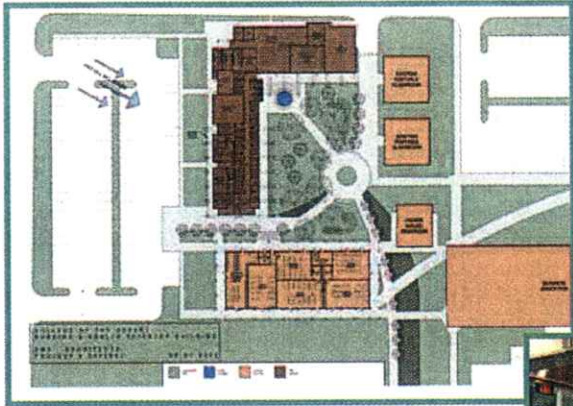
The Public Safety Academy training facilities and grounds (left) will look somewhat like this conceptual drawing; (below) original members of the Citizens Oversight Committee are, from left: Gary Jeandron, Bill Feddersen, Sylvia Castellon-Calvache (student representative, since graduated and replaced by Matthew Vargas), Ward Fredericks, Mary Lou Marrujo, Marjorie Kussman, and Paul Magaña.





## MEASURE B PROJECTS

### COMPLETED PROJECTS



Artist's layout (above) shows configuration of Nursing and Health Sciences complex and the way it would appear when completed. The Culinary Arts Program is already benefiting from a newly remodeled kitchen (right), where students train for jobs in the hospitality industry. A new parking lot (above, right) serves students during the week and is home to the popular Street Fair on weekends.

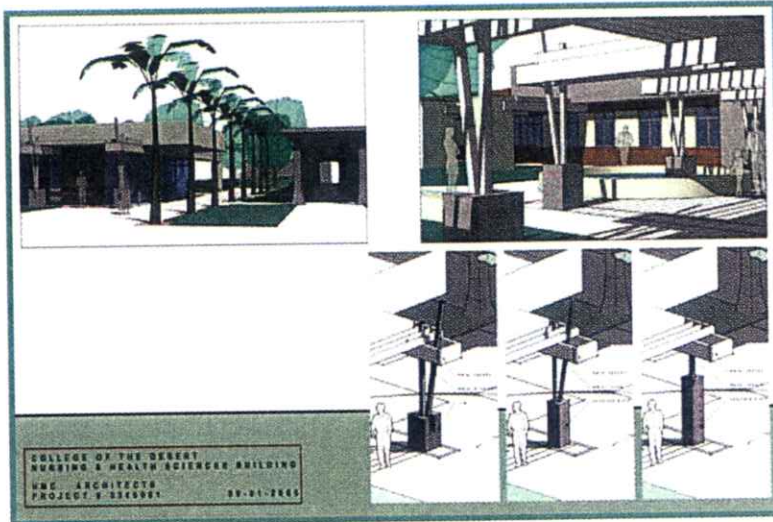


The East Annex (above) and West Annex (right) are temporary centers for instruction on campus; the new modular buildings will serve as overflow facilities while existing classrooms and buildings are closed for repairs and refurbishing and new structures are built.

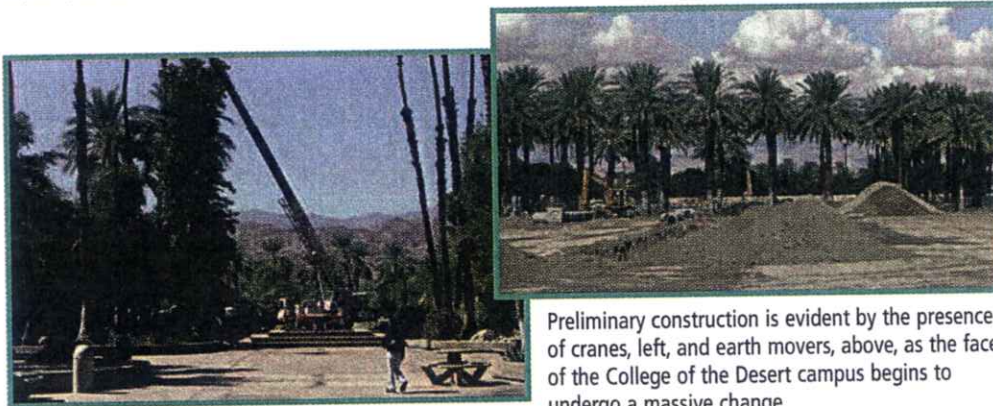


## MEASURE B PROJECTS

### CONSTRUCTION PHASE



Conceptual drawing of the new Nursing and Health Sciences Building shows the expansion plans that will double capacity at COD's popular nursing training facility, which currently has a waiting list for students.



Preliminary construction is evident by the presence of cranes, left, and earth movers, above, as the face of the College of the Desert campus begins to undergo a massive change.

## MEASURE B PROJECTS

### DESIGN PHASE

Public Safety Academy

Nursing Building

Learning Commons

Information Technology/Classroom Building

Alumni Center

Infrastructure Upgrade

East Valley Campus Master Plan



## MEASURE B – FIRST YEAR REPORT

During the first year of Measure B, the College has concentrated on priority projects that have allowed the College to expand its course offerings to valley citizens, provide additional parking and to concentrate on several safety and health related projects.

In addition, the College has completed its Campus Master Plan of the Palm Desert Campus and is in the midst of planning the new Eastern Valley Campus. Also, five architectural firms have been selected and design teams are busy designing the first five new buildings. A master plan for utility infrastructure has been completed and design is under way for infrastructure upgrades.

A total of \$8,516,864 has been expended from March 2, 2004 through June 2005. A campus program management team has been formed to monitor and control bond projects.

## INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS

In compliance with Proposition 39, the Board of Trustees engaged the independent audit firm of Lund & Guttry, a local valley firm to complete an independent audit of the financial records and the construction records of the bond program. In August 2004 the first series, Series A, of bonds were sold for \$65,000,000. In June, 2005, the Series A bonds were re-financed and savings of \$7,848,411 was added to the \$65,000,000 for a total of \$72,848,412 available for projects.

The audit firm reported that the College of the Desert "...has properly accounted for the expenditures of the funds held in the Bond Fund and that such expenditures were made on authorized bond projects. Further it was noted that the funds held in the Bond Fund and expended by the District were not expended for salaries of school administrators or other operating expenditures."

The audit did have one finding of compliance related to the Official Statement and Settlement Memorandum and Wiring Instructions of the Series 2004A bond funds. The wiring instructions to the County of Riverside required any premium received from the sale of bonds be kept separate and apart in the Debt Service Fund. The audit noted that "... although these funds were not used during the year ended June 30, 2005, they were deposited into the Bond Fund and not kept separate and apart from the Bond Fund. It appears this finding was an isolated incident." In response, the District requested the County of Riverside place these funds in a Debt Service Fund per the wire instructions and this has been done.

A copy of the full financial and performance audits can be viewed on the College of the Desert Bond Web page at [www.college-ofthedesert.edu/visitors/measureb](http://www.college-ofthedesert.edu/visitors/measureb).



## STAY IN TOUCH

The Citizens Oversight Committee meets quarterly to review Measure B projects and progress.

All meetings are open to the public and are held at 3:00 pm at the Velma Dawson House  
(COD Foundation Building) on the Palm Desert Campus at  
43500 Monterey Avenue, Palm Desert, CA 92260.

For more information on Measure B, the Facilities Master Plan, Citizens Oversight Committee  
agendas and meeting minutes, go to the COD Bond Website at  
[www.collegeofthedesert.edu/visitors/measureb](http://www.collegeofthedesert.edu/visitors/measureb) or call the College at (760) 773-2511.

### UPCOMING MEETING DATES:

**December 14, 2005**  
**March 15, 2006**  
**June 14, 2006**



Desert Community College District Board of Trustees

James Gray • Charles Hayden • Ray House  
Merle C. "Bud" Miller • Bonnie Stefan

Dr. Maria C. Sheehan  
*Superintendent/President*