



# College of the Desert Citizens' Oversight Committee 2006-2007 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 third 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 specified in the ballot measure.

Measure B was overwhelmingly approved by voters in March, 2004, and, as required by the terms of the issue, 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, Thousand Palms, Oasis, and Salton Sea.

At our quarterly open meetings we review and discuss progress reports related to bond projects in various stages of development, expenditures 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 most efficient management of bond projects. The past years have been focused on planning and obtaining approvals for buildings and infrastructure. The focus of the Committee now shifts partly to construction projects and seeing the prior plans become a reality. 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 a growing number of youth and adults in the Coachella Valley. The College improves the quality of life for the entire region through its training of professionals and workers for the economic base industries of the valley. Information on past and future meetings and the on-going bond projects can be found at the College of the Desert's Website [www.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu). We welcome all members of the public to our meetings. Feel free to contact us with your comments or questions.

Sincerely,  
Dr. Ward Fredericks  
*Committee Chair*

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Groundbreaking ceremonies for the Coeta and Donald Barker Foundation Nursing Complex were held October 23, 2007. Nancy Harris, representing the Foundation, was one of the speakers.





**Student Services Center:** A new landmark two-story building will be erected as part of Phase One of Measure B construction. It will welcome visitors near the main entrance of the campus on Monterey Avenue, and provide a one-stop shopping experience for new students. Recently named for major college benefactors, the Peggy and Donald Cravens Student Services Center will be the gathering place for students to enroll, register for classes, get college information, and purchase textbooks. A ground breaking ceremony is scheduled for Spring 2008.

## 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: "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 five 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 C and approved by the voters.

## Incoming Bond Oversight Committee Members for 2007-2008



Seven people are responsible for overseeing the \$346.5 million bond issue approved by voters in March 2004 for College of the Desert construction and campus renovation, including the newest member: Geoff Klinge, student representative. Geoff was seated at the recent board meeting; the group meets quarterly to review expenditures and to see that the Proposition 39 guidelines are followed. They're responsible for an audit and an annual report, coming this fall. They (and the constituencies they represent) are, from left, front row: Noel Ramos, East Valley; Marjorie Kussman, Vice Chair, Taxpayer's Association; Dr. William Feddersen, Senior Citizen Group; Back row: Dr. Ward Fredericks, chair, College Support Organization; Geoff Klinge, Student Representative; Kenneth Feenstra, West Valley; and Al McCandless, Business.

## 2006-07 Citizens' Oversight Committee Members

**Dr. Ward Fredericks**  
Chair,  
College Support Organization

**Ms. Marjorie Kussman**  
Vice Chair,  
Taxpayer's Association

**Dr. William Feddersen**  
Senior Citizen Group

**Mr. Kenneth Feenstra**  
Member At Large – West Valley

**Mr. Alfred A. McCandless**  
Member At Large – East Valley

**Mr. Noel Ramos**  
Business Representative

**Mr. Matthew Vargas**  
Student

## College of the Desert Program Management Team

**Jerry R. Patton**  
Assistant Superintendent,  
President, Administrative Services

**Steve Renew**  
Director of Maintenance  
and Operations

**Elaine Snyder**  
Director of Business Services

## Consultant Support

**James Baker,**  
Independent Consultant  
and  
Education Information Systems  
Professionals



## MEASURE B PROJECTS - COMPLETE AND IN-PROCESS PROJECTS

In preparation for the several construction projects that were to commence in the summer of 2007, a number of projects were completed to provide for interim office and classroom space, interim path and roadways, and enclosed construction staging and storage areas. These efforts were essential to ensure that College programs and classes will continue safely with minimum interruption.

### South Annex II

Additional interim office and classroom space was completed to provide space for programs that have been affected by construction and to provide for pending construction. It is anticipated that one more section of modular buildings will be needed to complete the temporary "modular village".

### Business Building Hazardous Materials Remediation

In preparation for the renovation/modernization of the Business Building, the building underwent "hazardous materials" remediation. This involved removing layers of paint containing lead, and wall materials containing friable asbestos. Though these materials are encapsulated under normal conditions and present no risk to occupants, when demolition occurs during a remodeling project, they must be handled and removed following strict guidelines. This process will be a part of renovations that involve extensive removal of existing walls.

### Alternate Roadways and Pathways

To provide for pedestrian and vehicle pathways around the Infrastructure and other projects that closed roads, several paths and roads were constructed.

### Infrastructure

This project will replace all existing utilities on campus as well as adding needed stormwater drainage. It will continue in phases over four years, and began with the removal of the road surface and adjacent walks, lighting and trees along the north and northern west sections of the Alumni Road. Excavations were done along the length of the project to identify buried utilities and install valves and other junction boxes. This has provided the ability to isolate existing utilities, as needed, during the construction of the new systems.



**Artist's Rendering:** A new softball field was under construction in fall of 2007 with a scheduled completion date of February 2008.

## MEASURE B PROJECTS – UNDER CONSTRUCTION

Note: The table below represents the status of projects as of November 2007. Several projects completed the process of Design, Preparation of Construction Plans, Review by the State Architect, and award of contract.

PROJECT	CONSTRUCTION STARTED
Coeta and Donald Barker Foundation Nursing Complex	September 2007
College of the Desert Public Safety Academy at Palm Desert	November 2007
Infrastructure Upgrade	August 2007
Central Plant	September 2007
Softball Field	October 2007



Two new buildings were under construction in Fall of 2007: the Coeta and Donald Barker Foundation Nursing Complex should be completely finished by 2009; the Public Safety Academy at Palm Desert is expected to be occupied in 2009.

## MEASURE B PROJECTS - IN DESIGN

NOTE: The table below represents the status of the projects as of November 2007

PROJECT	STATUS	COMMENTS
Peggy and Donald Cravens Student Center	To State Architect Review in December 2007	Construction Start-Fall '08
Classroom Building	Program updated-In Design	Construction Start-Fall '08
Alumni Building	State Architect Review Revisions	Construction Start-Spring '08
Dining Hall Renovation	In Design	Construction Start-Fall '08
East Valley Center Modular Village	In Design	Construction Start-Summer '08
Business and Technology Center	To State Architect Review in December 2007	Construction Start-Fall '08
Athletic Weight and Trainer Facilities	In Design	Construction Start-Spring '08
West Valley Center	Due Diligence Studies	One to two years study and planning





**Lending a Hand:** Helping move dirt at a ground breaking for the new Coeta and Donald Barker Foundation Nursing Complex in October 2007 were: Ward Fredericks, COD Foundation Board President; Leslie Young, Interim Dean, Health Sciences Division; Nancy Harris, whose Barker Foundation donated \$2 million to endow the project; Birgit Moller, Director and Past President, COD Foundation; Bonnie Stefan, Chair, COD's Board of Trustees, and Jerry Patton, COD President.

## MEASURE B - THIRD YEAR REPORT

During the third year of Measure B, the College validated and updated project allocations and sequencing of projects to ensure conformance to its Education Master Plan, and began construction on a number of those projects essential to supporting that plan.

The College continued deliberations with Mr. Sam Belzberg and escrow was closed on the donated property on Buchanan Street between 60th and 62nd streets in Thermal, California where the East Valley Center will be located. The master plan architects have prepared plans for interim buildings which are planned to be

open for classes in the Spring semester of 2009.

In 2006-2007, Dr. Rick Post appeared before a large number of business groups and service clubs throughout the Valley, presenting an update on construction of Measure B projects. This continuing outreach effort is an important part of informing the public of progress on these approved projects.

In addition, the College has entered into an agreement with the City of Palm Springs, by letter of intent, to accept a donation of land in the area of North Indian Canyon Drive. The College will commence initial studies necessary to the planning of a West Valley Center campus at that location.

## INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS

In compliance with Proposition 39, the Board of Trustees engaged the independent audit firm of Lund & Guttry LLP, 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 \$7,848,412 was added to the \$65,000,000 along with the interest income from 2005 and 2006 for \$3,787,250 for a total of \$76,635,662 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 had no adverse findings and no questionable costs were noted.

A copy of the full financial and performance audits can be viewed on the College of the Desert Bond Webpage at: [www.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu)

# BOND PROJECTS EXPENDITURES AND PROGRESS REPORT

Projects in Measure B that have been completed or were in progress as of June 30, 2007, are listed below.

Project	Budget	Amount Expended at June 30, 2007	Status of Project as of June 30, 2007
<b>INFRASTRUCTURE AND UTILITIES</b>			
Infrastructure Master Plan	\$ 20,000,000	\$ 1,156,858	Complete
Infrastructure Design & Management	-	927,206	Continued Management
Central Plant	-	721,769	Design Complete
Water/Gas System	-	219,425	Design Complete
Fire Hydrant Loop	-	54,219	Design Complete
Safety	-	72,205	Complete
Monterey Ave. Improvements	\$ 900,000	\$ 22,211	Complete
Temporary Access Road	-	42,061	Complete
Upgrade Pipes in Ground	-	300,440	Design Complete
Site Development – Palm Desert Campus	2,600,000	2,789,921	Ongoing
<b>Sub Total</b>	<b>\$ 23,500,000</b>	<b>\$ 6,306,315</b>	
<b>NEW CONSTRUCTION</b>			
Nursing Complex	\$ 1,432,415	\$ 811,611	Design Complete
Student Services Campus Center	2,396,055	848,102	In Planning and Design
Public Safety Academy Phase 1	1,844,727	1,001,770	Design Complete
Alumni Center	538,066	319,355	Design Complete
Dining Hall	-	151,119	In Planning and Design
Communications Center/IT Classroom	2,490,665	490,384	In Planning and Design
<b>Sub Total</b>	<b>\$ 8,701,928</b>	<b>\$ 3,622,341</b>	
<b>RENOVATION &amp; REPAIR</b>			
ADA Master Plan	\$ -	\$ 40,966	Complete
Building/Classroom Renovation	993,376	301,623	In Planning and Design
Athletic Complex	99,966	279,621	In Planning and Design
Business Building	80,000	191,042	In Planning and Design
Science Labs	-	8,412	Complete
<b>Sub Total</b>	<b>\$ 1,173,342</b>	<b>\$ 821,664</b>	
<b>OTHER</b>			
Temporary Space I	\$ 1,954,246	\$ 1,990,082	Complete
Temporary Space II	2,000,000	2,551,869	Complete
Parking Lot Design & Construction	4,263,937	4,293,651	Complete
Voice Over I.P. Communication	959,299	959,299	Complete
Gym Repair	1,755,100	161,000	Complete
Sidewalk Repair	41,383	41,383	Complete
Culinary Kitchen	441,399	441,146	Complete
Field House Restroom & Shower	50,365	50,365	Complete
Diesel Mechanic Floor	53,174	15,130	Complete
Roof Repair Carol Meier Lecture Hall	313,827	336,899	Complete
Applied Tech Roof Repair	24,178	-	Complete
Contractor Lay Down Area	-	311,612	Complete
Ag Shed Corrections	-	68,093	Complete
Science Lab Equipment	-	2,182	Complete
Burn Tower	-	26,065	In Planning and Design
Safety	362,456	362,456	Ongoing
<b>Sub Total</b>	<b>\$ 12,219,364</b>	<b>\$ 11,611,232</b>	
<b>LEARNING CENTERS</b>			
East Valley Phase I	\$ 15,000,000	\$ 1,083,302	In Planning and Design
West Valley Phase I	500,000	520,644	In Planning and Design
<b>Sub Total</b>	<b>\$ 15,500,000</b>	<b>\$ 1,603,946</b>	
<b>Program Management</b>	\$ -	\$ 438,439	
<b>Unallocated</b>	1,964,118	-	Ongoing
<b>Contingency</b>	13,635,447	2,895,454	Ongoing
<b>Sub Total</b>	<b>\$ 15,599,565</b>	<b>\$ 3,333,893</b>	
<b>Totals</b>	<b>\$ 76,694,199</b>	<b>\$ 27,299,391</b>	



## 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 in Foundation Board Room on the Palm Desert Campus at 43-500 Monterey Ave., 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.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu) or call the College at (760) 773-2511.

### UPCOMING MEETING DATES:

March 12, 3:00 PM

June 18, 3:00 PM

September 17, 3:00 PM

### DESERT COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Becky Broughton • Chuck Hayden  
John Marman  
C. "Bud" Miller • Bonnie Stefan

Jerry R. Patton  
*College President*



43-500 Monterey Ave.,  
Palm Desert, CA 92260