



COLLEGE
of the **DESERT**

collegeofthedesert.edu

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2019-2020 ANNUAL REPORT
COLLEGE OF THE DESERT CITIZENS' BOND OVERSIGHT COMMITTEE

LETTER FROM THE MEASURE B AND MEASURE CC CITIZENS' BOND OVERSIGHT COMMITTEE CHAIR



Dear Coachella Valley Residents,

The Citizens' Bond Oversight Committee is pleased to present its 16th annual report as required by Proposition 39, the legislative authority of both Measure B and Measure CC. As your local representatives, it is our responsibility to oversee the expenditure of Bond Funds, as approved by the Desert Community College District Board of Trustees, to ascertain that they are spent as specified in the ballot measure language.

Measures B and CC were approved by voters in 2004 and 2016 respectively, and as required, the Desert Community College District Board of Trustees appointed an independent Citizens' Bond Oversight Committee, comprised of seven members who represent a wide cross-section of Coachella Valley residents.

Our open meetings are held quarterly to review and discuss progress reports related to Bond Projects in various stages of development, expenditures of Bond Funds, as well as planning and financial projections. We perform a review and monitoring function to help ensure transparency and accountability. We receive regular briefings and data from the District and outside auditors as part of a continuous review process. Members are responsible for helping to assure compliance with Measure B and Measure CC requirements. As a committee, we appreciate the District's organization, planning process, and quality of information provided for consideration.

The Coachella Valley is experiencing growth and as a result College of the Desert is responding to the need for both new space and modernized space. The College construction program is driven by its Educational Master Plan and the Vision 2030: Facilities Master Plan. The capital development program is an important element of the District' strategy to deliver on its vision and mission. The District remains committed to providing all College of the Desert students with modern facilities and technology capable of supporting high demand and innovative programs.

Measures B and CC Bond projects attempt to address the College's most critical facility needs, including safety, conservation, technology advancements and modern training space in response to curriculum and community needs. These facilities and their programs enable the College to continue providing an opportunity for a first-class education. The College of the Desert stimulates economic growth and helps to improve the quality of life for the entire region through its education and training of individuals and professionals who become part of the workforce for Coachella Valley businesses and ventures.

Information regarding the Citizens' Bond Oversight Committee charge, memberships, agendas and meetings can be found at: www.bond.collegeofthedesert.edu. We welcome members of the public to our meetings.

Sincerely,

A handwritten signature in black ink that reads "Steven Bayard". The signature is written in a cursive style.

Steven Bayard
2020-2021 Citizens' Bond Oversight Committee Chair

MEASURE B

In March 2004, the citizens of the Coachella Valley approved a General Obligation Bond Measure of **\$346.5 million** to fund facilities and projects to train local residents for jobs, prepare students for four-year colleges and 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, and electrical systems;
- Upgrading/adding classrooms for computer technology;
- Repairing, acquiring, constructing, equipping buildings, sites, classrooms, and
- Acquiring sites and developing campuses in the eastern and western Coachella Valley.

The Board of Trustees of the Desert Community College District, the governing Board of College of the Desert, evaluated the District's urgent and critical facility needs, including safety issues, enrollment growth, energy reduction and computer technology in developing the scope of projects to be funded.

These are outlined in the College of the Desert's Facilities Master Plan, approved on November 19, 2003, and 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 facility evaluations and received public input and review in developing the scope of the College facility projects to be funded. These projects are listed in the Facilities Master Plan and were unanimously approved by the Board of Trustees. Input from faculty, staff and 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:

- It is critically important for College of the Desert to provide facilities for job and vocational training to students and adults seeking to acquire job skills demanded by local businesses;
- 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 to students who want to transfer to a four-year college, and
- The mission of College of the Desert is to provide facilities that support adult continuing education classes in subjects like financial planning, accounting and computing.

MEASURE CC

In November 2016, a **\$577.8 million** Bond Measure to invest in the future of the College, its students and the Coachella Valley community was approved by more than 71 percent of voters. Funds will be dedicated to building a Palm Springs location, reducing overcrowding by building new classrooms and laboratories throughout the valley and expanding educational opportunities and access to meet the expanding needs of the local community and economy. College of the Desert will meet these expectations by:

- Upgrading nursing, first responder, law enforcement, job and career training classrooms;
- Expanding career and support facilities for veterans and military;
- Improving and expanding science labs, electrical systems and computer technology;
- Repairing leaky roofs, bathrooms and disabled accessibility, and
- Acquiring, constructing and repairing facilities, sites and equipment.

In 2019-2020, the College enrolled more than 16,800 students. This represents just under a 5% increase in headcount from the previous academic year. About 82 percent of students are the first in their family to attend college.

In 2017, College of the Desert released its 2017-2022 Educational Master Plan, which provides the strategy for the College to continue serving students and the communities of the growing Coachella Valley. The College's Mission, Vision and Values statements were the highest-level driver for the Educational Master Plan. These statements, as well as the Board-adopted Strategic Master Plan, are kept firmly in the forefront as various planning activities take place. Bond Funds from Measure CC will be used to ensure that the vision laid out in the Educational Master Plan comes to fruition. In 2019, the College of the Desert approved its new Facilities Master Plan consistent with the Educational Master Plan and strategic planning for the District.

PURPOSE OF THE CITIZENS' BOND OVERSIGHT COMMITTEE

Measures B and CC were 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 citizen organizations and students. The Committee 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 met 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 Bond Funds only on those projects identified in Measures B and CC and approved by the voters.



INCOMING BOND OVERSIGHT COMMITTEE MEMBERS FOR 2020 - 2021

Seven people are responsible for overseeing the \$924.3 million bonds, issued and approved by voters since March 2004, for College of the Desert construction and campus renovations. The group meets quarterly to review expenditures and to see that Proposition 39 guidelines are followed. They're responsible for reviewing an audit and an annual report. They, and the constituencies they represent, are (from left to right):

- **Mr. Steven Bayard**, *Chair, East Valley Representative*
- **Ms. Becky Broughton**, *Business Representative*
- **Ms. Margie Eklund**, *Senior Citizen Group Representative*
- **Mr. Andrew L. Harker**, *Ed.D., Vice Chair, West Valley Representative*
- **Ms. Diane M. Rubin**, *College Support Organization Representative*
- **Ms. Maria Cuautle**, *Student Representative*
- **Vacant**, *Tax Payer Representative*



PROGRAM MANAGEMENT TEAM

John Ramont
*Vice President,
Administrative Services*

John O. White
*Executive Director,
Bond Program and Facilities Planning*

Mac McGinnis
*Program Manager,
Bond Management Office*

SIXTEENTH YEAR REPORT: PROJECTS COMPLETED OR IN PROCESS

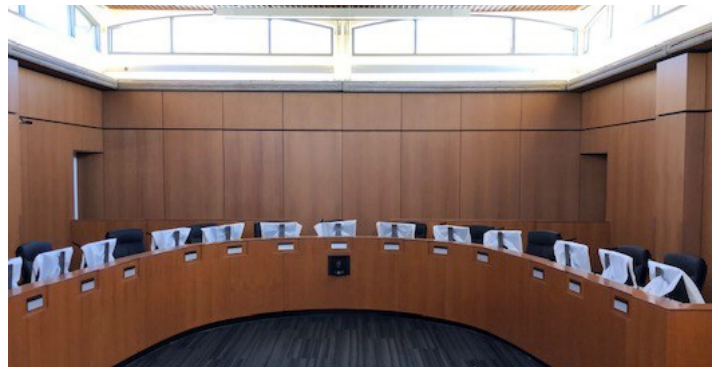


The District has followed a building program that is informed by its family of planning documents and responds to facilities conditioned capital renewal and replacement, seismic, safety, accessibility, sustainability and building code requirements, along with the need to update infrastructure and data/information technology. The District accepts its responsibilities as stewards of the Bond resources and has made a commitment to comply with Bond language requirements and the expectations of Coachella Valley citizens, and is committed to achieving a high return on investment for the community. At this time, planning continues for the Indio Center, the Palm Springs Development Project and Palm Desert Campus renewal projects as part of capital development.

PALM DESERT CAMPUS

College of the Desert serves students in the Coachella Valley seeking to enhance their lives through education. In 2019, two years after College of the Desert's implementation of the pLEDGE program, which offers two full years of free tuition and fees, the first round of graduates walked the stage marking the largest graduating class in College of the Desert's history. Increasing enrollment necessitates the provision of modern teaching and learning facilities and support space to meet these demands.

Recently completed, is the Bond funded Central Campus Redevelopment Project. The project restores and modernizes the Hilb Library and Building "C" located in the Palm Desert campus core. The design preserves the original John Carl Warnecke architecture, which holds deep sentimental value to the District and Coachella Valley residents. The interior is designed with a modern open concept that provides comfortable and pleasing areas for study. New student collaboration spaces are also provided for group projects and activities.



Welcoming students, staff and visitors to College of the Desert is more enjoyable with the completion of the Central Campus Quad Renovation project that restored and renewed the signature plaza directly in front of the Hilb Library. The refreshed design includes new landscaping, hardscaping and infinity edge fountain that preserves the original vitality and mid-century design of this important public space.

Future plans for the Palm Desert Campus include the renovation and renewal of older facilities that accommodate instruction and academic programs consistent with the Facilities Master Plan.



EAST VALLEY

Completion of the first Indio Center occurred in 2014 and brought much needed educational facilities to one of the fastest growing areas in the Coachella Valley. College of the Desert is committed to serving the needs of the students eager to learn and grow through education in the East Valley. Since opening the doors of the Indio Center, enrollment has increased and it was determined that additional space would be required. The College of the Desert worked with the City of Indio to increase the acreage available for development and a small nearby property parcel was also purchased across the street in 2019 to accommodate expansion of facilities. The Indio Expansion Project includes a new instructional building adjacent to the existing instructional facility connected by a pavilion. This new building is 67,000 square feet and includes student success services, classrooms, science teaching laboratories, faculty and staff offices, a student cafe and open study and collaboration areas. The District will also complete roughly 10,000 square feet of modifications to the original adjacent instruction facility. The expansion project is in its construction documents phase with construction anticipated during Spring 2022. The project is funded using Measure CC Bond Funds and is scheduled for a Fall 2023 building opening, with course instruction planned for Spring 2024. Modifications to the existing building will follow and re-opening anticipated in Summer 2024.

The Indio Child Development Center will be accommodated on the recently acquired additional property and it will include a new 17,000 square-foot building, with 7,000 square feet of outdoor play yards and shade structures. The new building will accommodate toddler and preschool classrooms, observation, and support spaces required for a modern facility. The Indio Child Development Center is funded using Measure CC Bond Funds and is planned to open the first half of 2024, in a similar time frame as the new Indio Expansion building.



WEST VALLEY

In early 2016, the Desert Community College District Board of Trustees unanimously approved the acquisition of the old Palm Springs Mall for the new site of the Palm Springs Development Project. Planning is underway for the first set of improvements. Educational offerings will include hospitality/tourism training with a Learning Hotel and Events Center; culinary arts; digital arts and media; and health and wellness education.

The popular College of the Desert automotive technology programs will relocate from the Palm Desert campus to a new location in Cathedral City adjacent to the Cathedral City Auto Park. The "Roadrunner Motors" project will provide specialized and general classrooms, teaching laboratories, service vehicle bays and lifts, offices, conference rooms, support space and parking. The project is in its design phase.



INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS

In compliance with Proposition 39, the Board of Trustees engaged the independent audit firm of Eide Bailly LLP, to complete independent audits of the financial records and the construction records of both Measures B and CC Bond programs.

The first issuance for Bond sales was for \$65 million in August 2004 and refunded in June 2005 bringing the total to \$73 million. In November 2007, the District issued General Obligation Bonds, Series 2007B in the amount of \$57,850,000. In December 2007, the District issued the final approved principal amount of General Obligation Bonds, Series 2007C in the amount of \$223,648,444. The District's Bond insured rating from Moody and S&P continued as AAA.

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.

Copies of financial and performance audits can be viewed on the College of the Desert Bond webpages.

Completion of Bond Program: The District reaffirms the efficacy of continuing the Bond Program to completion at a time when it faces operating budget challenges due to reductions in State funding. There are sound reasons for pursuing bond program planning and construction:

1. It enables the College to develop new campus sites and facilities to serve the entire Coachella Valley during the second 60 years of the College's existence.
2. It addresses contemporary health and safety, disability access and building code compliance requirements.
3. It gives students and faculty access to the highest quality teaching and learning environments, which are critical to the College's mission.
4. It enables renovation of substandard and no-longer-fit-for-purpose facilities and permits systematic replacement of all modular buildings.
5. It facilitates the replacement of aging and inefficient services infrastructure.
6. It takes the College closer to contemporary technology standards.
7. It positions the College to meet long-term demands of a growing and diversifying valley population once the short-term state funding crisis has passed.
8. It provides the opportunity for the College to practically demonstrate leadership in sustainability stewardship in all its new buildings and campuses.
9. It must be aggressively pursued to completion because Bond Funds must be expended in a defined timeframe for the purposes identified in the Bond election and we are currently enjoying the most favorable construction market in years.
10. It represents a significant economic development driver for the valley in its own right, currently and in the longer term, through the facilities created.

SUSTAINABILITY

The District's Policy of Sustainability Stewardship and other Sustainability Performance Targets and Guidelines can be found on the District's sustainability webpage. Other planning, sustainability and stewardship resources can be found on the District Bond Program and Facilities Planning websites.

It is the practice of College of the Desert to design new buildings to Leadership in Energy and Environmental Design (LEED) Silver equivalent standards. The building rating system considers factors such as sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, awareness and education, location and linkages, neighborhood pattern and design, green infrastructure and building innovation.



BOND PROJECTS EXPENDITURES AND PROGRESS REPORT AT JUNE 30, 2020

Audited results as reported to the Citizens' Bond Oversight Committee by District Staff. Total budget does not include other funding sources. For more details on expenditures go to www.bond.collegeofthedesert.edu.

	Actual Costs for Fiscal Year Ended June 30, 2020	Actual Costs August 1, 2004 through June 30, 2020	Total Budget at June 30, 2020
JOB AND CAREER TRAINING PROJECTS			
Applied Sciences	\$0	\$12,126,282	\$12,126,282
Barker Nursing Complex	\$0	\$10,962,344	\$10,962,344
Burn Tower	\$0	\$2,875,267	\$2,875,267
Child Development Center	\$0	\$6,066,890	\$6,066,890
Nursing Building Renovation	\$0	\$3,538,287	\$3,538,287
Public Safety Academy Phase I	\$0	\$14,911,665	\$14,911,665
Subtotal	\$0	\$50,480,736	\$50,480,736
CLASSROOM BUILDINGS AND FACILITIES			
Alumni Center	\$0	\$2,714,816	\$2,714,816
Athletic Facilities & Aquatics	\$0	\$23,697,447	\$23,697,447
Business Building Renovation	\$0	\$4,598,036	\$4,598,036
Central Campus Quad	\$4,178,605	\$4,219,604	\$4,392,000
Central Campus Redevelopment	\$13,638,959	\$34,741,861	\$37,550,000
Communications Building	\$0	\$20,221,675	\$20,221,675
Cravens Student Center	\$0	\$22,948,365	\$22,948,365
Culinary Kitchen	\$0	\$410,529	\$410,529
Desert Hot Springs	\$0	\$1,140	\$1,140
Dining Hall Renovation	\$0	\$5,399,910	\$5,399,910
Mecca/Thermal Interim Modulars	\$0	\$9,913,929	\$9,913,929
Imaging	\$0	\$299,540	\$299,540
Indio Campus	\$0	\$24,091,497	\$24,091,497
Indio Campus Expansion	\$1,696,438	\$2,620,071	\$67,500,000
Indio Campus Child Development Center	\$1,101,848	\$1,101,848	\$22,081,071
Math Science Technology	\$0	\$23,997,569	\$24,040,932
Mecca/Thermal Campus and Expansion	\$0	\$3,543,510	\$29,700,000
Relocations Project	\$0	\$699,230	\$898,060
Roadrunner Motors	\$3,129,609	\$3,129,609	\$23,049,769
Scene Shop	\$0	\$74,676	\$74,676
Science Labs	\$0	\$223,624	\$223,624
Soil Contingency	\$0	\$0	\$101,500
South Annex	\$0	\$3,867,843	\$3,867,843
Stagecraft Shop	\$0	\$2,042,836	\$2,042,836
Temporary Dining Facilities	\$0	\$752,840	\$752,840
Visual Arts Building	\$0	\$8,434,163	\$8,434,163
Visual Arts Canopy	\$0	\$180,328	\$180,328
Voice over I.P. Communication	\$0	\$964,487	\$964,487
West Valley Palm Springs Phase 1	\$0	\$5,403,355	\$5,403,355
West Valley Palm Springs Campus & Temporary Modulars	\$754,541	\$8,789,827	\$307,273,759
Wireless Access	\$0	\$322,555	\$322,555
Subtotal	\$24,500,000	\$219,406,720	\$653,150,683
HEALTH AND SAFETY PROJECTS			
Subtotal	\$0	\$39,533,239	\$39,604,435
ENERGY EFFICIENCY IMPROVEMENTS			
Subtotal	\$0	\$16,464,459	\$16,743,568
SECURITY AND SITES			
Subtotal	\$0	\$15,830,867	\$15,844,279
OTHER			
Planning & Program Management & Contingency	\$4,318,832	\$42,832,480	\$45,462,201
Subtotal	\$4,318,832	\$42,832,480	\$45,462,201
Total	\$28,818,832	\$384,548,501	\$821,285,901

STAY IN TOUCH

The Citizens' Bond Oversight Committee meets quarterly to review Measure B and CC projects and progress. All meetings are open to the public and are held via a Zoom Teleconference Meeting.

For more information on Measures B and CC, the Facilities Master Plan, Citizens' Bond Oversight Committee agendas and meeting minutes, please visit the College of the Desert Bond website at: <http://collegeofthedesert.edu/community/facilityplan/Pages/default.aspx>, or contact Mark Howard, Executive Administrative Assistant, Bond Program and Facilities Planning, at mhoward@collegeofthedesert.edu.



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collegeofthedesert.edu

2019-2020

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