

# Citizens' Oversight Committee 2005-2006 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 second 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, 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 most efficient management of bond projects.

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 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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## 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.



**Public Safety Academy:** An artist’s renderings shows architectural styling planned for the new Public Safety Academy, which will provide classroom and training space for some 600 cadets currently enrolled in law enforcement and fire safety courses.

## 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 2006-07 Citizens' Oversight Committee



**Citizens' Oversight Committee:** As required by law, a diverse group of citizens from throughout the Coachella Valley sit as a committee to monitor progress of the Measure B projects and be responsible for an annual audit of expenditures. The incoming board members are, from left, back row: **Mr. Alfred A. (Al) McCandless**, Business Representative; **Dr. William Feddersen**, Senior Citizen Group Representative; **Mr. Kenneth E. Feenstra**, Member-At-Large; West Valley Representative; **Dr. Ward Fredericks**, College Support Organization Representative. Front row, left to right: **Ms. Marjorie A. Kussman**, Taxpayers' Association Representative; **Mr. Noel Ramos**, Member-At-Large, East Valley; and **Mr. Matthew Vargas**, Student Representative.

## 2005-06 Citizens' Oversight Committee Members

Dr. William Feddersen  
Chair, Senior Citizens Representative

Mr. Paul Magaña  
Vice-Chair,  
Business Representative

Mr. Matthew Vargas  
Student Representative

Ms. Mary Lou Marrujo  
Member-at-Large  
East Valley

Dr. Ward Fredericks  
College Support Organization

Ms. Marjorie Kussman  
Taxpayers' Association

Police Chief Gary Jeandron  
Member-at-Large  
Palm Springs

## College of the Desert Program Management Team

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

Steve Renew, COD  
Director of Maintenance  
and Operations

Elaine Snyder, COD  
Director of Business Services

Tim White, PinnacleOne  
Program Director

Gordon Davis, PinnacleOne  
Deputy Program Director

## MEASURE B PROJECTS - COMPLETED PROJECTS

### South Annex

This project provided needed interim classroom and office space to allow for modernization of existing classroom buildings. This annex currently houses classes and offices that were in the Business Education Building, currently in planning and design for renovation/modernization and seismic upgrade.



### South Parking Lot

This parking lot establishes standards for design for parking lots, incorporating storm water runoff control and provisions for future security measures such as emergency call phones and cameras. It consisted of replacement of a large gravel temporary lot and an existing original parking lot that was in need of repaving. This new lot provides much needed parking space as other parking is closed during upcoming building projects.

### Monterey Avenue Wall

The Landscape Masterplanning Committee studied many examples of walls and xeriscaping in the area in a search for a palette that reflects the indigenous flora of the area. This plant selection establishes the guidelines for the perimeter of the campus. The combined wall and fence elements help to define the “front door” of the campus, affording views into the campus while providing some physical barrier into the parking lots directly from the street.



## MEASURE B PROJECTS - COMPLETED PROJECTS

### North Annex

The North Annex provides classroom and office space for expanded Nursing and Health Sciences programs. It will serve as interim housing as well, for future renovation/modernizations of classroom buildings. Below, an artist's rendering of the proposed Nursing and Health Sciences complex, including a new main building named for a major college donor, the Coeta and Donald Barker Foundation.



## MEASURE B PROJECTS - IN DESIGN

NOTE: The table below represents the status of the projects as of November 2006

PROJECT	STATUS	COMMENTS
Public Safety Academy	In DSA	Construction Start – Spring '07
Nursing & Health Science	In DSA	Construction Start – Spring '07
Student Services Center	In Design	Construction Start – Fall '07
Classroom Building	In Design	Construction Start – Fall '07
Alumni Center	In DSA	Construction Start – Spring '07
Infrastructure Upgrade	In DSA	Construction Start – Jan – '07
East Valley Center Master Plan	In Design	First Classes scheduled for 2008
Scene Shop	In Design	Construction Start – Spring '07
Women's Softball Stadium	In Design	Construction Start – Spring '07



**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.

## MEASURE B - SECOND YEAR REPORT

During the second 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.

The College entered into an agreement, during the November 16, 2005, Board of Trustees Meeting, by letter of intent with Mr. Sam Belzberg to accept his donation of 100 acres of land in the area of 60th Avenue and Buchanan Street in Thermal, California,

for the purpose of locating and building the College's East Valley Education Center. The College has hired a master plan architect that is in the process of preparing a campus plan and portable buildings for fall 2008 occupancy. The first permanent building is scheduled to begin construction FY09-10.

In addition, the College is in the midst of planning a Western Valley Campus. The College is still negotiating the gift of land from two proposals.

## 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 findings or questioned costs were noted during the audit relating to compliance and internal control.

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, 2006, are listed below.

Project	Budget	Amount Expended at June 30, 2006	Status of Project as of June 30, 2006
<b>Infrastructure Installation and Repair</b>	<b>\$20,000,000</b>	<b>\$185,573</b>	
Central Plant		\$100,626	In planning and design
ADA Transition Plan		\$40,966	In planning and design
Water & Gas System		\$19,233	In planning and design
Fire Hydrant Loop		\$54,219	In planning and design
Safety		\$72,205	In progress
Infrastructure Master Planning/Design		\$1,004,819	In planning and design
<b>Total Infrastructure Installation and Repair</b>		<b>\$1,477,641</b>	
<b>Building and Classroom Renovation</b>	<b>\$1,000,000</b>	<b>\$47,344</b>	In progress
<b>Temporary Classrooms/Offices</b>	<b>\$4,000,000</b>		
Phase I		\$1,982,108	Completed
Phase II		\$393,826	In planning and design
<b>Total Temporary Classrooms/Offices</b>	<b>\$2,375,934</b>		
<b>Parking Lot</b>	<b>\$5,000,000</b>	<b>\$4,050,692</b>	In Progress
Site Development – Palm Desert Campus	\$3,000,000	\$311,382	In planning and design
Student Services Center	\$2,396,055	\$425,334	In design
Nursing & Health Science	\$1,436,735	\$303,315	In design
Public Safety Academy Phase 1	\$1,844,727	\$351,111	In design
Classroom Building	\$2,494,558	\$206,162	In design
Alumni Center	\$546,591	\$160,579	In design
Dining Hall Reprogramming	\$6,000	\$5,680	In planning
Site Development – East Valley Campus	\$15,000,000	\$556,276	In planning and design
Site Development – West Valley Campus	\$500,000	\$354,492	In planning and design
Voice Over IP Communications	\$1,000,000	\$959,276	Completed
Arts/New Scene Shop	\$20,000	\$17,976	In planning
Athletic Complex	\$3,000	\$2,967	In planning
Business Building Renovation	\$10,000	\$9,546	In design
<b>Quickstart Projects (Safety &amp; Health Projects)</b>	<b>\$5,000,000</b>		
Gymnasium Repair		\$158,882	Completed
Sidewalk Repair		\$41,379	Completed
Culinary Kitchen		\$397,357	Completed
Fieldhouse Restroom and Shower		\$50,360	Completed
Diesel Mechanic Building Floor Repair		\$14,932	Completed
Carol Meier Lecture Hall Roof Repair		\$309,696	Completed
Safety Projects		\$304,339	Completed
Applied Technology Building Roof Repair		\$0	Completed
<b>Total Quickstart Projects</b>		<b>\$1,276,945</b>	
<b>Contingency Reserve</b>	<b>\$13,377,996</b>	<b>\$2,274,946</b>	
<b>TOTAL ALL PROJECTS</b>	<b>\$76,635,662</b>	<b>\$15,167,598</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 North Annex Room 1 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:

December 13, 2006

March 15, 2007

June 14, 2007



**COD Alumni Centre:** An artist's rendering of one of the proposed new buildings in Phase One of the Measure B construction project is the Alumni Centre, which will house offices of the COD Alumni Association. The non-profit group runs the popular weekend Street Fair on campus and with the proceeds donates hundreds of thousands of dollars annually to COD programs and services. The Alumni Association will lease the building from the college.

### 2005-06 DESERT COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

James Gray • Chuck Hayden • Ray House

C. "Bud" Miller • Bonnie Stefan

Dr. Maria C. Sheehan  
*Superintendent/President*



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