



College of the Desert Citizens' Oversight Committee 2007-2008 Annual Report



Letter from the Measure B Citizens' Oversight Committee Chair

Dear Coachella Valley Residents:

The Citizens' Bond Oversight Committee presents its fourth Annual Report as required by Proposition 39, the legislative authority of Measure B. It is our responsibility to oversee the expenditure of bond funds to ensure they are spent as specified in the ballot measure.

Measure B was overwhelmingly approved by voters in March 2004 and the College Board of Trustees appointed, as required by law, an independent committee of citizens representing a cross-section of the Coachella Valley.

Our open meetings are held quarterly (calendar, page 8) to review and discuss the progress of the bond projects. We annually tour the projects to visually inspect the work. We also oversee expenditures of bond funds and look at future plans and financial projections.

As a committee, we have been very impressed with the highly organized planning, attention to detail and diligence of staff with respect to efficient management of the bond projects to date. In past years, the focus was on planning and obtaining approvals for new buildings and renovated infrastructure. This past year, attention has turned to actual construction. During the Fiscal year that ended June 30, 2008, we saw construction begin on the three new structures. In addition, work continues on the infrastructure as campus roads have been torn up and partially closed, new parking lots paved, and a start made on the comprehensive renovation of existing buildings.

The voter approved projects will address the College's most critical facility needs, along with safety issues, energy savings, meeting the challenge of projected enrollment growth, and expanding career training programs in response to community needs.

We look forward to the opening of the new buildings and the start of construction of several more as we complete Phase I and begin the planning and approval portion of Phase II. These construction projects are expected to continue over the next several years.

This is part of a program of positive changes that will enable College of the Desert to continue to provide the opportunity for higher education in our community to a growing number of citizens of all ages.

Information and updates on our bond projects can be found at www.collegeofthedesert.edu. We welcome you to all of our meetings. Please feel free to contact us with comments and questions.

Sincerely,

Noel Ramos, *Committee Chair*

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Public Safety Academy: Workmen put finishing touches on the Public Safety Academy at Palm Desert, located in the northeast corner of the COD campus. The two buildings shown here will anchor a facility that includes classrooms as well as outdoor exercise and training facilities. The PSA facility will be the training center for all future police officers and firefighters in the eastern portion of Riverside County, which includes all of the Coachella Valley.

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;
- Acquiring sites for campuses in east and west valley areas.

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 facility evaluations and received public input and review in developing the scope of the 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, 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:

- 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 2008-2009



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. 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. They (and the constituencies they represent) are, from left, front row: Al McCandless, Business; Noel Ramos, East Valley; Berit Reistad, Senior Citizen Group; Juan Gonzalez, Student; John Fort, Taxpayers' Association; Bob Spiegel, College Support Organization; and Kenneth Feenstra, West Valley.

2007-08 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. Geoff Klinge
Student

College of the Desert Program Management Team

Edwin Deas
Vice President,
Administrative Services

Steve Renew
Director of Maintenance
and Operations

Elaine Snyder
Director of Business Services

Wade Ellis
Director of Fiscal Services

Consultant Support

Education Information Systems
Professionals

MEASURE B PROJECTS COMPLETED OR IN PROCESS

Many projects were underway in 2007-2008. Infrastructure Phase One was nearly complete at the end of June 2008. This project installed new utilities to serve the campus for the next decades. These services include domestic water, electricity, gas, sewer, storm water, heating and cooling piping, data lines, and recycled water lines. Additional phases will continue through 2009-2010.

Barker Nursing Complex

The Barker Nursing Complex was well into construction at the end of the fiscal year. This building will provide state of the art Nursing Program labs and classrooms to serve the much in demand program. This building will be LEED certified. LEED is Leadership in Energy and Environmental Design, a Green Building Rating certification system through the U.S. Green Building Council. It includes energy efficient design, recycled materials, energy efficient equipment, water saving fixtures and other measures that make a positive impact on conserving resources.

Public Safety Academy

The College of the Desert Public Safety Academy at Palm Desert was also well into construction at the end of the fiscal year. This project provides classrooms, physical education rooms, and outdoor training areas for the growing Public Safety Academy. This building also is intended to receive LEED certification. As well, a Burn Tower is being constructed in Thousand Palms in partnership with the County of Riverside. This structure provides facilities for firefighters to train in climbing and confined space scenarios.

Central Plant

The Central Plant is the new utilities hub of the campus. Eventually all buildings, both new and existing, will have heating and cooling supplied by this energy efficient plant. Provisions have been made for further energy saving features planned for the near future.

Peggy and Donald Cravens Student Center

Design was completed and approval was received from the State Architect for this exciting new structure. The Cravens Center is a 2-story building that will provide "one stop shopping" for

registration, financial aid, counseling and a host of student services as well as a bookstore and other amenities. This building is located at the Monterey entrance and is designed to be a welcoming "open door" to new and returning students.

Classroom Building

This new classroom building will provide additional science laboratories and six new classrooms, as well as offices and the college's MESA program. It will also be the new location of the District's Information Technologies Department which continues to grow with the college. It will be a two story building on the campus' east side.

Business Building Renovation

The Business Building is being renovated to become a state of the art computer lab and Digital Design lab. It will be seismically upgraded and have new energy efficiencies built in. At the end of June 2008, the project was ready to be put out to bid for construction, with construction expected to commence in the fall.

East Valley Campus

The College of the Desert East Valley Campus was designed and was in review with the State Architect as a "modular village" consisting of several prefabricated modular units joined together to create classrooms, administrative offices, storage, and services. Ample parking and shaded walkways complement the site. East Valley Campus is located near Avenue 62 and Buchanan, just off of Highway 86. This site will be at the center of population and business as the valley continues to grow east. Classes are scheduled to start at the site in the Spring 2009 session.

West Valley Campus

In the west end of the valley, the City of Palm Springs donated property at North Indian Avenue and Tramview Road for the West Valley Campus. At the end of June 2008, due diligence studies were underway and discussions were continuing about the program needs and community partnerships that can make this a very active and responsive community college facility.

MEASURE B PROJECTS COMPLETED OR IN PROCESS

Dining Hall Renovation

In June, the design for the renovation of the existing dining facilities had been completed and was nearing review by the State Architect's Office. The existing Dining Hall will be renovated to not only improve the food service facilities, but to provide a cyber café experience, student activity gathering areas and offices, and be an active place supporting the nearby Cravens Student Center.

Athletic Weight and Trainer Facilities

These modular buildings were still in review at the end of the year and were scheduled to begin construction in the fall.

Renovation of Aquatic Center

The original swimming pools, which were in need of extensive repairs and did not match the needs of the Athletics Department, were infilled and a courtyard was created to provide an attractive outdoor gathering space.



New Mechanical Building: Architects created a new mechanical building that presents a unique pleasant façade for the functional structure that will house the complex utility engines for the college. It will be ready for operation when the Spring 2009 semester starts, and will deliver utilities to the new nursing and public safety buildings.

MEASURE B PROJECTS STATUS REPORT

PROJECTS IN PROGRAMMING DUE DILIGENCE STUDIES	STATUS	PROJECTED OCCUPANCY
West Valley Campus	Studies	Undetermined
Communications & Community Building	Programming	Summer 2011
PROJECTS IN DESIGN DEVELOPMENT		
Classroom Building	DSA Review	Spring 2011
Nursing Renovation	DSA Review	Fall 2010
PROJECTS UNDER CONSTRUCTION		
Barker Nursing Complex	In Construction	Spring 2009
East Valley Campus	In Construction	Spring 2009
Public Safety Academy	In Construction	Spring 2009
South Annex Ph III DSPS	In Construction	Fall 2008
Athletic Modulars - Weight & Training	In Construction	Fall 2008
Campus Infrastructure Ph II	In Construction	Summer 2009
Business Building Renovation	In Construction	Spring 2010
Cravens Student Services Center	In Construction	Summer 2010
Alumni Center	In Construction	Fall 2009
Dining Hall Renovation	Re-Design	Spring 2010

DSA - Division of State Architect reviews the Construction Documents for structural, fire and life safety, and Americans With Disabilities Act Compliance. DSA, in effect, issues the building permit for construction.

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 independent audits of the financial records and the construction records of the bond program.

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.

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.

MEASURE B - FOURTH YEAR REPORT

The fourth year of the Measure B program has now been completed and is notable for the transition from the necessary planning phase to the construction phase for several projects and the actual completion for some smaller projects.

On the Palm Desert campus, construction of the Barker Foundation Nursing Complex and the College of the Desert Public Safety Academy at Palm Desert, and a new Central Plant is rapidly moving toward completion, while Phase 1 of infrastructure was completed during the year. In addition, design of the Cravens Student Center awaits state approval and construction will begin in the Fall of 2008, while detailed planning of the Communications and General Classroom Buildings has begun.

The East Valley Campus in Mecca is planned to be developed incrementally in tandem with the timescale of the surrounding residential and commercial development. Consequently, action plans are well underway to enable a modest modular Phase 1 campus to open in early 2009, while planning for the much larger permanent campus continues in association with the state, community, business sector, and developers of the area into which the campus will fit.

Detailed planning has accelerated for the West Valley Campus in Palm Springs, initially in the acquisition of land in association with the City of Palm Springs and the Bureau of Land Management and, subsequently, in the

identification of general and unique programs that will define the profile of the campus. A showpiece, energy-efficient campus is being explored by college personnel and a considerable array of business and community interests. Indications are that the solid core of programs and facilities funded from the bond measure can be the cornerstone of a larger campus, which would operate on a self-sufficiency basis.

The momentum experienced in the fourth year of the program will heighten over the next few years and it will be necessary for the District to assess the overall program—the projects completed, the projects underway, and the anticipated projects—to ensure continued viability in the ever-changing economic climate.



Site Prep for East Valley Modular Village: Work will be completed in time for a Spring 2009 semester opening of the interim East Valley Campus of COD, located at Avenue 62 and Buchanan Street in Mecca/Thermal.

BOND PROJECTS EXPENDITURES AND PROGRESS REPORT

	Actual Costs for Fiscal Year Ended June 30, 2008	Actual Costs August 1, 2004 through June 30, 2008	Total Budget
JOB AND CAREER TRAINING PROJECTS			
Barker Nursing Complex	\$ 6,013,722	\$ 6,825,333	\$ 10,187,355
Burn Tower	2,823,454	2,849,519	2,800,000
Public Safety Academy Phase I	5,213,106	6,214,876	14,553,367
Sub Total	\$ 14,050,282	\$ 15,889,728	\$ 27,540,722
CLASSROOM BUILDINGS AND FACILITIES			
Alumni Center	\$ 91,915	\$ 181,602	\$ 2,676,895
Athletic Complex	78,439	358,060	350,000
Building/Classroom Renovation (Central Annex)	2,006,708	2,308,330	22,750,000
Business Building Renovation	378,875	569,917	3,913,485
Classroom Building	275,069	765,453	25,480,000
Cravens Student Center	1,391,125	2,239,227	33,800,000
Culinary Kitchen	0	410,529	441,399
Dining Hall Renovation	160,600	311,719	7,586,059
East Valley Phase I	579,338	1,662,640	15,000,000
Hilb Renovation	58,049	58,049	34,500,000
Scene Shop	6,583	74,676	62,924
Science Labs	211,995	222,589	250,000
Temporary Space	36,568	2,833,009	3,954,246
Visual Arts	3,169	3,169	9,048,235
Voice Over I.P. Communication	5,188	964,487	959,299
West Valley Phase I	0	249,586	5,000,000
Wireless Access	322,555	322,555	236,996
Sub Total	\$ 5,606,176	\$ 13,535,597	\$ 166,009,538
HEALTH AND SAFETY PROJECTS			
Infrastructure	\$ 6,937,063	\$ 12,231,686	\$ 24,511,500
Ag Shed Corrections	93,304	93,304	68,093
Contractor Lay Down Area	413,278	724,890	446,722
Diesel Mechanic Floor	0	14,154	53,174
Field House Restroom & Shower	0	37,187	50,365
Roof Repair Carol Meier Lecture Hall	0	317,728	313,827
Sub Total	\$ 7,443,645	\$ 13,418,949	\$ 25,443,681
ENERGY EFFICIENCY IMPROVEMENTS			
Central Plant	\$ 5,920,559	\$ 6,642,328	\$ 13,000,000
Sub Total	\$ 5,920,559	\$ 6,642,328	\$ 13,000,000
SAFETY, SECURITY AND SITES			
ADA Master Plan	\$ 18,583	\$ 59,549	\$ 40,966
Gym Repair	0	144,679	161,000
Monterey Avenue Improvements	0	1,544,946	900,000
Parking Lot Design & Construction	42,276	4,335,927	4,263,937
Safety	0	344,500	362,456
Sidewalk Repair	26,184	67,567	41,383
Site Development - Palm Desert Campus	0	1,201,133	2,600,000
Sub Total	\$ 87,043	\$ 7,698,301	\$ 8,369,742
OTHER			
Planning & Program Management	\$ 2,455,872	\$ 5,789,765	\$ 17,000,000
Future Projects	0	0	83,586,305
Contingency	0	0	13,635,447
Sub Total	\$ 2,455,872	\$ 5,789,765	\$ 114,221,752
Total	\$ 35,563,577	\$ 62,974,668	\$ 354,585,435

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 or call the College at (760) 773-2511.

UPCOMING MEETING DATES:

March 11, 2009 3:00 p.m.

June 17, 2009 3:00 p.m.

September 16, 2009 3:00 p.m.

DESERT COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Becky Broughton • Chuck Hayden

John Marman

C. "Bud" Miller • Bonnie Stefan

Jerry R. Patton
College President



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Palm Desert, CA 92260