



COLLEGE OF THE DESERT CITIZENS' OVERSIGHT COMMITTEE 2017-2018 ANNUAL REPORT

FOR FISCAL YEAR ENDING JUNE 30, 2018



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

Dear Coachella Valley Residents,

The Citizens' Bond Oversight Committee is pleased to present its 14th 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 College of the Desert's Trustees, to ascertain that they are spent as specified in the ballot measure.

Measure B and CC were approved by voters, 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 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 future planning and financial projections. We essentially perform a due diligence function. We question representatives of the College who work on the various projects, as well as the auditors engaged to assure that funds are spent in accordance with Measure B and Measure CC. As a committee, we have been impressed with the College's organization, planning, attention to detail, and the diligence of its staff.

The Coachella Valley has been experiencing unprecedented growth, resulting in College of the Desert seeing some of the highest enrollment numbers in the State of California. With increased demand being placed on programing and facilities, the College answered the call for additional class space in 2017-18 through renovation and creation of new classroom space and expansion to our satellite campuses serving the furthest points of the Coachella Valley. These projects aim to fulfill the commitment set forth by the College to provide all College of the Desert students with facilities capable of supporting integrative and comprehensive programs.

The picturesque campuses of College of the Desert are utilized by residents and visitors to the Coachella Valley. Whether attending one of the many events hosted by the College or enjoying the Street Fair on the weekend, College of the Desert facilities serve the entire community!

Measure B and CC Bond projects address the College's most critical facility needs, including safety, energy savings, technology, and training programs in response to community needs. These changes will enable College of the Desert to continue providing an opportunity for a first-class education for the surrounding communities. The College improves the quality of life for the entire region through its training of professionals and workers for the economic based industries of the valley.

Information on past and future meetings and the on-going bond projects can be found at College of the Desert's website: 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,

Vernon Kozlen, *2017-2018 Committee Chair*

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MEASURE B

In March 2004, the citizens of the Coachella Valley approved a general obligation bond measure of \$346.5 million to fund facilities 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/firefighting 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; and
- Acquiring sites and developing 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.

These are outlined in the College of the Desert 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's facility projects to be funded. The projects are 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:

- 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 including financial planning, accounting and computers.

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 growing 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
- Acquiring, constructing and repairing facilities, sites and equipment

As of 2017, the college enrolled more than 15,000 students. It is currently the fastest growing community college in California with enrollment up 30 percent since 2012. About 84 percent of students are the first in their family to attend college. The College supports the local workforce with 75 percent of graduates staying or returning to live and work in the community.

In 2017, College of the Desert released its Educational Master Plan 2017-2022 (EMP), which ensures that the College will continue to serve students and the communities of the growing Coachella Valley. The College's mission, vision and values statements are 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. Funds from Measure CC will be used to ensure that the vision laid out in the EMP comes to fruition.

PURPOSE OF THE CITIZENS' OVERSIGHT COMMITTEE

Measure 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 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 Measures B and CC and approved by the voters.

INCOMING BOND OVERSIGHT COMMITTEE MEMBERS FOR 2018-2019



Seven people are responsible for overseeing the combination of Measure B & CC Bonds totalling \$924.3 million as approved by voters starting in March 2004 for College of the Desert's construction and campus renovations. The group meets quarterly to review expenditures and to see that Proposition 39 guidelines are followed. They're responsible for an audit and an annual report. They (and the constituencies they represent) are, (from left, top row): **Mr. Steven Bayard**, *East Valley Representative*; **Ms. Margie Eklund**, *Senior Citizen Group Representative*; **Andrew L. Harker, Ed.D.**, *Vice Chair, West Valley Representative*; **Mr. Vernon Kozlen**, *Chair, College Support Organization*; **Vacant**, *Business Representative*; **Ms. Vicki Shepard**, *Tax Payer Representative*; **Mr. David Dominguez**, *Student Representative*.

2017-18 CITIZENS' OVERSIGHT COMMITTEE MEMBERS

Mr. Vernon Kozlen
Chair, College Support Organization

Mr. Andrew L. Harker, Ed.D.
Vice Chair, West Valley Representative

Mr. Steven Bayard
East Valley Representative

Ms. Margie Eklund
Senior Citizen Group Representative

Vacant
Business Representative

Ms. Vicki Shepard
Tax Payer Representative

Mr. David Dominguez
Student Representative

COLLEGE OF THE DESERT PROGRAM MANAGEMENT TEAM

Mr. John Ramont
Interim Vice President, Administrative Services

Mr. Mac McGinnis
*Program Manager,
Bond Management Office*

FOURTEENTH YEAR REPORT: MEASURE B AND MEASURE CC PROJECTS COMPLETED OR IN PROCESS

Palm Desert Campus

College of the Desert strives to serve everyone in the Coachella Valley seeking to enhance their lives through education. In 2016-17, Superintendent/President Joel L. Kinnamon Ed.D. and the Board of Trustees announced their intent to implement pLEDGE, which would offer high school graduates from the Coachella Valley two full years of free tuition and fees at College of the Desert. Today, the program continues going strong with increased enrollment numbers and continued success. To make this dream a reality, it immediately became clear that additional facilities must be added to mitigate the already crowded classroom and labs. College of the Desert utilizes not only Bond funds, but all available funding sources to ensure that the facilities are available to accommodate the increases in enrollment.

Multiple projects were completed in 2017-18 on the Palm Desert Campus. Although they did not come in the package of new facilities, some small projects made a huge impact on the students and staff at College of the Desert. This includes the relocation of the existing Transfer Center in the Cravens Student Services Building and renovation of the old space to accommodate six new offices for Counseling as well as a new Student Study Lounge located in the Administration Building. These projects came to actualization utilizing Redevelopment Funds.

The existing Early Childhood Education program expanded their outdoor learning space with the installation of a new Outdoor Lab. This space was designed to integrate outdoor play with hands on learning.

This interactive outdoor learning environment offers early exposure to Science, Technology, Engineering and Mathematics (STEM) education.



College of the Desert is pleased to announce that in Summer 2018, construction officially started on the highly anticipated Central Campus Redevelopment project. This project brings the College Library and Learning Resource Center back to the heart of the campus. The District has taken extensive design steps to preserve the original John Carl Warnecke architecture that holds deep sentimental value to the District and the Coachella Valley community, yet boasts a modern open concept inviting innovative minds and a community feel. A total renovation of the C Building, which is adjacent to the Library, will finally provide the campus with a dedicated Boardroom and a Presidential suite of offices. The project also includes a re-design of the iconic Hilb Courtyard and Fountain of Knowledge. This project is funded by Measure B and Measure CC Bond Funds, and is expected to be complete in the Spring of 2020.



FOURTEENTH YEAR REPORT: MEASURE B AND MEASURE CC PROJECTS COMPLETED OR IN PROCESS

East Valley

Completion of the Indio Campus brought much needed educational facilities to one of the fastest growing areas in the Coachella Valley. The College is committed to serving the needs of the students eager to learn and grow through education. Since opening the doors of the Indio campus, enrollment needs have exceeded classroom space available. College of the Desert immediately took action; working with the City of Indio to increase the campus footprint. The Indio Campus Expansion Project includes a new stand-alone building adjacent to the existing structure.



This building will be approximately 64,000 square feet, providing much needed classroom, lab, and dining facilities, along with other student program space. The District will also perform roughly 10,000 square feet of modifications to the original structure. This project is in Schematic Design and will be looked at holistically as plans for the expansion come to fruition. Construction will utilize Measure B an CC Funds and is targeted for completion by Winter 2022-23.



While the District is excited to move forward with the expansion project, the need for additional classroom space will be addressed immediately. The Indio Campus Modularity Two project provides the campus with four temporary classroom buildings. These new facilities will be available to students in time for Spring 2019 classes.

West Valley

In early 2016, the Desert Community College Districts' Board of Trustees unanimously approved the acquisition of the old Palm Springs Mall for the new site of the West Valley Campus. The Desert Community College District is committed to building an environmentally responsible facility that is central to the West Valley and the City of Palm Springs' thriving hospitality and performing arts community. The District continues to work with state agencies and the city to move forward with the permanent campus site.

While the design and approval process continue with the old Palm Springs Mall site, College of the Desert fulfilled its commitment to the students of the West Valley by creating a temporary campus at a separate location. The 12,480 square foot campus located at 2365 E. Tahquitz Canyon Way., Palm Springs, CA 92262, opened its doors to students in January of 2018.



ADDENDUM

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. It was concluded that it was essentially impractical to contemplate suspension of the bond program and in fact there are at least 10 sound reasons for pursuing it to completion:

1. It enables the College to develop new campus sites and facilities to serve the entire Coachella Valley during the second 50 years of its existence.
2. It addresses contemporary health and safety, disability access, and building code compliance requirements.
3. It gives students and faculty access to the high-quality teaching and learning environments, which is 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 the long-term demands of a growing and diversifying valley population once the short-term state funding crisis has passed.
8. It provides an 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 the 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 AND ENVIRONMENTAL STEWARDSHIP

The District's Policy of Sustainability Stewardship, its Green Council Annual Reports, and other Sustainability Performance Targets and Guidelines can be found on the District's website, at www.collegeofthedesert.edu/sustainability.

These, as well as other Bond planning and design documents are available on the Bond website www.bond.collegeofthedesert.edu.

Developed by the U.S. Green Building Council, the LEED® Green Building Rating System™ is a framework for identifying, implementing and measuring green building and neighborhood design, construction, operations and maintenance. LEED is voluntary and designed for new and existing commercial, institutional, and residential building, including neighborhood development. Several categories are used in the LEED Green Building Rating System 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 in design /operations; and regional priority.

The LEED rating system is based on a 100 point scale with an extra 10 bonus points available for innovation in design, exemplary performance, or achievement of credits identified as having regional importance on a project's location. LEED certification is awarded based on this scale: 40-49 points Certified; 50-59 points Silver; 60-79 points Gold; and 80+ points Platinum. There are four standard principal types of LEED requirements: prerequisites, core credits, innovation credits and regional priority credits. For more information about LEED® Certification and guidelines, visit the U.S. Green Building Council website at www.usgbc.org.

INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS

In compliance with Proposition 39, the Board of Trustees engaged the independent audit firm of Vavrinek, Trine, Day & Co., LLP, 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 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 web page at www.codbond.maasco.com

UPDATED BOND PROJECTS EXPENDITURES AND PROGRESS REPORT AT JUNE 30, 2017

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

	Actual Costs for Fiscal Year Ended June 30, 2018	Actual Costs August 1, 2004 through June 30, 2018	Total Budget at June 30, 2018
JOB AND CAREER TRAINING PROJECTS			
Applied Sciences	\$ 0	\$ 12,126,282	\$ 12,126,281
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	\$ 50,480,73	\$ 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 Redevelopment	2,458,046.87	5,060,735	37,550,000
Communications Building	0	20,221,674.53	20,221,675
Cravens Student Center	0	22,948,365	22,948,365
Culinary Kitchen	0	410,5297	410,529
Desert Hot Springs	0	1,140	1,140
Dining Hall Renovation	0	5,399,910	5,399,910
Mecca/Thermal Interim Modulares	0	9,913,929	9,913,929
Imaging	0	299,540	299,540
Indio Campus	0	24,091,496	24,091,497
Math Science Technology	0	23,997,569	24,040,932
Mecca/Thermal Campus Expansion	411,533	3,543,510	29,700,000
Relocations Project	0	699,230	898,060
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	8,434,1634	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 Modulares	5,362,461	5,663,434	34,586,645
Wireless Access	0	322,555	322,555
Subtotal	\$ 8,232,041	\$ 175,528,069	\$ 263,440,728
HEALTH AND SAFETY PROJECTS			
Subtotal	\$ 0	\$ 39,533,240	\$ 39,604,435
ENERGY EFFICIENCY IMPROVEMENTS			
Subtotal	\$ 0	\$ 16,464,459	\$ 16,743,568
SAFETY, SECURITY AND SITES			
Subtotal	\$ 0	\$ 15,830,867	\$ 15,844,279
OTHER			
Planning & Program Management & Contingency	3,078,266	34,683,505	38,435,767
Subtotal	\$ 3,078,266	\$ 34,683,505	\$ 38,435,767
Total	\$ 11,310,306	\$ 332,520,874	\$ 424,549,513

STAY IN TOUCH

The Citizens' Oversight Committee meets quarterly to review Measure B and CC projects and progress. All meetings are open to the public and are held at 3:30 p.m. in the 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.codbond.maasco.com or call the College at (760) 773-2511.

UPCOMING MEETING DATES:

March 12, 2019, 3:30 p.m.

June 11, 2019, 3:30 p.m.

September 10, 2019, 3:30 p.m.

December 10, 2019, 3:30 p.m.

Location: North Annex, Room 1

2017-2018 DESERT COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Becky Broughton, Bonnie Stefan, Ed.D.,
Fred Jandt, Ph.D., Mary Jane Sanchez-Fulton, Aurora Wilson,
Arturo Delgado, *Student Trustee*

Joel L. Kinnamon, Ed.D.
College Superintendent/President



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