



COLLEGE  
*of the*  
DESERT

DESERT COMMUNITY COLLEGE DISTRICT  
CITIZENS' BOND OVERSIGHT COMMITTEE

**2023-2024 ANNUAL REPORT**

FISCAL YEAR ENDING JUNE 30, 2024

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## LETTER FROM THE COMMITTEE CHAIR

### Dear Coachella Valley Residents,

Voters approved Measures B and CC in 2004 and 2016, respectively. As required, the Board of Trustees appointed an independent Citizens' Bond Oversight Committee, comprised of seven members representing a broad cross-section of Coachella Valley residents. Vigorous efforts are undertaken to ensure that the bond measures are in strict conformity to the law. Committee members are responsible for reviewing college board actions in spending bond funds, and reporting the findings to the public; and taxpayers directly participate in the oversight of bond revenues.

The Citizens' Bond Oversight Committee is pleased to present its 20th annual report to the residents of the Coachella Valley. As your local representatives it is our responsibility to monitor the expenditure of Measures B and CC Bond Funds and ascertain that they are spent as specified in the original ballot measures.

One of this Committee's primary roles is to review the annual financial and performance audits required under Proposition 39. For the period 2023 - 2024, we were presented with independent audit reports on the financial statements and Internal Control over Financial Reporting and Compliance from Eide Bailly LLP on the Measure B and CC bonds.

The auditors are required to perform compliance tests with specific laws, regulations, contracts, and grant agreements and report any findings of noncompliance. They stated affirmatively that results of the tests indicated that the District expended the Bond funds only for the specific projects approved by the voters.

We are pleased to share that the audit reports had clean, unmodified opinions. The auditors identified no deficiencies in internal control deemed material weaknesses, found no questioned costs, and had no findings.

Open meetings are held quarterly to review and discuss the progress of the Bond Programs expenditures including planning and financial assumptions. The Committee reviews and monitors the Bond Programs to certify transparency and accountability.

Significant progress on major projects has been made over this reporting period.

- *The Indio Campus Expansion was completed in 2024 adding vitality to downtown where instruction is now underway.*

- *Renovations of the existing Indio campus facilities will be completed in the summer of 2025 providing expanded instruction space.*
- *The Indio Surface Parking Lot Project, which is now in design, will provide expanded parking options for adjacent College of the Desert facilities.*
- *The Roadrunner Motors project broke ground in October 2024 and the Palm Springs Campus Development Project broke ground in November 2024. Both projects are now in construction.*
- *The Science Building Renovation Project and Athletic Stadium and Fields Project at the Palm Desert Campus are both in construction with completion planned for 2026.*

The District's construction program is shaped by its Educational Master Plan and the Vision 2030 Facilities Master Plan. The construction program is essential to deliver the District's key goal of providing all College of the Desert students with modern facilities, infrastructure and the technology capable of supporting high demand and innovative educational programs.

The Desert Community College District stimulates economic growth and contributes significantly to the workforce development of the Coachella Valley. Completion of projects enables the District to continue providing students with a first-class education.

As Chair of the Committee, I state that, to the best of my knowledge based on current audit reports and regular reporting by the District to the Committee, the Citizens' Bond Oversight Committee finds that the Desert Community College District is in full compliance with the responsibilities as described in Article XIII A, Section 1(b) and (3) of the California State Constitution, which addresses bond indebtedness incurred by a community college district.

Sincerely,

**Richard D. "Rick" Seeley**  
**2024-2025 Citizens' Bond Oversight Committee Chair**



## OVERVIEW OF DISTRICT BOND PROGRAM

The Board of Trustees of the Desert Community College District, along with the Superintendent/President, continuously evaluate the District's most significant facilities needs in the context of Bond Measure language. Program needs, safety issues, enrollment patterns, energy usage and technology requirements are all considered in developing the specific scope of capital projects. The **Strategic Educational Master Plan** identifies strategies for the College to continue serving its students and the community. The Mission, Vision and Values of the institution underpin campus planning. These principles are kept firmly in the forefront as various integrated planning activities occur. For example, the **District's Enrollment Management Committee** contributes significantly to the **District Enrollment Management Plan** and addresses enrollment trends.

Bond Funds help realize the vision laid out in the **2024-2029 Strategic Educational Master Plan** and the **2019 Facilities Master Plan** continues to be a valid roadmap for facilities development.



BOND FUNDS HELP REALIZE THE VISION LAID OUT IN THE **2024-2029 STRATEGIC EDUCATIONAL MASTER PLAN**, AND THE **2019 FACILITIES MASTER PLAN**.





## 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 residents for jobs, prepare students for four-year colleges and accommodate increasing student enrollment at College of the Desert by:



Expanding nursing, police and fire-fighting training facilities;



Repairing sewer systems, leaky roofs, decaying walls, plumbing and electrical systems;



Upgrading and/or adding classrooms for computer technology;



Improving, constructing and equipping buildings, sites and classrooms; and



Acquiring sites and developing facilities in the Coachella Valley.

## MEASURE CC

In November 2016, nearly three-quarters of voters approved a **\$577.8 million bond measure** to invest in the future of the College, its students and the Coachella Valley. The funds are dedicated to building new classrooms and class laboratories throughout the Coachella Valley and expanding educational opportunities and access to meet the expanding needs of the community and economy. College of the Desert meets these expectations by:



Upgrading nursing, first responder, law enforcement, job and career training classrooms;



Expanding career and support facilities for veterans;



Improving and developing science labs, electrical systems and computer technology;



Repairing leaky roofs, restrooms and disabled accessibility; and



Acquiring, constructing and repairing facilities, sites and equipment.







## 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 committee members consist of representatives from taxpayers' groups, local businesses and industries, senior citizen organizations and students.

The Committee has met regularly since September 2004 to review the College's Bond-Funded Construction Program and ensure that funds are spent only on those projects identified in Measures B and CC.

## CITIZENS' BOND OVERSIGHT COMMITTEE MEMBERS

**Proposition 39** requires that the District form a **Citizens' Bond Oversight Committee** to review expenditures and safeguard that Bond Funds are spent according to their legal purposes.

This includes all \$924.3 million in bonds approved by voters and issued since March 2004 for Desert Community College District construction and campus renovations. The Committee is responsible for checking the annual financial and performance audit reports as well as project progress reports.

### The 2023-2024 Committee members were:

- **Bruce Bauer,**  
*Business Representative*
- **James Dietrich,**  
*Senior Citizen Group Representative*
- **Kelly Merchant,**  
*Student Representative*
- **Barbara E. Foster-Monachino,**  
*Member-at-Large*
- **David H. Ready,**  
*Member-at-Large*
- **Diane M. Rubin, CPA,**  
*Support Organization Representative*
- **Richard D. "Rick" Seeley,**  
*Taxpayers Association Representative*

## THE 2024-2025 COMMITTEE MEMBERS ARE:



**Bruce T. Bauer**  
*Business Representative*



**James Dietrich**  
*Senior Citizen Group Representative*



**Barbara E. Foster-Monachino**  
*Member-at-Large*



**Christopher Martinez**  
*Student Representative*



**Vice Chair, David H. Ready**  
*Member-at-Large*



**Diane M. Rubin, CPA**  
*Support Organization Representative*



**Richard D. "Rick" Seeley**  
*Taxpayers Association Representative*



## TWENTIETH YEAR REPORT: MEASURES B & CC PROJECTS RECENTLY COMPLETED OR IN PROGRESS

**Desert Community College District (DCCD)** serves students in the Coachella Valley seeking to enhance their lives through education. Meeting the instructional needs of students necessitates the provision of modern teaching and learning facilities and support spaces to meet these demands. The DCCD has executed a building program that is guided by its Strategic Educational Master Plan and its Facilities Master Plan and responds to facilities needs of capital renewal and replacement, seismic, safety, accessibility, sustainability and building code requirements, along with the need to update infrastructure and information technology. The DCCD accepts its responsibilities as stewards of the bond resources and has committed to comply with bond language requirements and the expectations of Coachella Valley citizens. In addition, the DCCD is committed to achieving a high return on investment for the community.



## PALM DESERT CAMPUS

**Execution of the Facilities Master Plan** projects for the Palm Desert campus continues consistent with the DCCD Strategic Educational Master Plan. The Science Building Renovation replaces building systems and remodels the interior of the structure providing new teaching spaces with the latest technology needed for modern teaching. The original exterior architecture of the building, which is part of the historic campus core will be preserved while the interior is being modernized to meet the latest building code and accessibility requirements. At this time, the project is in construction and is scheduled for completion during 2026. The Science Building Renovation Project is funded using a combination of State Capital Outlay Funds and Measure CC bond funds.

The Athletics Stadium and Fields Project is in construction. The project will demolish the existing football stadium and construct a 20,000- square-foot stadium building to house home team and visitor locker rooms and support spaces. Additionally, the project will install new sports lighting at the football and soccer fields, provide new landscaping, and renew an existing parking lot. The Athletics Stadium and Fields Project is funded using Measure CC bond funds. Completion is expected during the second quarter of 2026.

In Palm Desert, there are several Deferred Maintenance and safety projects underway that will replace end-of-life building HVAC systems, Fire Alarm Control Panels (FACP), and outdated door hardware.





## INDIO CENTER

**Construction of the Indio Center instruction building** was completed in 2014, bringing much needed educational facilities to one of the fastest growing areas in the Coachella Valley. After opening, the Indio Center experienced significant increased enrollment, and it was determined that additional space would be needed. The Indio Expansion Project constructed a new instructional building adjacent to the existing Indio Center connected by a pavilion. The 67,000-square foot expansion houses student support services, classrooms, class laboratories, faculty and staff offices, a student café, open study spaces and collaboration areas. The District added roughly 10,000 square feet of modest renovations to the original facility. Construction of the project began in early 2022 and was completed in Fall 2024.

The Indio Child Development Center opened during the latter part of 2023. It includes a new, 18,000-square-foot building with 7,000 square feet of outdoor play yards and shade structures. The new building accommodates toddler and preschool classrooms, an observation area, and support spaces. The Indio Child Development Center was funded using Measure CC bond funds.







## **PALM SPRINGS DEVELOPMENT PROJECT**

**The Palm Springs Development Project (PSDP)** will construct new facilities for basic skills education and targeted programs in areas such as: hospitality and culinary arts; digital media and entertainment, healthcare education; and sustainable technology. A phased approach to the project is necessary to better match construction expenditures with the projected debt issuance schedule. This ensures that the promised rate to the taxpayers of no more than \$20 per \$100,000 property valuation will be honored. The Schematic Design of the first phase of the project has been completed, with the anticipated completion of construction of this phase set for 2027.

# ROADRUNNER MOTORS

COMING SOON



## CATHEDRAL CITY

The popular automotive technology programs known as **Roadrunner Motors** will relocate from the Palm Desert Campus to Cathedral City to be accommodated in a state-of-the-art training facility for this rapidly changing industry. Specialized equipment and a small fleet of vehicles will be used as part of direct student instruction. It is planned that proximity to auto dealerships will provide students with real-world experience and strengthen workforce ties to local automobile businesses. The new facility includes a variety of instruction and support space including service vehicle bays/lifts, offices, conference rooms, and parking. The project is funded using Measure CC bond funds and is scheduled to open in 2026.



Scan the QR code to view audit reports

## INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS

In compliance with Proposition 39, the Board of Trustees engaged the audit firm of Eide Bailly LLP to complete independent audits of the financial and construction records of the Bond programs. Copies of the bond financial and performance audit reports can be viewed on the College of the Desert website using the following link: <https://www.collegeofthedesert.edu/community/facility-plan/bond-audit-report.php>

The audit firm reported that College of the Desert has appropriately accounted for the expenditures of the funds held in the Bond Fund and that such expenses 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 spent for salaries of school administrators or other operating expenses. The audit contained no adverse findings and no questioned costs were identified.



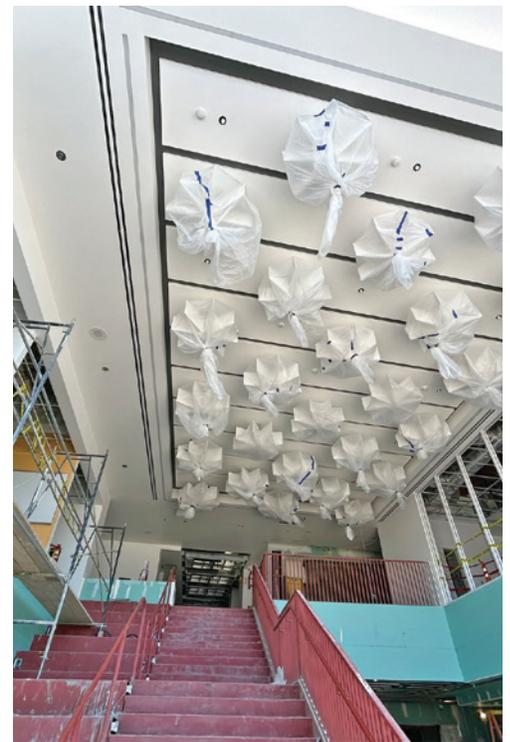
## BOND PROJECTS EXPENDITURES AND PROGRESS (AS OF JUNE 30, 2024)

The following tables reflect financial reports and information presented to the Citizens' Bond Oversight Committee by District staff. Administrative and bond issuance costs are excluded.

### BOND PROJECTS SUMMARY

REPORT AS OF JUNE 30, 2024		ACTUAL EXPENDITURES			
PROJECT STATUS	BUDGET	MEASURE B	MEASURE B INTEREST/ REFINANCE INCOME	MEASURE CC	REMAINING BUDGET
Active	\$601,013,328	\$33,613,267	\$0	\$136,952,713	\$430,447,348
Complete	\$294,779,923	\$277,503,313	\$13,009,834	\$4,266,776	\$0
Auxiliary Operations	\$72,315,580	\$35,383,420	\$0	\$25,093,279	\$11,838,881
<b>TOTAL SUMMARY</b>	<b>\$968,108,831</b>	<b>\$346,500,000</b>	<b>\$13,009,834</b>	<b>\$166,312,768</b>	<b>\$442,286,229</b>

## ACTIVE PROJECTS



PROJECT NAME	LOCATION	BUDGET	MEASURE B	MEASURE CC	REMAINING BUDGET
Athletics Stadium and Fields	PD	\$30,457,411	\$0	\$1,653,927	\$28,803,484
CCR-HILB and C Building	PD	\$32,991,068	\$5,157,225	\$27,465,993	\$367,850
Indio Campus Expansion	IN	\$73,811,260	\$648,297	\$52,492,869	\$20,670,094
Indio CDC	IN	\$25,410,930	\$0	\$20,540,684	\$4,870,246
Palm Springs Development Project	PSDP	\$386,000,000	\$19,647,456	\$30,500,150	\$335,852,394
Palm Springs Modulares	TPSC	\$6,632,659	\$5,111,070	\$1,458,475	\$63,114
Roadrunner Motors	CC	\$37,750,000	\$3,049,219	\$2,217,207	\$32,483,574
Science Building Renovation	PD	\$7,960,000	\$0	\$623,408	\$7,336,592
<b>TOTAL ACTIVE PROJECTS</b>		<b>\$601,013,328</b>	<b>\$33,613,267</b>	<b>\$136,952,713</b>	<b>\$430,447,348</b>

PD = Palm Desert | IN = Indio | CC = Cathedral City  
 PSDP = Palm Springs Development Project | TPSC = Temporary Palm Springs Campus

## COMPLETED PROJECTS

PROJECT NAME	LOC.	FINAL COST	PROJECT NAME	LOC.	FINAL COST
Ag Science Project	PD	\$93,304	Mecca/Thermal Campus	MT	\$102,597
Alumni Centre	PD	\$2,714,816			
Applied Sciences	PD	\$12,125,867	Mecca/Thermal Campus Expansion & Lab Redesign	MT	\$3,391,009
Aquatics Swimming Pool Demolition	PD	\$290,087	Mecca-Thermal Interim Modulares	MT	\$9,913,929
Athletic Facilities	PD	\$21,476,803	Mecca-Thermal Septic Sewer System	MT	\$288,401
Athletics Precinct Master Plan - Phase I	PD	\$20,432	Monterey Entrance	PD	\$5,417,239
Barker Nursing Complex	PD	\$10,962,344	Monterey Wall & Landscaping	PD	\$1,544,946
Baseball Scoreboard	PD	\$77,711	Nursing Building Renovation	PD	\$3,538,287
Burn Tower	TP	\$2,875,267	Parking Lot Improvement	PD	\$286,588
Business Building Renovation	PD	\$4,598,036	Pavement Removal North Alumni Road	PD	\$28,721
Campus Electronic Sign	PD	\$20,891	Practice Fields Lighting Improvements	PD	\$266,772
Campus IT Infrastructure	PD	\$2,498,904	PSA Parking & Mag. Falls Entrance	PD	\$949,794
Campus Standards & Design	DW	\$611,638	Public Safety Academy	PD	\$14,911,665
Carol Meier Lecture Hall Roof Repair	PD	\$317,728	Relocations	PD	\$551,170
CCR-Adjunct Faculty Office Renovation	PD	\$918,704	Safety/Security Improvements CDC & AR	PD	\$256,369
CCR-Administration Building	PD	\$47,647	Scene Shop	PD	\$74,676
CCR-Central Campus Redevelopment - Legacy	PD	\$1,808,503	Science Labs	PD	\$223,624
CCR-Institutional Effectiveness Renovation	PD	\$243,369	Security Cameras & Emergency Phones	PD	\$128,745
CCR-South Annex Tenant Improvement	PD	\$39,127	Sidewalk Repairs	PD	\$38,846
Central Annex Village	PD	\$2,308,330	Site Remediation	PD	\$318,300
Central Campus Quad Renovation	PD	\$4,258,903	Soccer Field Lighting	PD	\$57,449
Central Plant	PD	\$13,107,766	Softball Stadium	PD	\$290,670
Central Plant MBCx	PD	\$3,335,803	South Annex Ph I	PD	\$273,569
Child Development Center	PD	\$6,066,890	South Annex Ph II	PD	\$1,027,825
Communication Building	PD	\$20,221,675	South Annex Ph III - DSPS Modulares	PD	\$646,294
Contractor Lay Down Area	PD	\$724,890	South Parking Lot	PD	\$1,004,767
Cravens Student Services Center	PD	\$22,948,365	South/North Annex Ph I Classroom Modulares	PD	\$1,920,155
CSSC Second Floor Renovation	PD	\$148,060	Stadium Showers & Lockers	PD	\$37,187
Culinary Kitchen	PD	\$410,529	Stagecraft Shop	PD	\$2,042,836
Date Palm Removal	PD	\$311,447	Storm Drain Outlet Structure	PD	\$1,563,110
Demo Central Annex / Cooling Tower	PD	\$336,262	Telephone Systems / VOIP Upgrade Ph I	PD	\$964,487
Desert Hot Springs	DHS	\$1,140	Temporary Access Road	PD	\$87,252
Diesel Mechanics Flooring	PD	\$14,154	Temporary Dining Facility	PD	\$752,840
Dining Facility Renovation	PD	\$5,399,910	Velma Dawson House Lot	PD	\$24,800
Golf Academy Lighting Improvements	PD	\$119,113	Visual Arts Building	PD	\$8,434,163
Gymnasium Quick Start Repairs	PD	\$144,679	Visual Arts Canopy	PD	\$181,024
Imaging	PD	\$299,540	Wayfinding	PD	\$473,684
Indio Campus	IN	\$24,091,497	Weight/Training Rooms	PD	\$994,866
Infrastructure Upgrade - Ph I	PD	\$12,466,264	Western Parking Lot	PD	\$2,564,965
Infrastructure Upgrade - Ph II	PD	\$9,646,840	Western Parking Lot Landscaping	PD	\$266,422
Infrastructure Upgrade - Ph III	PD	\$11,082,594	Wireless Access Project	PD	\$322,555
Math Science Technology Center	PD	\$24,017,524	WVC Palm Springs - Legacy	WVC	\$5,413,972
<b>TOTAL COMPLETED PROJECTS</b>				<b>\$294,779,923</b>	

CO = Coachella | CC - Cathedral City | PD = Palm Desert | DHS = Desert Hot Springs | DW = District Wide | IN = Indio | MT = Mecca/Thermal  
 PSDP = Palm Springs Development Project | TP = Thousand Palms | TPSC = Temporary Palm Springs Campus | WVC = West Valley Center

**2024-2025**

**DESERT COMMUNITY COLLEGE DISTRICT  
BOARD OF TRUSTEES**

**Joel L. Kinnamon, Ed.D.**  
*Chair*

**Ron Oden**  
*Vice Chair*

**Rubén AríAztlán Pérez**  
*Clerk*

**Mark Meyer**  
*Trustee*

**Mary Jane Sanchez-Fulton**  
*Trustee*

**Felipe Robles**  
*Student Trustee*

**Val Martinez Garcia**  
*Acting Superintendent/President*



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