



# College of the Desert Citizens' Oversight Committee 2008-2009 Annual Report

For Fiscal Year Ended June 30, 2009

## Letter from the Measure B Citizens' Oversight Committee Chair

Dear Coachella Valley Residents:

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

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

You are welcome to attend our open meetings, held quarterly (see calendar, page 8) to review and discuss the progress of the bond projects. The Bond Oversight Committee annually tours the projects to visually inspect the work. We also review in detail all expenditures of bond funds and look at future plans and financial projections.

After two years of planning and obtaining approvals for new buildings and renovated infrastructure, attention turned to actual construction. During the Fiscal year that ended June 30, 2009, we saw the completion of the Palm Desert Public Safety Academy and the Barker Foundation Nursing Complex, along with a new Central Plant building that incorporates the latest technology to generate power in an environmentally sensitive and responsible manner. In the months ahead, we expect completion of the Donald and Peggy Cravens Student Services Center, which is scheduled for occupancy in late spring of 2010. Work continues on the campus infrastructure, most of which is underground, as roads have been dug up to install new utilities. We've also begun the comprehensive renovation of many of the existing campus buildings, starting with the Business Building and Dining Commons. We have seen well organized planning and attention to detail on the part of staff. The bond projects have been efficiently managed to date.

The voters approved Measure B because facility enhancements at College of the Desert were critically needed, along with safety issues, energy savings, meeting the challenge of projected enrollment growth, and expanding career training programs in response to community needs. These construction projects are expected to continue for several years utilizing a combination of bond-approved resources and private contributions.

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

Respectfully Submitted,

Al McCandless  
*Committee Chair*

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**Grand Opening Celebration:** More than 650 people showed up for a grand opening ceremony and ribbon cutting for the new COD Public Safety Academy at Palm Desert in March 2009. The crowd included civic leaders and the chiefs of all of the region's law enforcement and fire fighting agencies, as well as cadets, faculty, staff, families and friends. The facility began welcoming students to its classrooms and outdoor spaces in January of 2009.

## 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. These are 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. 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 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 2009-2010



As the Bond Oversight Committee moves into a new fiscal year, leadership will be provided by (from left, top row): Kenneth Feenstra, West Valley; John Fort, Taxpayers' Association; Juan Gonzalez, Student Representative; (second row) Geoffrey S. Kiehl, East Valley; Al McCandless, Chair, Business; Berit Reistad, Senior Citizen Group; and (at right) Bob Spiegel, Vice Chair, College Support Organization.



## 2008-09 Citizens' Oversight Committee Members

**Mr. Noel Ramos**  
Chair,  
East Valley

**Mr. Al A. McCandless**  
Vice Chair,  
Business

**Mr. Kenneth Feenstra**  
West Valley

**Mr. John Fort**  
Taxpayers' Association

**Ms. Berit Reistad**  
Senior Citizen Group

**Mr. Bob Spiegel**  
College Support Organization

**Mr. Juan Gonzalez**  
Student

## College of the Desert Program Management Team

**Dr. Edwin Deas**  
Vice President,  
Business Affairs

**Mr. Steve Renew**  
Director, Facilities Services

**Mr. Wade Ellis**  
Director, Fiscal Services

**Mr. Mac McGinnis**  
Program Manager,  
Education Information Systems  
Professionals

## MEASURE B PROJECTS COMPLETED OR IN PROCESS

**Cravens Student Services Center:** Named for Donald and Peggy Cravens, longtime friends of College of the Desert, the new center is destined to become a landmark on the COD campus. The two-story building will provide “one stop shopping” for students who come to campus to apply for admission and register for classes; in one building, they will also find resources such as a college bookstore, counseling, financial aid, and other student services. Located near the Monterey Avenue entrance to COD, the new building – which is scheduled to open in late Spring 2010 – will be a welcoming “open door” to new and returning students.

expected to be completed in 2010. The new classrooms will be used for nursing training and general education.



**Alumni Centre:** A new office building was begun in the fall of 2008, designed to house the COD Alumni Association. The Alumni operate the popular weekend Street Fair on campus, which generates hundreds of thousands of dollars annually for student scholarships, equipment and events. The Alumni will rent the 3,500 sq. ft. facility from COD. It was scheduled to be completed in late Fall 2009.

**Renovations of Existing Buildings:** The Business Building is being renovated to become a state of the art computer and Digital Design lab. It's being seismically upgraded and will have improved energy efficiency when it opens in Spring 2010. The renovation began in October 2008. The Dining Commons is also under renovation and will not only include new dining facilities but will be designed to offer a cyber cafe experience, along with a student activity area and offices. It is conveniently located near the new Cravens Student Services Center. The original Nursing Building also began renovation and is

**Barker Nursing Complex:** Two new buildings joined by a breezeway were completed and occupied in January 2009, giving students and faculty ample room for a nursing program that enrolls 244 candidates for Registered Nurse training, along with courses for potential Vocational Nurses and Certified Nursing Assistants, and other allied health careers. The complex, named for the Coeta and Donald Barker Foundation, cost an estimated \$10 million to construct and is intended to be LEED Certified.



**Public Safety Academy:** The COD Public Safety Academy at Palm Desert was opened to students in January 2009. The 22,000 square foot facility features classrooms, physical education rooms, and outdoor training areas for the growing PSA program. Like all new buildings at COD, this one was constructed with sustainability and conservation of natural resources in mind and the college has applied for LEED certification.

## MEASURE B PROJECTS COMPLETED OR IN PROCESS

**Athletic Weight and Trainer Facilities:** New modular buildings were being constructed near the football field and are expected to be in service in 2010. This will expand the training facilities for college athletes and give them much needed space. Long-range plans are to construct a new gymnasium that would include permanent training facilities for student athletes.

**Thousand Palms Burn Tower:** COD's Public Safety Academy partnered with Riverside County to build some of its future facilities at a new Training Center located in Thousand Palms. Construction began in 2008 and was expected to be completed by late 2009. COD's portion of the center is a new burn tower, which will provide student fire fighters with realistic training.

The Public Safety Academy plans to expand its fire safety courses and will use the Thousand Palms facility, as will fire fighters from throughout the Coachella Valley.



**East Valley Campus:** The new campus at Mecca-Thermal opened for the Spring 2009 semester, bringing access to higher education to the rural areas of the eastern Coachella Valley. Designed as a "modular village" consisting of several prefabricated units joined together to create classrooms, offices, storage and services. There is ample parking. Shaded walkways complement the site. The campus will expand as the immediate area grows. It is located near Avenue 62 and Buchanan, just off of Highway 86.



**New Central Plant:** A new facility designed to supply the necessary heating, air conditioning, and power to campus buildings was completed in 2008-09. It came on line in time to provide utilities to the PSA and Nursing buildings and will be connected to future buildings – both old and new – as they are built or as existing buildings are renovated. The plant sits next to the Marks Center for the Arts and features some dynamic architectural design of its own.

For the latest up to date news on  
Measure B projects visit our website  
[www.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu)

## 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 web page at [www.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu).

## MEASURE B - FIFTH YEAR REPORT

The fifth year of the Measure B program saw the completion construction of some key buildings and the start of additional projects.

On the Palm Desert campus the Barker Foundation Nursing Complex was completed and classes began in the spring semester. The Public Safety Academy was also completed in time for occupancy in the spring semester. The Infrastructure project continued on the Alumni Road, upgrading or installing critical utilities to serve the campus for the coming years. Along with that project, the new Central Plant was completed and commissioned. This plant will provide all new and existing buildings with heating and cooling.

Work began on the Cravens Student Services Building, which will be the welcoming point for new and returning students. In this location are registration, counseling, financial aid, DSPS, and other services as well as the Bursar's Office and Bookstore. Work also commenced on the Business Building renovation which will convert that building into high tech computer labs. Two small buildings which will support the Athletics program were started. Construction also began on the renovation of the Dining Hall. This will update the food services facilities and provide student activities offices and gathering space.

The East Valley Campus at Mecca Thermal was completed. Classes began at that campus, at Buchanan Avenue near 62nd Street, in the spring of '09. The site is a small campus providing classrooms, labs and administrative offices to support programs for students in the

eastern end of the valley. Planning continues with the State, and local entities for the development of the larger permanent campus. In the west, coordination continues with the City of Palm Springs to convey a parcel of land suitable for the West Valley Campus. Educational and facilities programming began, along with discussions with potential partners for energy, sustainable resource practices, and advanced technologies programs and facilities.

As the fifth year of the Bond program drew to a close an assessment of the overall program was undertaken, evaluating the projects completed, those underway, and anticipated projects, along with the funding allocated to each. This review and validation is intended to ensure that the appropriate facilities are planned and constructed, in a cost efficient manner, to meet the educational needs of the District.



**Putting Up Steel:** During the fifth year of the Measure B building program, steel support beams went up to frame what will become a signature building at COD – the Cravens Student Services Center. The building is on schedule for completion in late spring of 2009. The 48,132 square foot building will cost \$22.4 million.

## AUDITED BOND PROJECTS EXPENDITURES AND PROGRESS REPORT AT JUNE 30, 2009

For more details on expenditures go to our website at [www.bond.collegeofthedesert.edu](http://www.bond.collegeofthedesert.edu)

	Actual Costs for Fiscal Year Ended June 30, 2009	Actual Costs August 1, 2004 through June 30, 2009	Total Budget
<b>JOB AND CAREER TRAINING PROJECTS</b>			
Barker Nursing Complex	\$ 4,055,650	\$ 10,880,983	\$ 10,980,372
Burn Tower	11,135	2,860,654	2,800,000
Nursing Building Renovation	266,728	266,728	6,065,017
Public Safety Academy Phase I	8,768,178	14,983,054	15,978,064
Subtotal	\$ 13,101,691	\$ 28,991,419	\$ 35,823,453
<b>CLASSROOM BUILDINGS AND FACILITIES</b>			
Alumni Center	\$ 1,330,090	\$ 1,511,692	\$ 2,890,947
Aquatics Swimming Pool Demolition	276,812	290,087	290,087
Baseball Scoreboard	69,221	77,711	77,711
Business Building Renovation	2,315,201	2,885,118	4,465,621
Classroom Building	962,811	1,728,264	28,810,672
Communications Building	230,235	230,235	25,133,142
Cravens Student Center	6,749,325	8,988,552	22,402,817
Culinary Kitchen	-	410,529	410,529
Dining Hall Renovation	611,784	923,503	5,687,469
East Valley Phase I	7,939,293	9,601,933	10,000,000
Scene Shop	-	74,676	74,676
Science Labs	1,035	223,624	223,624
Soccer Field Lighting	-	57,449	57,449
Softball Stadium	272	65,202	65,202
South Annex Phase I	235,260	273,569	273,569
South Annex Phase II	181,497	1,027,825	1,027,825
South Annex Phase III	596,262	632,830	648,982
South/North Annex Phase I	-	1,920,155	1,920,155
Temporary Dining Facilities	719,729	719,729	969,985
Voice Over I.P. Communication	-	964,487	964,487
Weight Room and Training Facility	718,319	718,319	1,330,381
West Valley Phase I	298,562	548,148	29,000,000
Wireless Access	-	322,555	322,555
Subtotal	\$ 23,235,708	\$ 34,196,192	\$ 137,047,885
<b>HEALTH AND SAFETY PROJECTS</b>			
Subtotal	\$ 9,181,248	\$ 22,512,945	\$ 36,316,617
<b>ENERGY EFFICIENCY IMPROVEMENTS</b>			
Central Plant	\$ 6,205,303	\$ 12,847,631	\$ 13,156,448
Subtotal	\$ 6,205,303	\$ 12,847,631	\$ 13,156,448
<b>SAFETY, SECURITY AND SITES</b>			
Subtotal	\$ 24,500	\$ 9,365,362	\$ 9,840,862
<b>OTHER</b>			
Planning & Program Management	\$ 2,379,753	9,189,322	20,848,788
Future Projects	-	-	116,576,246
Contingency	-	-	2,912,000
Subtotal	\$ 2,379,753	\$ 9,189,322	\$ 140,377,024
<b>Total</b>	<b>\$ 54,128,203</b>	<b>\$ 117,102,871</b>	<b>\$ 372,522,289</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 the Alumni Centre Conference 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](http://www.bond.collegeofthedesert.edu) or call the College at (760) 773-2511.

### UPCOMING MEETING DATES:

March 18, 2010 3:00 p.m.  
July 1, 2010 3:00 p.m.  
September 16, 2010 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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