

DESERT COMMUNITY COLLEGE DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE 2020-2021 ANNUAL REPORT (Fiscal Year Ending June 30, 2021)

LETTER FROM THE COMMITTEE CHAIR

Dear Coachella Valley Residents,

The Citizens' Bond Oversight Committee is pleased to present its 17th annual report as required by California Proposition 39, the legislative authority for Measure B and Measure CC. As your local representatives it is our responsibility to monitor the expenditure of Bond Funds, as approved by the Desert Community College District Board of Trustees, to ascertain that they are spent as specified in the ballot measures.

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. The overarching approach is found in the legislative intent of the education code:

- Vigorous efforts are undertaken to ensure that the bond measures are in strict conformity to the law, and
- Taxpayers directly participate in the oversight of bond revenues

Committee members are responsible for helping to ensure compliance with Measures B and CC requirements. 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.

The District construction program is informed by its Educational Master Plan and the Vision 2030 Facilities Master Plan. The capital development program is essential for the District to deliver its mission. The District remains committed to providing all College of the Desert students with modern facilities, technology and infrastructure capable of supporting high demand and innovative programs.

Despite challenges associated with the effects of COVID-19 the Bond Program continues to address the Districts' most critical facility needs and remains responsive to academic and community needs. Completion of projects enables the District to continue providing students with a first-class education. The Desert Community College District stimulates economic growth and contributes significantly to the workforce and development of the region.

During the past year Dr. Martha Garcia assumed her role as the new Superintendent/President of the College of the Desert. Under her leadership the District has remained faithful to prudent long-range planning for its facilities while finishing in-progress projects. This rigorous approach demonstrates the District's

ongoing commitment to quality and accessible education. In addition to finalizing the central campus restoration in Palm Desert, the District is actively working on the planning and design to renovate the current athletics stadium and fields. The District is also expanding instruction, student services and child development facilities at its Indio Center. Consistent with the Facilities Master Plan, the District continues planning for a new automotive technology training facility in the Coachella Valley. Planning also continues for the Palm Springs Development Project in downtown Palm Springs.

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,

Andrew L. Harker,
2021-2022 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 evaluates the Districts' most significant facilities needs in the context of Bond Measure language informed by critical facility needs. Safety issues, enrollment patterns, energy usage and technology needs are all considered in developing the specific scope of capital projects. The Educational Master Plan identifies strategies for the College to continue serving students and the communities of the growing Coachella Valley. The Mission, Vision and Values statements are the highest-level driver for the Educational Master Plan. These statements and the Board-adopted Strategic Master Plan are kept firmly in the forefront as various planning activities occur. For example, the District's Enrollment Management Committee contributes significantly to the District Enrollment Management Plan and addresses recent reductions in actual enrollments primarily associated with COVID-19. Bond funds help realize the vision laid out in the Strategic Master Plan and the Educational Master Plan. In 2019, the District approved a new Facilities Master Plan providing a roadmap for facilities development. In developing the scope of projects for the Facilities Master Plan, the District employees and students prioritized health and safety needs. The Board of Trustees also conducted independent facilities evaluations and received public input on the scope of the projects to be funded.

MEASURE B

In March 2004, the citizens of 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, acquiring, constructing, equipping buildings, sites, classrooms, and
- Acquiring sites and developing facilities in the Coachella Valley.

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 passed. It was approved by more than seventy-one percent of voters. Funds will be dedicated to building new classrooms and class laboratories throughout the valley and expanding educational opportunities and access to meet the expanding needs of the 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;
- 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.

Since September 2004, the Committee has met regularly to review the College's Bond-Funded Construction Program and that the College is adhering to the requirements of Proposition 39, including spending Bond Funds only on those projects identified in Measures B and CC approved by the voters.

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 2020-2021 Committee members were:

- Mr. Steven Bayard, Chair, Member-at-Large, East Valley Representative
- Ms. Becky Broughton, Business Representative
- Ms. Margie Eklund, Senior Citizen Group Representative
- Mr. Andrew L. Harker, Ed.D., Vice Chair, Member-at-Large, West Valley Representative
- Ms. Diane M. Rubin, College Support Organization Representative
- Ms. Maria Cuautle, Student Representative

The 2021-2022 Committee members are:



- Ms. Becky Broughton, *Business Representative*
- Ms. Margie Eklund, *Senior Citizen Group Representative*
- Andrew L. Harker, Ed.D., *Chair, Member-at-Large, West Valley Representative*
- Ms. Diane M. Rubin, CPA, *Vice Chair, College Support Organization Representative*
- Mr. Ernesto Rios, *Member-at-Large, East Valley Representative*
- Mr. Richard D. "Rick" Seeley, *Taxpayers Association Representative*
- Ms. Ariana Muniz, *Student Representative*

PROGRAM MANAGEMENT TEAM

- Mr. John Ramont, *Vice President, Administrative Services*
- Mr. John O. White, *Executive Director, Bond Program and Facilities Planning*
- Mr. Mac McGinnis, *Program Manager, Bond Management Office, MAAS*

SEVENTEENTH YEAR REPORT: MEASURES B & CC PROJECTS IN PROGRESS

Desert Community College District 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 District has executed a building program that is guided by its planning documents 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 District 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 District is committed to achieving a high return on investment for the community. Planning continues for the Indio Center, the Palm Springs Development Project and the Palm Desert Campus and other District sites as part of capital development.

PALM DESERT CAMPUS



Palm Desert Campus New Stadium and Fields



Palm Desert Campus Stadium Entrance

Plans for the Palm Desert Campus include renovating antiquated facilities that accommodate instruction and student programs consistent with the Facilities Master Plan. In particular, the agriculture program is being upgraded with an exterior canopy along with minor improvements to the Child Development Center which will add several outdoor sinks. In addition, an athletics facilities feasibility analysis was completed in 2020 and a scope of work was approved for the new project. The project will demolish the existing football stadium and construct a new 20,000 square foot stadium building which will house team locker rooms and associated support spaces. In addition, the project will install new sports lighting at both the football and soccer fields and create new landscaping and a renovated parking lot. The Athletics Stadium and Fields Project is funded using Measure CC bond funds.

INDIO CENTER



Indio Expansion Project



Indio Child Development Center

Construction of the Indio Center 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 enrollment increases, and it was determined that additional space would be required. The Indio Expansion Project constructs a new instructional building adjacent to the existing facility connected by a pavilion. This 67,000 square foot expansion will accommodate student support services, classrooms, class laboratories, faculty and staff offices, a student café, open study spaces and collaboration areas.

The District will also complete roughly 10,000 square feet of modest renovations to the original facility. The project was submitted to the Department of State Architect (DSA) in February 2021 and approved by the DSA in November 2021. Construction contracts were awarded in February 2022 and construction is expected to begin in Spring 2022. The project is funded using Measure CC bond funds and is scheduled for a Summer 2024 building opening, with course instruction planned for Fall 2024. Modifications to the existing building will follow with re-opening also anticipated for Fall 2024.

The Indio Child Development Center will include a new 18,000 square foot building, with 7,000 square feet of outdoor play yards and shade structures. The new building will accommodate toddler and preschool classrooms, observation and support spaces. The Indio Child Development Center is funded using Measure CC bond funds. The project was submitted to DSA in May 2021 and approved in November 2021. Bidding occurred in late February 2022. The project is planned to open the first half of 2024, in a similar time-frame as the new Indio Expansion Project.

PALM SPRINGS DEVELOPMENT PROJECT

This project was initially known as the West Valley Campus – Palm Springs. In early 2016 the Desert Community College District Board of Trustees unanimously approved the acquisition of the former Palm Springs Mall site. The 2016 Campus Master Plan & Phase 1 Development Project document by Terra Nova Planning & Research, Inc. describes the District's plan to provide coursework in general and basic skills education plus targeted programs in four primary areas: hospitality and

culinary arts; digital media and entertainment, healthcare education; and sustainable technology. Planning for student support services and community education was also incorporated. The name was updated to the Palm Springs Development Project (PSDP) as the project evolved. In 2020, a series of programming and infrastructure documents were completed by the Pfeiffer's design studio.

In early 2021, the District developed a strategy to build the PSDP in multiple phases rather than trying to construct the entire campus all at once. A phased approach to the project was 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. By fall 2021, as the District began to reopen some of its facilities following the COVID-19 pandemic shutdown, the District began a validation and update of PSDP assumptions and feasibility data based on current needs. In spring 2022, the District resumed planning meetings while simultaneously continuing work on validating and updating the data to ensure accurate programming.

ROADRUNNER MOTORS

The popular automotive technology programs will relocate from the Palm Desert campus to a new location in the Coachella Valley to provide state-of-the-art training for this rapidly changing industry. Specialized equipment and a small fleet of vehicles will be used for 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. In 2019, the District purchased land on Margo Murphy Way called Ecoplex in Cathedral City. In 2020, it became apparent that there were difficulties in developing Ecoplex, such as the steep slope, poor soil quality, water run-off challenges, and an unforeseen encroachment. These challenges with Ecoplex were estimated to decrease the usable site by approximately 40% and estimated to increase the cost of site improvements by about 22%. After careful consideration, in fall 2021, the District began investigating project site alternatives. Presentation of site alternatives and a financial review comparing the original site and the alternative site options resulted in the Board of Trustees taking action to approve the original Ecoplex property location as the future site of Roadrunner Motors at the April 22, 2022 meeting.

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 College of the Desert website using the following link: [Bond Audit Reports \(collegeofthedesert.edu\)](https://collegeofthedesert.edu/Bond-Audit-Reports)

The audit firm reported that the 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.

In November 2021, the Board of Trustees approved a resolution authorizing \$110,000,000 of Desert Community College Measure CC Bond funds for its capital program and approved a resolution to refinance previous general obligation bonds for taxpayer savings.

**BOND PROJECTS EXPENDITURES AND PROGRESS
(AS OF JUNE 30, 2021)**

The following tables reflect financial reports and information presented to the Citizens’ Bond Oversight Committee by District staff. The total budget does not include other funding sources, which totals \$19,494,718 million. Administrative and bond issuance costs are excluded.

Summary Table

SUMMARY (as of June 30, 2021)		ACTUAL EXPENDITURES			REMAINING BUDGET
PROJECT STATUS	BUDGET	MEASURE B	MEASURE CC	NON-BOND	
Active	\$583,931,162	\$44,767,902	\$43,621,243	\$19,494,718	\$476,047,300
Completed	\$321,235,187	\$257,090,722	\$4,196,438	\$59,948,026	\$0
Future	\$2,500,000	\$0	\$0	\$0	\$2,500,000
Auxiliary Operations	\$51,924,076	\$27,865,463	\$12,040,189	\$0	\$12,018,424
TOTAL	\$959,590,425	\$329,724,087	\$59,857,870	\$79,442,744	\$490,565,724

Active Projects Table

REPORTED AS OF JUNE 30, 2021		ACTUAL EXPENDITURES			REMAINING BUDGET
PROJECT NAME (ACTIVE)	BUDGET	MEASURE B	MEASURE CC	NON-BOND	
ADA Transition Plan	\$484,935	\$0		\$394,422	\$90,513
Ag Canopy	\$174,000	\$0		\$106,931	\$67,069
Applied Sciences Canopy	\$481,300	\$0		\$139,039	\$342,261
Athletics Stadium and Fields	\$25,000,000		\$233,402		\$24,766,598
Building C Landscape Renovation	\$95,000	\$0		\$67,187	\$27,813
Campus Electronic Sign	\$300,000	\$20,891		\$0	\$279,109
Campus Energy Monitoring	\$295,801	\$0		\$289,570	\$6,230
Campus Signage Standards	\$30,500	\$0		\$9,845	\$20,655
Cravens 269	\$65,000	\$0		\$56,783	\$8,217
Gates and Bollards	\$189,000	\$0		\$172	\$188,828
HILB Site Modifications	\$96,000	\$0		\$75,704	\$20,296
HILB and C Building	\$34,477,444	\$5,149,960	\$27,405,722	\$250	\$1,921,512
Indio Bookstore Remodel	\$208,000	\$0		\$35,412	\$172,588
Indio CDC	\$22,081,071		\$961,756	\$774,070	\$20,345,245
Indio Campus Expansion	\$67,500,000	\$603,564	\$2,802,037	\$7,833	\$64,086,566
Indio Modulares	\$831,240	\$0		\$744,630	\$86,610
Indio Modulares #2	\$945,000	\$0		\$792,236	\$152,764
Infrastructure Upgrade - Ph III	\$11,732,136	\$11,082,594		\$647,042	\$2,500
Mecca/Thermal Campus	\$26,308,991	\$102,597		\$0	\$26,206,394
North Annex Two	\$885,000	\$0		\$724,119	\$160,881
Old Warehouse Renovation	\$957,582	\$0		\$953,266	\$4,316
PSD Office Remodel	\$59,000	\$0		\$48,755	\$10,245
Palm Springs Development Project	\$350,000,000	\$19,647,456	\$11,502,056	\$3,151,134	\$315,699,354
Palm Springs Modulares	\$7,010,000	\$5,111,070	\$387,231	\$1,036,089	\$475,610
Pollock Theater	\$50,000	\$0		\$41,900	\$8,100
Quad Sculpture	\$815,000	\$0		\$25,500	\$789,500
RDA Small Maintenance Projects	\$3,506,393	\$0		\$3,274,273	\$232,120
Roadrunner Motors	\$23,049,769	\$3,049,769	\$329,039	\$0	\$19,670,961
S/A Maker Space	\$27,000	\$0		\$21,566	\$5,434
South Annex Assessment Testing	\$146,000	\$0		\$16,430	\$129,570
South/East Annex	\$6,130,000	\$0		\$6,060,559	\$69,441
TOTAL (ACTIVE)	\$583,931,162	\$44,767,902	\$43,621,243	\$19,494,718	\$476,047,300

Completed Projects Table

PROJECT NAME (COMPLETED)	FINAL COST	PROJECT NAME (COMPLETED)	FINAL COST
2nd Floor Diesel Mechanics Renovation	\$703,992	Demo Central Annex / Cooling Tower	\$336,262
Adjunct Faculty Office Renovation	\$966,211	Desert Energy Enterprise Center	\$14,220
Admin. Bld. Conf. Rm	\$254,270	Desert Hot Springs	\$1,140
Admin. Toilet Rm. Reconfig.	\$181,320	Desert Hot Springs Campus Renovation	\$691,635
Administration Building	\$47,647	Diesel Mechanics Flooring	\$14,154
Ag Science Project	\$105,804	Diesel Mechanics Lifts	\$7,500
Alumni Centre	\$2,714,816	Dining Facility Renovation	\$5,399,910
Applied Sciences	\$12,125,867	Dream Center	\$390,453
Applied Sciences Solar Yard	\$43,223	ECE Build Back / Fire Repairs	\$1,539,763
Aquatics Swimming Pool Demolition	\$310,103	Facilities Yard Improvements	\$416,825
Art 100 Renovation	\$401,864	Foundation Office Furniture	\$57,757
ASCOD Offices	\$120,277	Fred Waring Entrance Paving	\$238,925
Athletic Facilities	\$21,476,803	Friends of The Library	\$120,391
Athletics Precinct Master Plan - Phase I	\$20,432	Golf Academy Lighting Improvements	\$119,113
Barker Nursing Complex	\$10,973,913	Golf Ball Screening	\$64,663
Baseball Scoreboard	\$77,711	Gym Concessions Room 3 Remodel	\$8,451
BEEPS Salad Bar	\$51,641	Gymnasium Quick Start Repairs	\$144,679
Berger Faculty Innovation Center	\$349,000	Imaging	\$399,540
Black Student Success Center	\$32,953	Indio Campus	\$24,123,997
Bond Office Modular	\$462,815	Indio Campus Retail Space/Classroom	\$1,589,125
Burn Tower	\$2,875,267	Indio Student Kiosk	\$925,398
Business Building Renovation	\$4,598,036	Institutional Effectiveness Renovation	\$243,369
Campus IT Infrastructure	\$2,498,904	KCOD Antenna	\$16,084
Campus Standards & Design	\$615,343	KCOD Radio Station	\$192,104
Career & Workforce Solutions Center	\$299,875	LA-13 Computer Lab	\$35,463
Carol Meier Hall 1 & 4	\$145,999	M1 Renovation	\$125,028
Carol Meier Lecture Hall Roof Repair	\$317,728	M2	\$118,495
CDC Re-Roof	\$57,487	Math Science Technology Center	\$24,303,698
CDC Shade Structures	\$142,645	Mecca/Thermal Campus Expansion & Lab Redesign	\$3,440,913
CDC/ECE Laundry	\$37,393	Mecca-Thermal Interim Modulars	\$9,913,929
Central Annex Village	\$2,308,330	Mecca-Thermal Septic Sewer System	\$288,401
Central Campus Quad Renovation	\$4,233,938	Monterey Entrance	\$5,417,239
Central Campus Redevelopment - Legacy	\$1,808,503	Monterey Wall & Landscaping	\$1,544,946
Central Plant	\$13,127,485	MSTC Renovation	\$85,782
Central Plant MBCx	\$3,335,803	Music Building Interior Storage	\$16,516
Central Plant Renovation	\$1,253,410	Music Building Shade Structure Demo	\$52,000
Child Development Center	\$6,066,890	Nursing Building Renovation	\$3,538,287
Child Development Center Outdoor Lab	\$709,679	Nursing Building Rm.10	\$125,741
Classroom Utilization Study	\$42,000	Old Art Building Renovation	\$332,997
Communication Building	\$20,258,662	Parking Lot Improvement	\$286,588
Contractor Lay Down Area	\$724,890	Parking Ticket Machines	\$81,324
Cravens Student Services Center	\$22,954,847	Pavement Removal North Alumni Road	\$28,721
CSSC 2nd Floor Wall Opening	\$4,864	Ph I - Infrastructure Upgrade	\$14,512,593
CSSC Second Floor Renovation	\$148,060	Ph II - Infrastructure Upgrade	\$11,727,628
CSSC Vet. Ctr. Furniture	\$15,405	Practice Fields Lighting Improvements	\$266,772
Culinary Kitchen	\$410,529	Prop 39 - Year 1 RCX	\$343,194
Date Palm Removal	\$311,447	Prop 39 - Year 2	\$355,300

PROJECT NAME (COMPLETED)	FINAL COST
Prop 39 - Year 3	\$241,432
Prop 39 - Year 4 and Year 5	\$656,987
PSA Parking & Mag. Falls Entrance	\$949,794
PSA ROOM 16	\$228,621
Public Safety Academy	\$14,917,722
Relocations	\$568,049
Road Repair	\$480,247
Safety/Security Improvements CDC & AR	\$256,377
Scene Shop	\$75,654
Science Labs	\$223,624
Security Cameras & Emergency Phones	\$132,450
Sidewalk Repairs	\$38,846
Site Remediation	\$318,301
Soccer Field Lighting	\$57,449
Sociology Classroom Furniture	\$142,293
Softball Field Lighting	\$790,524
Softball Stadium	\$1,093,803
Solar Photovoltaic System	\$14,022,190
South Annex - HR Renovation	\$106,871
South Annex 13 Remodel	\$54,815
South Annex 3 & 8 Remodel	\$72,024
South Annex Ph I	\$273,569
South Annex Ph II	\$1,027,825
South Annex Ph III - DSPS Modulares	\$646,294
South Annex Tenant Improvement	\$39,127
South Parking Lot	\$1,004,767
Modulares	\$1,920,155
Stadium Showers & Lockers	\$37,187
Stagecraft Shop	\$2,042,836
Storm Drain Outlet Structure	\$1,563,111
Telephone Systems / VOIP Upgrade Ph I	\$964,487
Temporary Access Road	\$87,252
Temporary Dining Facility	\$752,840
Transfer Center Renovation	\$424,066
Velma Dawson House Lot	\$27,500
Visual Arts Building	\$8,434,163
Visual Arts Canopy	\$194,258
Visual Arts Kiln Building Demo	\$179,079
Wayfinding	\$473,684
Wayfinding - Phase 2	\$197,543
Weatherproofing	\$459,990
Weight/Training Rooms	\$1,255,138
Western Parking Lot	\$2,564,965
Western Parking Lot Landscaping	\$266,422
Wireless Access Project	\$322,555
WVC Palm Springs Campus - Legacy	\$5,927,213
TOTAL - COMPLETED PROJECTS	\$321,235,187

2021-2022 DESERT COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES MEMBERS

- Rubén AríAztlán Pérez, *Board Chair*
- Bonnie Stefan, Ed.D., *Board Vice Chair*
- Fred E. Jandt, Ph.D., *Board Clerk*
- Bea Gonzalez, *Board Member*
- Aurora Wilson, *Board Member*
- Ireland Olson, *Student Member*
- Martha Garcia, Ed.D., *College Superintendent/President*