



# The Citizens' Bond Oversight Committee

## CBOC Annual Report to the Community for 2003

Report 1

January 2004

### *Letter from the Chair*

This is the first Annual Report of the Citizens' Bond Oversight Committee. Included is a brief history of the Proposition R (Prop. R) Bond measure, highlights of your CBOC activities and a brief status of the capital and renovation projects under design or in construction.

The CBOC members represent a broad segment of the East County community, and help ensure that your Prop. R monies are spent in accordance with what was proposed to voters in November 2002.

We are excited about the renovation work that has been finished during the first year, and about the design work that is underway for many new facilities at both Cuyamaca College and Grossmont College.

The CBOC is pleased to report that the GCCCD Governing Board, District administration, and staff have put into place a strong program to ensure that Prop. R projects are undertaken in a timely and effective manner. We also wish to recognize the tremendous efforts made by the presidents, faculty, staff, and students of both colleges as they participate in the final planning and design of new facilities.

The Annual Report concludes with ways to contact the CBOC. We are interested in your comments and opinion regarding this Report and the Prop. R program in general.

Sincerely yours,

  
Ernest Ewin, Chair

### *Proposition R Program and History*

Grossmont College first opened in the early 1960s with plans to accommodate 4,800 students. Enrollment today is more than 18,000 students. Cuyamaca College opened in 1978 with plans to accommodate 3,500 students. It now serves 8,000, having experienced a 40% growth rate in the past six years. This explosion in student enrollment and demand for additional course offerings occurred without the financial ability to provide new facilities to meet these demands.

The Grossmont-Cuyamaca Community College District (the District) fashioned a ballot measure to address funding of prioritized facility needs. This measure, known as Prop. R, received approval by over 60% of the District voters in November 2002. They approved \$207 million in funds to build the highest priority

projects in the Master Plan, providing the most realistic remedy to the campuses' plight of overcrowding and widespread repair needs at a time of decreasing State support. Prop. R, partnered with State funds, will allow both campuses to meet future enrollment growth, projected to reach a combined enrollment of 35,000 students in the year 2015.

One of the requirements of the bond measure was for the Governing Board to appoint a Citizens' Bond Oversight Committee (CBOC) to ensure the bond proceeds are diligently spent as promised to build capital projects. The committee's role is to review and report on District use of Prop. R funds for construction and to provide public review of the District's compliance with legal requirements.

*“The Citizens' Bond Oversight Committee provides additional public review,” said 2003 GCCCD Governing Board President Timothy Caruthers. “With millions of dollars involved, their perspective will add information and credibility to the decisions the board will make on the final expenditures of all bond funds”. – (Feb 20, 2003 news release)*

### *CBOC Creation and Organization*

In February 2003, the Governing Board appointed eleven members of the community to the CBOC, including students, experts in construction, procurement and finance, as well as representatives from business and taxpayer organizations. The CBOC held their first meeting in March 2003 and immediately began the process of reviewing the District's plan for implementing Prop. R. Three sub-committees were formed, and an Annual Work Plan was developed.

CBOC members, all of whom reside within the District's boundaries, include:

- John Correia**, representing the Associated Students of Grossmont College
- Ernest Ewin**, Vice Mayor for the City of La Mesa and former banking executive
- Charles R. Fouquette**, longtime journeyman ironworker and former delegate to the San Diego Building and Construction Trades Council representing labor
- Bill Garrett**, Cuyamaca College Foundation President and City Manager for the City of El Cajon
- Harvey J. Goodfriend**, Director of External Programs of San Diego State

University's Entrepreneurial Management Center, representing the San Diego County Taxpayers Association

**Kimberly M. Paris**, representing the Associated Students of Cuyamaca College

**Ken Sobel**, Vice President of the Grossmont College Foundation and San Diego attorney

**Arkan Somo**, Principal of Arkan Somo and Associates, consulting for business and non-profit

**Harriet Stockwell**, representing senior citizens

**David Waitley**, residential homebuilder, REI Homes

**Glenn Wilhite**, Landscape Contractor

During the first year, three of the original members could no longer fulfill their entire term. Their services were greatly appreciated. Recognition and thanks go to:

**Mike Reynolds**, president and chief executive officer of Reynolds Communities

**Sally Friedman**, a member of Grossmont College's Customer Service Advisory Committee

**Buel W. "Stoney" Stone**, longtime community leader and bank executive

## ***Sub-Committee Work***

The CBOC created three sub-committees to focus on the audit, communication, and construction oversight.

**Audit Sub-Committee** reviewed, in draft form, the annual financial and performance audits. Sub-committee members asked for verified expenditures to specific projects listed in the District's Master Plan, and found the response to be in order.

**Construction Sub-Committee** held a series of meetings to review the program controls that have been established by the District to monitor and manage project design and construction. Program elements such as Estimating, Value Engineering, Constructibility Review, Bidding Process, Safety, and Labor Compliance were reviewed and discussed.



CBOC Members from left to right: David Waitley, Harvey Goodfriend, John Correia, Kimberly Paris, Ernest Erwin, Harriet Stockwell, Arkan Somo, Charles Fouquette, Bill Garrett, Ken Sobel, Glenn Wilhite.

### **Communications Sub Committee**

considered various formats and methods of distribution for this CBOC Annual Report to the voters. An Annual Report to the public is a requirement of Prop. R. This first Annual Report was created and edited by the sub-committee. The committee will consider other communication to the public as may be desired by the CBOC.

## ***Prop R Project Updates***

### **2003 Repair, Renovation, and Refurbishment**

Completed work at both colleges consisted of modernizing classroom lighting, installation of skylights, painting classrooms, and installation of energy use sensors on vending machines.

### **Grossmont College Science Building**

This two-story building will house laboratories for biology, chemistry, and geology/oceanography programs, as well as storage facilities, faculty offices, and a 40-station computer learning center. This facility completes a square of four buildings, the Science and Technology quadrangle.

Architect: Spencer/Hoskins Associates

Area: 35,094 sq. ft.

Total cost: \$12.8 million

Funding: State general obligation bonds

Projected groundbreaking: Spring 2006

Projected completion: December 2007

### **Grossmont College Student Services Center**

A new three-story structure and renovation of the existing student center will consolidate student services programs, including counseling, admissions and records, college cashier, and financial aid into a single "one-stop" center. The new building will also house the public safety office and flexible space for instruction and community meetings. The renovation and expansion of the student center includes a dining area, food court, improved work areas, and offices. The culinary arts instructional program will be integrated into the college's food services.

Architect: Final selection, February 2004

Area: Approx. 32,000 new sq. ft.

Preliminary estimate: \$15 million

Funding: Prop. R and Associated

Students of Grossmont College

Projected groundbreaking: Spring 2006

Projected completion: Winter 2007

### **Grossmont College Parking Structure and Entrance Road**

Grossmont College parking structure will add approximately 800-900 critically needed parking spaces with a second level above lot #5. The new second level matches the grade of the center of campus, thereby facilitating easier and shorter access. This will greatly improve access for the mobility impaired.

Architect: Final selection, February 2004  
Initial projected cost: \$7 million  
Funding: Prop. R  
Projected groundbreaking:  
December 2005  
Projected completion: Summer 2007

The entrance road project consists of improvements that will connect Griffin Road to Highwood at the south end of the campus. The goal is to improve traffic and safety conditions and create a continuous campus loop road.

Engineer: Caltrans  
Preliminary estimate: \$3.1 million  
Funding: Prop. R and State  
Bond Funds  
Projected groundbreaking: Summer 2006  
Projected completion: Spring 2007

### **Grossmont College Health Sciences Building**

This two-story facility will house health and science classrooms. The first floor will house nursing, cardiovascular technology, respiratory therapy, occupational therapy, orthopedic technology, forensics, speech pathology programs, and faculty offices. The second floor will house science, physics, astronomy, geography programs, and faculty offices.

Architect: To be selected  
Area: 58,140 sq. ft.  
Total cost: \$17 million  
Funding: Prop. R and State  
Bond Funds  
Projected groundbreaking:  
October 2007  
Projected completion: Spring 2009

### **Grossmont College Digital Arts/Sculpture Building**

The Digital Arts Laboratories Building will include a wet photography facility and its digital counterpart; a digital multimedia lab designed to merge the traditional fine arts, music, video, cinema, media labs, KGFN campus radio station, and a video studio. The separate Sculpture Laboratory Building and Yard will provide a sculpture studio, a 3-D design/jewelry studio, and a large outdoor sculpture work yard.

Architect: Architects Mosher Drew  
Watson Ferguson  
Area: 26,873 sq. ft.  
Total cost: \$9.7 million  
Funding: Prop. R and State  
Bond Funds  
Projected groundbreaking: Summer 2006  
Projected completion: Fall 2007

### **Cuyamaca College Science/Technology Mall**

This facility will provide laboratory space for life sciences, physical sciences, and computer information sciences in a unique mall-like environment anchored by a ground floor open-access computer center. Also planned are faculty and staff offices.

Architect: Spencer/Hoskins Assoc.  
Area: 59,668 sq. ft.



### **Grossmont College Science Building**

Total cost: \$19.4 million  
Funding: State general obligation bonds  
Projected groundbreaking: April 2005  
Projected completion: November 2006

### **Cuyamaca College Student Center**

The Student Center will be a hub for campus life, located in close proximity to the Learning Resource Center and academic and administration buildings. The Student Center is planned to be built in two phases and will accommodate a bookstore, food services, student affairs administration, health center, student government, club offices, and meeting rooms.

Architect: Final selection, February 2004  
Area: 40,803 sq. ft.  
Preliminary estimate: \$12.6 million  
Funding: Prop. R and earmarked  
student fees  
Projected groundbreaking: January 2006  
Projected completion date: May 2007

### **Cuyamaca College Auto Tech Center**

The remodel will convert older labs into up-to-date lecture rooms and add an automotive electronics testing lab, a heavy equipment lab and a computer lab with state-of-the-art automotive diagnostic equipment.

Architect: NTD Associates  
Area: Currently 16,900 sq. ft.,  
expanding to 19,928 sq. ft.  
Initial projected cost: \$2.8 million

Funding: Prop. R and State  
scheduled maintenance funds  
Projected construction start:  
Summer 2004  
Projected completion: Spring 2005

### **Cuyamaca College Communication Arts Building**

This facility, planned in two phases, will become the visual landmark when entering the campus on Rancho San Diego Parkway. Disciplines planned in these buildings include English/English as a Second Language, fine and professional arts, speech/American Sign Language, performing arts, and astronomy. A novel feature will be a "digital theater," which can present virtual environments. Initially, this space will serve as a planetarium for astronomy classes.

Architect: NTD Architects  
Area: 88,590 sq. ft.  
Total cost: \$29.2 million  
Funding: Prop. R and State  
Bond Funds  
Projected groundbreaking:  
December 2005  
Projected completion date: June 2007

### **Cuyamaca College Parking**

This project will add approximately 300 parking spaces adjacent to Rancho San

Diego Parkway.

Engineer: BDS Engineering

Estimated cost: \$612,000

Funding: Lease revenue bond

Projected groundbreaking: May 2004

Projected completion: August 2004

### **Cuyamaca College Building 'O' Remodel**

The remodel will provide a new roof and a new heating, ventilation, and air conditioning system on the main building. Interior classroom upgrades will include

painting, and new lighting, ceilings, and flooring. The Greenhouse repairs will include replacement of the HVAC, piping, exhaust fans, electrical, and miscellaneous building repairs.

Architect: NTD Architects

Area: Remodel existing 9,169 sq. ft.

Initial projected cost: \$733,000

Funding: Prop. R and State scheduled maintenance funds

Projected construction start: Summer 2004

Projected completion: February 2005



**Cuyamaca College Auto Technology Center**

## ***First Annual Financial and Performance Audits***

An important requirement of the Prop. R Bond measure is the preparation of an independent financial and performance audit. The first such audit was completed for the fiscal year ending June 30, 2003. Caporicci & Larson was selected to conduct the audits, which were reviewed by the CBOC and accepted by the Governing Board.

### ***Excerpts from the Independent Auditor's Report:***

*From page 1*

In the Auditor's opinion, the financial statements present fairly, in all material respects, the financial position and results of operations and changes in fund balances for the Bond Fund of the District

as of June 30, 2003, in conformity with generally accepted accounting standards in the United States.

*From page 15*

We noted no matters involving the internal control over financial reporting and its operation that we considered to be a material weakness.

*From page 19*

There were no findings or questioned costs related to the performance audit of the Prop. R Bond Building Fund for the year ending June 30, 2003.

A copy of the full audit can be viewed on the CBOC web page at [www.gcccd.net](http://www.gcccd.net). Look for Prop. R News or Construction News.

## ***Moving Forward Website Best Source for Additional Information!***

Detailed information on projects, agendas, minutes from CBOC meetings, CBOC Bylaws, and other Prop. R information is available at [www.gcccd.net](http://www.gcccd.net). You are encouraged to visit the Web site.

## ***CBOC Work Plan for 2004***

The CBOC will meet on a quarterly basis to review the status of Prop. R projects. The Audit sub-committee will meet with the Auditor and review draft audit documents for the year ending June 30, 2004. The Construction sub-committee will meet to periodically conduct walk-throughs of construction projects as design work is completed and construction begins. Toward year-end, the Communications sub-committee will work on the 2004 Annual Report.

## ***Contact Us***

Members of the community are welcome to attend the Quarterly CBOC meetings, scheduled for January, April, July, and October of 2004. For meeting dates, times, and locations, check the [www.gcccd.net](http://www.gcccd.net) Web site, call 619-644-7762 or you may email us at [programinformation@gafcon.com](mailto:programinformation@gafcon.com).