



# Citizen's Oversight Committee Annual Report to the Community



**About Measure P:** In March 2002, the voters in the Pasadena Area Community College District (PACCD) approved Measure P, a \$150,000,000 General Obligation Bond measure to fund facilities replacement, reconstruction, and modernization of existing campus facilities. These facilities needs are identified in the Pasadena City College Facilities Master Plan 2010. This 10-year facilities master plan specifically identifies the projects funded by Measure P.

Work is continuing at a feverish pace to complete some major projects on the Pasadena City College campus. Meanwhile, planning for the next series of projects is moving ahead in a similarly rapid manner—so the PCC community can expect the construction activity to continue for several more years.

The remodeling of the Campus Center has undergone twists and turns—something that always happens anytime an existing building gets a completed redo all the way down to the structural components. Despite the surprises, the project is still expected to be completed on time and close to on-budget. Each time something else crops up, extra dollars are spent; however, a line-item was set aside just for such eventualities, so most or all of these expenses were covered. In the end, the building, now 45 years old, will be brought into the 21st century so that students for decades to come will enjoy its services. A completely new food service/dining area will highlight the renovation, along with a student lounge featuring high-speed Wi-Fi access.

Two new buildings are now well into the construction phase. The new Bookstore building, which will be home to the PCC Police and Safety Services station and Student

Business Services in addition to Bookstore, is also expected to open on time and on-budget. The steel superstructure has been completed for several months, so the focus now is on installing the walls and floors. Many of the electrical, mechanical, and plumbing tasks have been “roughed in,” and the project is progressing satisfactorily.

The Industrial Technologies Building has taken shape as the exterior walls have been framed, the roof and top floor have been poured, and the first-floor concrete pouring is now complete. The magnitude of the building now can be realized; it will be an imposing addition to the western campus and Hill Avenue. The Electrical, Electronics, Drafting, Building Construction, Automotive, Welding, and Machine Shops will all find their new homes in the Industrial Technologies Building.

The campus-wide Technology Infrastructure Upgrade project is within a few months of completion. The new telephone system has been activated, and the last of the new phones are being installed. The next phase will finish some of the important details of the telephone system, concentrating on transferring the computer networks into a state-of-the-art platform that can handle the demands of a large college.



Construction, modernization, and expansion of the Campus Center and clock tower is expected to be completed by summer of 2009.

With the new Center for the Arts designs drawn, the plans went to the Division of the State Architect at the end of October. DSA is the agency responsible for checking and approving the plans prior to construction bidding. The building will house the Visual Arts and Media Studies division and Performing and Communication Arts division. With the full input from all the faculty and staff who will work in the building, the Center for the Arts will be the capstone of Facilities Master Plan 2010. The design pays tribute to the best features of existing campus buildings, while also drawing on strong artistic themes to express that PCC's Center for the Arts is a hub of creativity. The project will be Leadership in Energy and Environmental Design-certified.

Of course, there are dozens of smaller projects that are being designed and completed. New elevators will be installed where needed; existing elevators that have become functionally obsolete will be completely rebuilt. A wheelchair lift is being designed for the front of the C Building, the main administration facility. A previous ramp design ultimately had to be discarded due to logistical problems that could not be resolved reasonably. During the last weeks of the summer

break, when classes are at a minimum, 25 classrooms were refurbished to bring them up to par for modern instruction.

There is one ray of sunshine that is peeking through the dark economic clouds: construction costs have softened. With the global economic downturn, particularly with the near-standstill in both residential and commercial construction, both labor and materials have become more plentiful, thereby lowering costs. Hopes are high that when the construction contract for the Center for the Arts is put to public bid next Spring, costs will fit comfortably within available funds.



A southwest view of the Industrial Technologies Building. The yellow exterior on the facility serves as a moisture barrier, which allows interior work to continue during the rainy season.



An artist's rendering of the Center for the Arts, which will be situated in the heart of the campus and house the Visual Arts and Media Studies division and Performing and Communication Arts division.

## Bond Expenditure Update

The accountancy firm of Vavrinek, Trine, and Day conducted an independent audit of the Measure P Bond fund for the year 2007-2008.

The auditors tested internal controls, disbursement of bond funds, and reviewed compliance and expenditure allowances under the Measure P initiative and projects list. The auditors tested expenditures charged to the Measure P bond funds. No exceptions were noted.

MEASURE P PROJECTS	BUDGET	AMOUNT EXPENDED As of June 30, 2008
Parking Structure —Completed	\$23,361,600	\$22,911,856
Industrial Technologies	\$24,309,200	\$6,844,789
Bookstore/Campus Center	\$27,359,600	\$11,482,327
Center for the Arts	\$46,598,200	\$941,214
Reconstruction/Upgrades	\$24,241,000	\$4,305,373
Construction Management	\$3,970,400	\$2,042,995
Environmental Impact Report —Completed	\$160,000	\$154,944
<b>TOTAL</b>	<b>\$150,000,000</b>	<b>\$48,683,548</b>

As of June 30, 2008 INCOME		
\$33,000,000	Series A	
\$65,000,000	Series B	
\$7,300,000	Series C	
\$28,350	Series B—U.S. Bank Reimbursement	
\$5,712	Series C—U.S. Bank Reimbursement	
\$8,798,755	Interest Income	
\$191,445	Local Revenue	
<b>TOTAL INCOME</b>	<b>\$114,324,262</b>	

EXPENDITURES		
\$1,335,054	2002/2003	
\$14,996,725	2003/2004	
\$8,118,688	2004/2005	
\$1,672,599	2005/2006	
\$2,706,243	2006/2007	
\$19,854,239	2007/2008	
<b>TOTAL EXPENDITURES</b>	<b>\$48,683,548</b>	

<b>BALANCE AVAILABLE</b>	<b>\$65,640,714</b>
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## Measure P Citizen's Oversight Committee

Measure P was approved by the voters under the legal requirements of Proposition 39, the Strict Accountability in Local School Construction Bonds Act, with a majority of 69.84 percent. As a condition of voter approval of the measure by 55 percent or more, Proposition 39 requires the appointment of an independent committee of citizens to oversee the expenditure of voter-approved bond funds. The PCC Citizen's Oversight Committee in-

cludes not only the statutorily required minimum membership of five prescribed positions, but an additional seven citizens nominated/appointed by the PACCD Board of Trustees. The Committee includes a representative from students, senior citizen's organizations, taxpayer groups, business and industry, an active member from either PCC's PTSA (Parent Teacher Student Association) or the Foundation, in addition to the seven trustee

nominations/appointments. The Citizen's Oversight Committee began meeting on Oct. 30, 2002, and has been meeting quarterly since. The committee's charge is to ensure the prudent use of taxpayers' dollars and that the expenditure of Measure P funds is only for those projects identified in PCC's Facilities Master Plan 2010 and the Measure P Projects List approved by the voters.

### Measure P Citizen's Oversight Committee

**Warren Weber**  
Taxpayer's Organization,  
Committee Chairman

**George Fasching**  
Area #7 Representative

**Jay Lammers**  
Area #6 Representative

**Laura Olhasso**  
Area #1 Representative

**John Campo**  
PCC Students

**Larry Fugal**  
Area #2 Representative

**Angie Mont-O'Brien**  
Senior Citizens' Organization

**Annie Yu Song**  
Area # 5 Representative

**Rita Elshout**  
Area #4 Representative

**David Jacobs**  
Local Business Organization

**Roberta Moon**  
Active in PTSA or PCC Foundation

**Note:** Area #3 Representative to be determined

## Message From the Committee Chairman



On behalf of the community members who serve on the Citizens Oversight Committee for Measure P Bond Funds, I am pleased to present our annual progress report. Our current construction is centered on the west side of the campus adjacent to Hill Street. These structures are the Campus Center, Bookstore, Police Offices, and the Engineering and Technologies buildings. They are progressing well—on or ahead of schedule—with minimal change orders. The PCC administration team has again shown its skill and commitment to delivering these projects on time and within budget. No small task in an era of ever-increasing construction costs. Each year we have an independent audit to verify the appropriate allocation and expenditure of our bond funds. We are charged to oversee these projects, and to report to the community on the status of these bond-funded projects. It is my hope that this report shows the progress we have made.

— Warren Weber