



CITIZENS' BOND OVERSIGHT COMMITTEE

Compton Community College District

1111 E. Artesia Boulevard - Compton, California 90221

MEETING AGENDA

Thursday, July 11, 2024, 5:00 P.M.

Compton College – Student Services Building, Room 113

I. Call to Order at 5:00 p.m.

II. Roll Call

Rodney Lister, Chair

Elizabeth Atkinson

Danielle Daniels

Adele Johnson

Linda Owens Jackson, Chief Facilities Officer

Mayra Castro Martinez

Crystal Faye Moore, Student Representative

Marjorie Shipp

Juanita Wright, Vice Chair

III. Introductions

IV. Pledge of Allegiance

V. Approval of Agenda

VI. Review/Approval of Meeting Minutes – April 11, 2024

A. June 13, 2024, meeting was cancelled due to no quorum.

VII. Public Comments on Agenda/Non-Agenda Items

VIII. Discussion

A. Citizens' Bond Oversight Committee 2022-2023 Annual Report – Dr. Abdul Nasser

B. Facilities Update – Dr. Linda Owens Jackson

C. Citizens' Bond Oversight Committee meeting schedule for the 2024-2025 year. All meetings will begin at 5:00 p.m.

1 July 11, 2024

2 September 5, 2024

3 November 14, 2024

4 February 13, 2025

5 April 10, 2025

6 June 12, 2025

IX. Committee Members' Comments

X. Next Regularly Scheduled Meeting: September 5, 2024, at 5:00 p.m.

XI. Adjournment

COMPTON COMMUNITY COLLEGE DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

April 11, 2024

MEETING MINUTES

I. Called to order at 5:03 p.m.

II. Roll Call

Members Present:

Rodney Lister, Chair

Elizabeth Atkinson

Adele Johnson

Crystal Faye Moore, Student Representative

Juanita Wright, Vice Chair

Linda Owens Jackson, Chief Facilities Officer

Member Absent:

Mayra Castro Martinez

Danielle Daniels

Marjorie Shipp

III. Introductions – Dr. Nasser introduced Ben Leavitt from CWDL.

IV. Pledge of Allegiance – The committee took a moment of silence instead of the Pledge of Allegiance due to there not being an American flag in the room.

Danielle Daniels arrived at 5:05 p.m.

V. Approval of Agenda

Motion to approve the Agenda made by Juanita Wright; seconded by Elizabeth Atkinson.

Motion carried.

Lister	Atkinson	Castro-Martinez	Daniels	Johnson	Moore	Shipp	Wright
Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes

VI. Review/Approval of Meeting Minutes – November 9, 2023

Motion to approve the November 9, 2023 meeting minutes made by Crystal Moore;

seconded by Juanita Wright. **Motion carried.**

Lister	Atkinson	Castro-Martinez	Daniels	Johnson	Moore	Shipp	Wright
Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes

VII. Public Comments on Agenda/Non-Agenda Items – None

VIII. Discussion Items

- a. 2022-2023 Measure C and Measure CC General Obligation Bond Financial Audit and Performance Audit Report – Ben Leavitt, CWDL

- i. Ben Leavitt shared a handout titled “Measure CC & Measure C Bond Construction Funds of Compton CCD” Audit Report Fiscal Year Ended June 30, 2023 that included Services and Deliverables; Components of the Audit Report; and Findings and Responses.
 - ii. Both Measure CC and Measure C Bonds are Measure 39 Bonds and an auditor is needed to make sure bonds are spent according to what the voters agreed upon.
 - iii. Ben Leavitt said the result was that Financials can be relied upon, which is the highest rendering. Both Measures CC and C Bond Construction Funds received a totally clean audit report and there were no findings.
 - iv. Danielle Daniels asked if we had a contract with CWDL in the past and Ben Leavitt responded that this is our first year working together.
 - b. Facilities Update – Dr. Linda Owens Jackson
 - i. Dr. Owens Jackson provided a handout and discussed updates to Instructional Building #2; Student Services Building; the Administration Building Renovation; PE Complex Replacement and Pool; Visual and Performing Arts; and the Vocational Technology Building Renovation.
 - ii. The committee shared gender concerns about housing. Danielle Daniels shared a concern about monitoring people who enroll to have housing and then dropping classes.
- IX. Committee Members’ Comments
 - a. Rodney Lister encouraged all committee members to attend Board Meetings.
- X. Next Regularly Scheduled Citizens’ Bond Oversight Committee Meeting:
 - Thursday, June 13, 2024 @ 5:00 p.m. in the Compton College Student Services Building, Room 113.
- XI. Adjournment - Meeting adjourned at 5:59 p.m.
 Motion to approve adjournment made by Rodney Lister; seconded by Danielle Daniels.
 Motion carried.

Lister	Atkinson	Castro-Martinez	Daniels	Johnson	Moore	Shipp	Wright
Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes

***Compton Community College District – 1111 East Artesia Boulevard
Compton, California 90221***



Citizens' Bond Oversight Committee **2022-2023 Annual Report**

Compton Community College District Citizens' Bond Oversight Committee Annual Report – Introduction

As outlined in Education Code Section 15278, the role of the Compton Community College District (CCCD) Citizens' Bond Oversight Committee is to "inform the public concerning the District's expenditure of revenues received from the sale of bonds authorized by the voters." Members are appointed for two years, with a three-term maximum. Members do not receive any compensation or benefits for their service. The committee meets a minimum of four times per year.

As mandated by Proposition 39, the CCCD Board of Trustees is required to appoint an independent citizens' oversight committee of at least seven individuals. Each member must represent one of the following constituencies: a local business, a senior citizen organization, a bona fide taxpayer's association, an enrolled student active in a student group, and an active member of a college-supporting organization, such as the foundation or a community advisory group. No District employee or official, vendor, contractor, or consultant may serve on the committee.

During the 2022-23 fiscal year, the Citizens' Bond Oversight Committee met a total of four times.

The following members served on the Citizens' Bond Oversight Committee during the 2022-23 fiscal year:

Elizabeth Atkinson, Community Representative
Danielle Daniels, Community Representative
Adele Johnson, Community Representative
Rodney Lister, Senior Organization Representative
Mayra Flor Castro Martinez, Community Representative
Crystal Moore, Student Representative
Marjorie Shipp, Community Representative
Juanita Wright, Community Representative

Executive Summary

The charter of the Compton Community College District Citizens' Bond Oversight Committee is to inform the public concerning bond revenue expenditures and to actively "review and report" on the expenditure of these funds. Our committee comprises a cross-section of the citizenry who have volunteered their time to represent various constituencies and fulfill the responsibilities listed above.

During this year of existence, the committee has met regularly to assess the progress of various facilities projects. This Annual Report of the Compton Community College District Citizens' Bond Oversight Committee documents the results of these activities and serves to fulfill the basic tenets of the charter.

CWDL, CPA issued the independent financial and performance audit for the fiscal year ending June 30, 2023:

https://www.compton.edu/district/citizens-bond-oversight/audits/CCCD-Prop-39_MeasureCC_MeasureC_2022-2023-Audit-Report.pdf

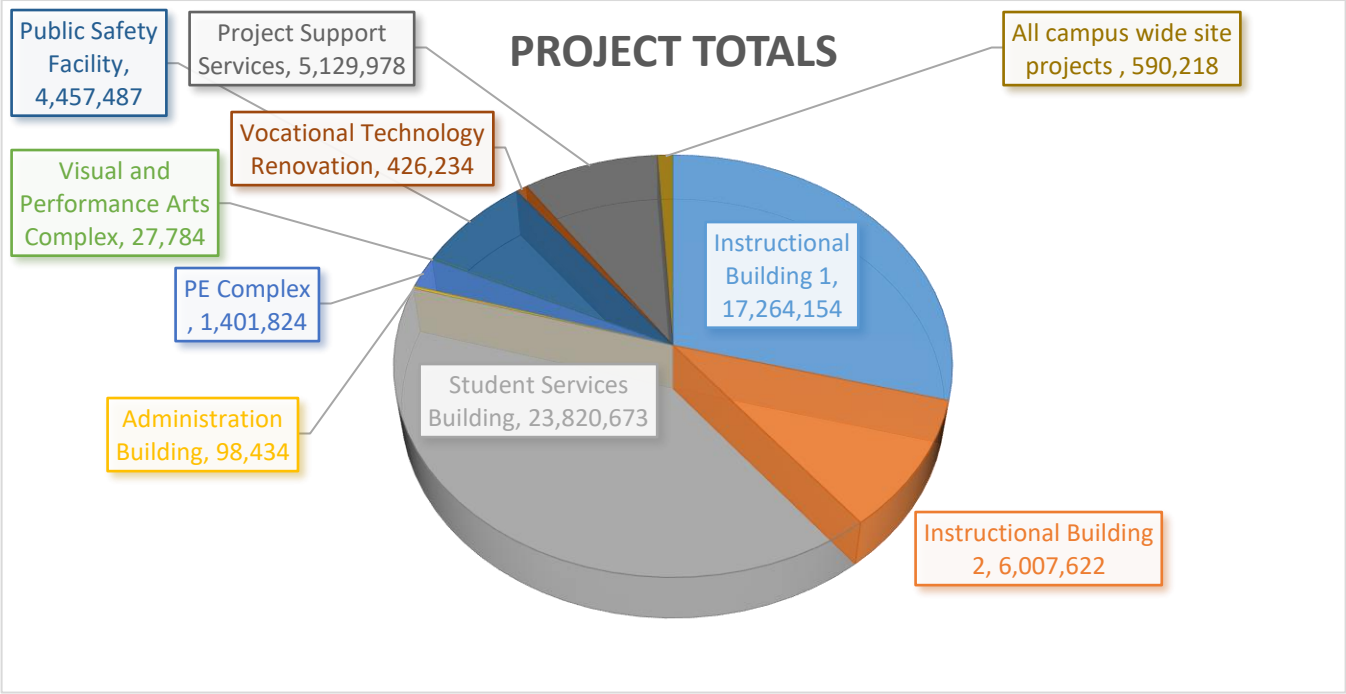
The committee examined and reviewed this audit at their meeting on April 11, 2024.

A summary of Bond Expenditures on June 30, 2023:

	Cummulative Total Jun 30, 2021	Expenditures During FY22	Expenditures During FY23	Cummulative Total June 30, 2023
New Construction				
Instructional Building 1	\$ 13,589,218	\$ 3,038,967	\$ 635,968	\$ 17,264,154
Instructional Building 2	4,013,660	1,993,962		6,007,622
Student Services Building	12,022,004	7,170,156	4,628,513	23,820,673
Administration Building	96,382	1,920	132	98,434
PE Complex	1,105,400	296,424		1,401,824
Visual and Performance Arts Complex	26,760	1,024		27,784
Public Safety Facility	4,457,487			4,457,487
Renovations	-			-
Vocational Technology Renovation	376,724	32,010	17,500	426,234
Project Support Services	5,125,914	4,064		5,129,978
Campus-Wide Projects	-			-
All campus wide site projects	590,218			590,218
	\$ 41,403,768	\$ 12,538,527	\$ 5,282,113	\$ 59,224,408

Measure CC/C Facilities Bond Program

June 30, 2023



Measure CC/C Facilities Bond Program

Construction Schedule

July 1, 2022 – June 30, 2023

PROJECT	2022						2023					
	J	A	S	O	N	D	J	F	M	A	M	J
Instructional Building #2												
Student Services Building												
Administration Building Renovation												
Vocational Technology Renovation												
Physical Education Complex												
Visual and Performing Arts Complex												

	DESIGN
	DSA REVIEW/APPROVAL
	BID / AWARD
	CONSTRUCTION

Statement of Compliance

In compliance with requirements of Article XIII A, Section 1 (b)(3) of the California Constitution and meeting requirements of the Certificate of Disclosure contained herein, we the undersigned members of the **2022-23 Citizens' Bond Oversight Committee** do verify that this is a true and valid Annual Report.

In particular, bond revenue has been expended only for the purposes so described in Measure CC/C and no funds were used for any teacher or administrator salaries or other operating expenses as prohibited by Article XIII A, Section 1 (b)(3)(a) of the California Constitution.

2022-23 Citizens' Bond Oversight Committee

Rodney Lister, Chair

Juanita Wright, Vice Chair

Elizabeth Atkinson

Danielle Daniels

Adele Johnson

Marjorie Shipp

Mayra Castro Martinez

Crystal Moore

2022-2023 Citizens' Bond Oversight Committee

Terms: Each member shall serve a term of two (2) years, commencing as of the date of appointment. No member may serve more than three (3) consecutive terms. At the Committee's first meeting, members draw lots or otherwise select a minimum of two members to serve for an initial one (1) year term and the remaining members for an initial two (2) year term. Members whose terms have expired may continue to serve on the Committee until a successor has been appointed.

2022-2023 Citizens' Bond Oversight Committee Members

<u>Name</u>	<u>City</u>	<u>Occupation</u>	<u>Representing</u>	<u>Term(s)</u>
Elizabeth Atkinson	Compton	Social Worker, Los Angeles County Dept. of Public Social Services	Community	12/16-12/18 12/18-12/21 12/21-12/23
Danielle Daniels	Compton	Licensed Social Worker United States Department of Veterans Affairs	Community	7/19-7/21 7/21-7/23
Adele Johnson	Compton	Retired teacher	Community	11/17-11/19 11/19-11/21 11/21-11/23
Rodney Lister	Compton	Financial Analyst	Senior Organization	7/19-7/21 7/21-7/23
Mayra Flor Castro Martinez	Paramount	UCLA Labor Center	Community	7/19-7/21 7/21-7/23
Crystal Moore	Compton	Student	Student	7/21-7/22
Marjorie Shipp	Compton	Retired	Community	3/15-3/17 3/17-3/19 3/19-3/21
Juanita Wright	Compton		Community	7/19-7/21 7/21-7/23

2022-2023 Citizens' Bond Oversight Committee BIOGRAPHIES

Elizabeth Atkinson

Atkinson is a social worker for in-home supportive services at the Los Angeles County Department of Public Social Services, where she has worked since 1989. The Compton resident is involved in many civic organizations, including serving on the City of Compton Planning Commission, City of Compton Commission for Women, Compton High School Alumni Association, California Democratic Party Los Angeles Central Committee; Service Employees International Union Local 721 Steward; and Service Employees International Union Local 721 Committee on Political Education. She received an associate degree in psychology from Compton Community College and a bachelor's degree in psychology from California State University, Dominguez Hills.

Danielle Daniels

Danielle Daniels is currently employed at the United States Department of Veterans Affairs Long Beach Healthcare Systems as a Licensed Social Worker. She is a graduate of Compton College and received her master's degree in social work from USC and a master's degree in public administration from Cal State Dominguez Hills. Daniels has over 15 years of professional public service experience and over five years of professional private sector experience. She brings a wealth of community engagement experience, volunteer work, and successful professional skills working with various levels of personnel such as executive leadership community partners/department heads, and elected officials. She has also served as the clerk of Orange County's Mental Health Board and is familiar with the Brown Act and Roberts' Rules of Order. As an alumna of Compton College, she says she has personal experience of what it is like to be a student on this campus and is knowledgeable of areas needed for improvement and increased opportunity.

Adele Johnson

Adele Johnson retired after 38 years of service as a teacher and counselor with the Los Angeles Unified School District. She received her bachelor's degree from Southern University in Louisiana, and her counseling credential from Pepperdine University. Johnson is a member of Delta Sigma Theta Sorority and has served on various committees concentrating on community outreach.

Rodney Lister

Rodney Lister has over 30 years of public sector employment in the cities of Compton, Inglewood, and Las Vegas, Nevada. He has been involved in the bonding process of several multimillion-dollar public bonds, including repayment schedules and oversight, and has experience with bond applications and administration. Lister has worked as a financial analyst and business services specialist and has procured several bonds utilizing federal dollars for repayment. Rodney Lister received his bachelor's degree in political science from Pepperdine University, and a master's degree in public administration from the University of Nevada, Las Vegas. He believes that as a resident of Compton and former Compton College student, he has a vested interest in seeing the college continue to grow in every facet.

Mayra Flor Castro Martinez

Mayra Flor Castro Martinez is currently employed by the University of California, Los Angeles at the UCLA Labor Center where she is required to build budgets and account for expenditures for their

programs. Martinez received her Bachelor of Arts in political science and journalism from Cal State University, Long Beach.

Marjorie Shipp

Marjorie Shipp was born in Basile, Louisiana, and moved to Compton in 1958. She earned both a master's degree in education and a bachelor's degree in diversified education from the University of Southern California. Shipp attended Compton Community College where she earned an associate degree in 1969.

Juanita Wright

Juanita Wright received her associate degree in business from Los Angeles Harbor College and has previously served on the Assembly District 64 Water Commission (Mike Gipson), the Planning Commission for the City of Compton, and as a board member of the Boys and Girls Club of Watts/Willowbrook.

Crystal Moore, Student Representative

Compton College student Crystal Moore was elected by her peers to serve as the Commissioner of Activities for Compton College's Associated Student Government (ASG). As an ASG officer, she aims to promote a dependable and fulfilling experience for all Compton College students. She is currently in the Compton College Nursing Program and plans to transfer to California State University, Long Beach to continue her studies. Her goal is to earn a master's degree in nursing and become a nurse practitioner.

July 1, 2022 through June 30, 2023

Summary of committee's proceedings and activities for the preceding year.

Meetings of the Citizens' Bond Oversight Committee

The Committee conducts its meetings in accordance with provisions of the Ralph M. Brown Public Meetings Act, Government Code Sections 54950 et seq. Meeting notices and agendas are sent to members of the Committee within the required period of time and posted on the Administration Building Announcement Board.

Meeting notices and all documents and reports received by the Committee members are a matter of public record and are made available on the Compton Community College District website:

<https://www.compton.edu/district/citizens-bond-oversight/index.aspx>

Agendas and minutes are posted online at: <https://www.compton.edu/district/citizens-bond-oversight/cboc-agendas-minutes.aspx>.

Construction Update

During the 2022-2023 Fiscal Year, the <https://www.compton.edu/about/masterplan/docs/Compton-College-2024.pdf> was finalized and included a combined major update to the Facilities, Technology, Staffing, Enrollment Management, Equity and Program Review master plans. These plans include recommendations for new construction and renovation projects and support the needs of current students while anticipating the facilities needs of the future to help students succeed.

Projects with construction in progress in 2022-2023:

- Instructional Building #2
- Student Services Building

Projects with ongoing planning and design in 2022-2023:

- Administration Building Renovation
- Vocational Technology Building Renovation
- Physical Education Complex Replacement
- Visual and Performing Arts Complex Replacement

COMPTON COLLEGE FACILITIES UPDATE



OUR PROMISE, OUR FUTURE

The Compton College campus continues to improve thanks to funds from Measure CC and Measure C supported by voters in 2002 and 2014, respectively. Upcoming facilities projects in the design and/or construction stages at Compton College include:



RESIDENTIAL STUDENT HOUSING PROJECT

\$80.4 million (Funded by 2022-2023 state grant under AB 183)

Est. Completion: Winter 2026



VISUAL AND PERFORMING ARTS COMPLEX

\$16 million

Est. Completion: Fall 2026



PHYSICAL EDUCATION COMPLEX

\$45.6 million, replacement project

UPCOMING RENOVATION PROJECTS INCLUDE:

- Administration Building - \$2.5 million
- Vocational Technology Building - \$7 million
- MIS / Math Science Buildings - \$7 million
- Child Development Center - \$5.4 million

A comprehensive Facilities Master Plan (available online at www.compton.edu) is utilized by the Compton Community College District as a guide for new construction and renovation projects on district grounds.

It supports the needs of current Compton College students and anticipates facilities needs of the future.

JULY 2024



TO: Dr. Keith Curry, President/CEO
FROM: Dr. Linda Owens Jackson, Chief Facilities Officer
DATE: July 10, 2024
SUBJECT: Compton College and Compton Community College District Construction Projects

I. Student Services Building (SSB) – BOND

The Architect of Record is tBP Architecture. The Project Manager is PCM3. TELACU is the General Contractor. The Project Budget is \$25.2 Million. Interior punchlist work continues after business hours. Nexus is expecting final delivery of outstanding furniture mid-August.

II. Administration Building Renovation – BOND

The Architect of Record is tBP Architecture. The Project Manager is PCM3. MLC is the General Contractor. The Administration Building Renovation started December 18, 2023. Since Row Building C and a small section of Building D will remain in place, former occupants (CEO/Staff) were relocated to Building D27/29. The Mail Room was relocated to the Print Shop in C-29A. An RFP for Admin Bldg HVAC and Roof Replacement is out for bid with bids due in August. Construction continues on schedule. The Construction Budget NTE \$2.5 million.

III. Vocational Technology Building Renovation – BOND

The Architect of Record is tBP Architecture. The Project Manager is PCM3. tBP continues to work with the District to design the renovations of the Voc Tech within budget. Project scope meeting (including possible addition of a Whisper Room) are ongoing. The SMOG Referee contract should be extended through June 2024. On March 14, 2023, the District submitted the FY 2024 Community Project Request Form to the Office of Congresswoman Maxine Waters and received \$850,000 in assistance to renovate the Voc Tech. The updated project budget amount is just over \$13.6 Million.

IV. MIS / Math Science Buildings Renovations – BOND

The Architect of Record is tBP Architecture. The Project Manager is PCM3. The first phase of the MIS Project -a multi-phased project- upgraded our internet/data infrastructure and was completed in 2011. The next phase will renovate the MIS office area due to an increase in our IT staff/services. The last phase will renovate the Math Science Building after the Voc Tech Bldg is renovated. The District renovated C-39 to temporarily house the MIS staff while the MIS building is under design and renovation. The Math Science Project will be a multi-phased project to minimize disruption to classrooms and labs during construction. The updated budget amount is \$8.3 Million.

Compton College Projects Update continued...

V. Child Development Center (CDC - Abel Sykes – Building T) Renovation – BOND

The Architect of Record is tBP Architecture. The Project Manager is PCM3. The CDC/Building T Renovation project will include upgrading existing finishes, plumbing, electrical and HVAC. A Final Project Proposal (FPP) for the CDC Renovation will be re-submitted for Board and State FPP consideration in the annual 5 Year Construction Plan for 2026/27 budget year. The estimated CDC Project Budget is \$5.2 Million.

VI. Instructional Building #2 – BOND/STATE

The Architect of Record is tBP Architecture. The Project Manager is PCM3. TELACU is the General Contractor. Construction is ongoing. Exterior and interior work is ongoing. Expected construction completion was December 18, 2023, per letter from TELACU with relocation of staff planned for January 26, 2024. Unfortunately, TELACU's December 2023 date was not met. Although, we are still awaiting some building keys, the Staff move date was June 14th. Demolition of Buildings E and F is complete. Building D should begin demolition by mid-July of 2024. The Project Budget is \$25.6 Million.

VII. PE Complex Replacement – BOND/STATE

The Architect of Record is Struere, Inc. The Project Manager is PCM3. The District received final approval from DSA. Soil mitigation work is required for the new PE complex (may cost an additional \$5.8 million dollars and protect the new structure. Dr. Curry has set aside funds.) All bids from initial bid were rejected on the December 2023 board agenda. PCM3, Struere, and District are reviewing documents for value engineering and rebid. Struere received an amendment for additional services to do a change to design drawings (\$156k) and soil abatement issue (\$493k). Currently, the project budget is \$52 Million.

VIII. Visual and Performing Arts (VAPA) – STATE/BOND

The Architect of Record (AOR) is Struere, Inc. The Project Manager is PCM3. The original scope of the Visual and Performing Arts Project was to demolish three existing buildings in Y-area and construct a new one-story building to house music, theater, and dance; however, the DSA has requested additional structural upgrades to the Little Theater. Although the State approved the District moving to the next phase, the District amended Struere's contract to include additional work based on updated draft JCAF 32. Destructive testing was completed on the east wall of Little Theater. The district has submitted ground water level information to DSA for next steps for the overall project. The current approved project budget is \$13.4 Million.

IX. Residential Student Housing Project – STATE

The Architect of Record (AOR) is RPI. The Construction Project Manager is Gafcon/Volz. The Project will build and operate a 250+ bed, three-story modular structure to house low-income and homeless full-time students **and their families (allowable per letter from State)**. The structure will set at the northeast end of campus. The design package was approved by DSA. However, there are additional revisions required. The District rejected all bids in May 2024. Gafcon/Volz will assist with Value Engineering the documents for rebid and the RFP for management/operator for the project. They will also work with preparing the District for a 24/7 campus. Chancellor's office has requested documents in preparation for funding changes. The approved project budget is \$80.3 Million.