



# El Camino College



## **Citizens' Bond Oversight Committee Annual Report 2021-22**



# Executive Summary

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The El Camino Community College District (ECCCD) was successful at the November 5, 2002 election in obtaining authorization from the district's voters to issue \$394 million in general obligation bonds. District voters also gave the ECCCD authorization following the November 5, 2012 election to issue \$350 million in general obligation bonds.

The elections were each conducted under Proposition 39. Pursuant to Section 15278 of the Education Code, the ECCCD established an oversight committee to satisfy the accountability requirements of Prop 39. In March 2013, the El Camino Community College District Board of Trustees confirmed that the Citizens' Bond Oversight Committee initially established for the 2002 Measure shall have the duties and rights set forth in the committee's bylaws with oversight responsibility over both 2002 Measure E and 2012 Measure E.

The charter of the El Camino 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. The El Camino Community College District's committee comprises a cross section of the citizenry who have volunteered their time to represent various constituencies, and fulfill the responsibilities listed above.

During the 2021-22 fiscal year, the committee met on a regular basis; reviewing expenditures, touring campus renovations, asking questions, and expressing observations and recommendations. This Annual Report of the El Camino Community College District Citizens' Bond Oversight Committee documents the results of these activities and serves to fulfill the basic tenets of the charter.

By law, the Citizens' Bond Oversight Committee membership is comprised of at least seven members who are selected from different groups in the local community. The committee consists of a representative that is active in a business organization located within the district, a member active in a senior citizens organization, a student enrolled at the college, an active member from a taxpayer's organization and a member in an organization that supports the college (i.e. member of an advisory council or Foundation).

Accompanying this report and available on the ECC website are the agendas and minutes of the open public meetings, as well as the independent audit for the fiscal year ending June 30, 2022 performed by the firm of Clifton Larson Allen. The committee examined and reviewed this audit. For the fiscal year ending June 30, 2022, the District complied with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution.

**Mr. Gino DiGregorio, Chair**  
*El Camino Community College District*  
*Citizens' Bond Oversight Committee*

# Citizens' Bond Oversight Committee

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<b>Name</b>	<b>City of Residence</b>	<b>Occupation</b>	<b>Representing</b>	<b>Length of Term</b>
Lou Bahar	Manhattan Beach	Retired	Senior Representative	Three Years 4/18-4/24
Dr. Don Brann	El Segundo	Member of the El Segundo City Council	Business Representative	Three Years 4/19-4/22
Karina Ramirez		Student Trustee	Student Representative	One Year 7/21-6/22
Laurie McCarthy	Manhattan Beach	Retired	Community Representative	Three Years 4/19-4/25
Gino DiGregorio	Manhattan Beach	Managing Director at Accenture	Foundation Representative	Three years 6/20-6/23
Chris Taylor	Torrance	Director of System Engineering at Northrop Grumman Aerospace Systems	Community Representative	Three years 6/20-6/25
Siannah Collado Boutte	Hermosa Beach	Deputy District Attorney at the Los Angeles County District Attorney's Office	Taxpayer Representative	Three years 5/220-5/25
Dr. Blake Silvers	El Segundo	Superintendent Wiseburn USD	Business Representative	Three years 5/22-5/25

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*Each term may be repeated once. Student members serve one year only.*



# Citizens' Bond Oversight Committee

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**Lou Bahar** is a Manhattan Beach resident, Foundation donor, scholarship supporter and ECC alumna. She started her business career at ECC with Intro to Business, Business Law and Basic Accounting. She loved accounting so much she transferred to CSULB to complete her four-year degree and received a bachelor's degree in accounting. She went on to work in various accounting jobs; finally working for her husband's floor covering distribution company before retiring. She is still a student at ECC and a lifelong learner! Born in Chicago, she happily moved to Los Angeles in her early 20s. Ms. Bahar lived in Redondo Beach for about 10 years and then moved to Manhattan Beach in 1980 and has lived there ever since.

**Ms. Laurie McCarthy** is a retired investment banker who earned an MBA from the UCLA Anderson School of Management and a BS in Nursing from UCLA. She has extensive experience in corporate finance, corporate bond issuance and merger, and acquisition financing. She has served on the Finance and Investment Committees of the UCLA Foundation, scholarship committees of the UCLA Alumni Association, and has chaired various public school and athletic team endeavors in the South Bay. Currently Ms. McCarthy is a member of the El Camino College Foundation Board and serves on the finance committee. Ms. McCarthy is a lifelong learner who is currently studying French and Art History at El Camino College. She and her family have resided in Manhattan Beach for over 30 years.

**Dr. Don Brann** has over 25 years of experience in education, most recently through his leadership of the Wiseburn Unified School District. He has served as a school Superintendent in six districts, and founded the Da Vinci Schools in the Wiseburn District in 2008. He has led four successful bond initiatives over his extensive experience as an educator. A resident of El Segundo, Dr. Brann is currently serving as a member of the El Segundo City Council. Dr. Brann earned a BS in Business and an Ed.D. in Education at the University of Southern California. He is a graduate of El Camino College, was recognized as an ECC Distinguished Alumni, and is a member of the El Camino College Foundation President's Circle.

**Ms. Siannah Collado Boutté** was a Deputy District Attorney at the Los Angeles County District Attorney's Office. During the eight plus years as a Deputy DA, Ms. Boutté also worked at the Glendale, El Monte and Inglewood offices where she handled misdemeanor and felony cases from arraignment through trial. Ms. Boutté taught Project LEAD for over 10 years for inner city 5th graders at Centinela Elementary School in Inglewood and Rosa Parks Elementary in Lynwood. She attended El Camino College where she was the student representative on the Board of Trustees and graduated with an A.S. in Business Administration. Ms. Boutté is a member of the League of Women Voters.

**Dr. Blake Silvers** began as Wiseburn USD Superintendent, July 1, 2018, after a decade of experience as principal of Dana Middle School. During Silvers' tenure at Dana Middle School, the campus was named a National Forum School to Watch, a California Distinguished School and a Gold Ribbon School. Dr. Silver is an active member of the El Segundo Chamber of Commerce.

**Gino DiGregorio** is a Managing Director at Accenture, a global professional services firm committed to helping organizations transform in ways that change how the world works and lives. He received his MBA from the University of Chicago Booth School of Business, and a BS in Engineering Science from Trinity University in San Antonio, Texas. He works as a client account lead for global financial services clients. Mr. DiGregorio has been a member of the El Camino College Foundation Board since 2016 and is on the board for Back on My Feet Los Angeles.

**Chris Taylor** is Director of System Engineering at Northrop Grumman Aerospace Systems. Mr. Taylor has 18 years of technical, operations, and program management experience in the Space Systems. Mr. Taylor attended Tuskegee University graduated with a bachelor's degree in Electrical Engineering and earned a Master of Science in Electrical Engineering from University of California, Berkeley. Chris has served as a volunteer helping to develop a STEM program at the Boys and Girls Club in Lomita. Chris has supported recruiting efforts at UCLA, UC Berkeley, and national diversity conferences. Chris is member of Wiseburn's Juan Cabrillo PTA, Site School Council.

## **Karina Ramirez (Student Representative)**

Karina Ramirez is a second-year political science student at El Camino who currently serves as the Student Trustee of El Camino College's Board of Trustees and as an Executive Member of the Associated Students Organization. Throughout her time at ECC, Karina has become involved in various clubs, programs, and committees such as the Student Equity Advisory Council, Students' Voter Project Committee, and Open Education Resource Committee. For work, Karina further helps students as a Student Ambassador under the Department of Outreach and School Relations. Karina plans to graduate from El Camino College in the Spring of 2022 with an associates' in both political science and communications.

# July 1, 2021 through June 30, 2022

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El Camino College continues to enhance the campus consistent with the original goals of the Measure E bond funded building program. During the current time reporting period of July 1, 2021 through June 30, 2022 we are pleased to note the following status for the projects still in planning or work:

## Milestones:

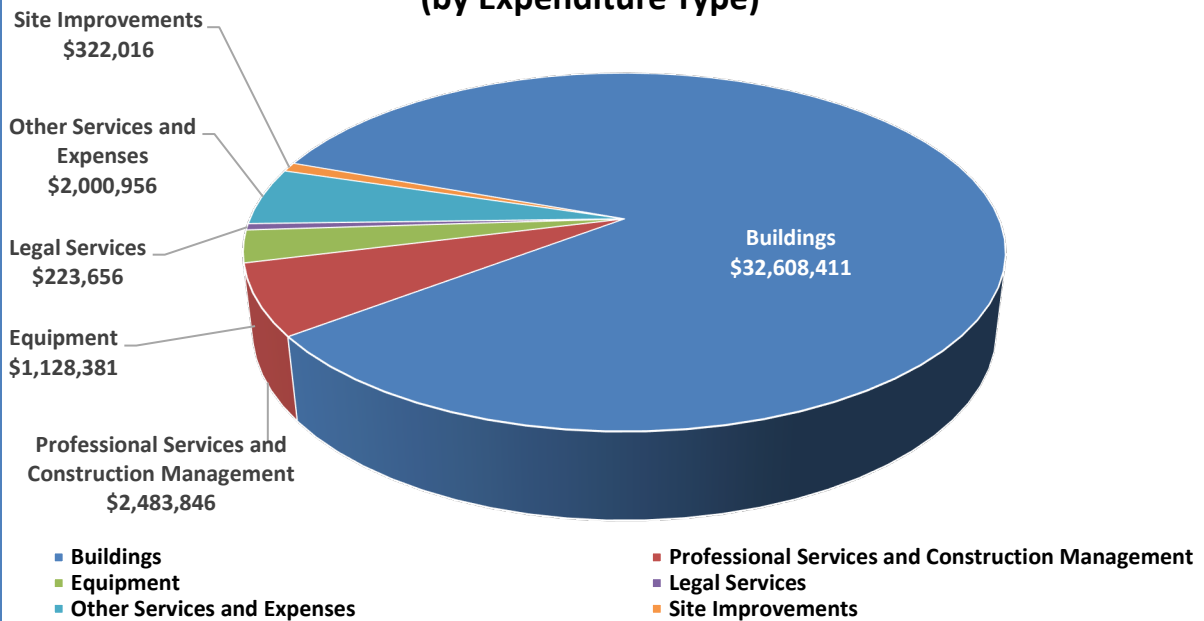
- **El Cappuccino Café:** Construction of a new food service area at the first level on the northeast corner of the existing Bookstore Building. The cafe will supply healthy light food fare and drinks for students, employees and guests on campus. The café was soft opened prior to the end of June 2022 and completion paperwork has been filed to finalize the project.
- **Construction Technology:** A covered 10,500 square foot 4 bay outdoor construction instruction area which will allow full scale building structures to be built under it allowing year round instructional activities. While the area was substantially completed during the second quarter of 2022, additional statements of work have been requested by faculty to make the area more fully able to deal with subsequent site requests that are related to the instructional program. While the bond expenditures are complete, the college will be sourcing funds from other budget centers to enhance the area. Enhanced work is anticipated to be completed during the 2023-2024 fiscal year if not earlier.
- **Modular Village:** This is a new project required due to swing space issues related to the eventual Music + Theater plus Demolition Project activities. Located in Parking Lot L on the south side of Redondo Beach Boulevard, the project will include a Dance and Pilates Studio with a sprung floor, Wellness Center, restrooms and lockers and area for the El Camino College Warrior Pantry and Wardrobe activities. Encompassing about 13,440 square feet with 4 buildings, the area will provide a welcoming outdoor space for students and help support student outreach and college community support activities. Utilizing modular buildings, the project was conceived in early 2022 and is fast tracked for planned completion in 2023 utilizing financial resources from several different programs including Measure E funds.
- **Student Health Service Building:** This project was initiated during early 2022 along with the Modular Village due to swing space and student health program needs. Located immediately north of the ECC Planetarium on the old BBHM portables area, the roughly 4,000 square foot modular building will house primary student health needs including examination rooms, staff and administrative personnel offices, conference room, lobby area and restrooms. This project is also fast tracked for planned completion in 2023 utilizing financial resources from several different programs including Measure E funds.
- **South Bay Regional Public Safety Training Center:** Utilizing the far western area of Parking Lot L south of Redondo Beach Boulevard, this project will leverage grant money from the State of California with Measure E, El Camino capital assets and contributions from the greater local area to complete design, build and operate a training center for aspects of public safety starting with Fire Academy activities. The project is benefiting from infrastructure work related to the adjoining Modular Village and is moving thru various contractual and user agreement activities. While the project was initially conceived in years prior to the current reporting period, it has started to make identifiable planning progress and it is expected to break ground prior to the end of September 2023.

- **Student Activities Relocation:** The “Communications Building” at El Camino College has been reimagined for a number of different uses for Student Activities. Areas have been identified and remodeled and refurbished for the Associated Students Organization (ASO), Inter-Club Council (ICC) and other areas of dedicated space for Black Students Union as well as department offices, conference rooms, student club storage and a break area. Additional classroom space has also been identified for future use. Most of the activities have been completed as of June 2022.
- **Art Complex Building:** A new signature building for El Camino College will be the new Art Complex building near the center of campus. A state-of-the-art facility for space planning, instructional use, museum and art display, faculty offices and classrooms as well as top quality student use fixtures and equipment will help position the Art program as the leading art program in our region. Under design and construction for several years as of June 2022, the building should have substantial completion in the first quarter of 2023 followed by occupancy and use for the 23-24 school year.
- **Behavioral & Social Sciences Building:** Adjacent to the Art Complex building, this new building is also a signature building for El Camino College. Conceived and designed to gather all of the behavioral and social sciences disciplines in one area to maximize student and faculty engagement, this building should achieve substantial completion soon after the Art Complex Building and occupancy and use for the 23-24 school year possibly by September 2023.
- **Art & BSS Grounds and landscaping:** preliminary and partial landscaping has been completed. Additional landscaping, art work installation and construction trailer area clean up and planting should be completed prior to June 2024.
- **Demolition of existing structures:** As a result of building some of our new buildings, El Camino College has a contractual obligation to demolish certain existing structures per agreements with the State Chancellor’s Office. The demolition of existing structures such as the North and South gyms and the existing Art and Behavioral Sciences building will be very significant activities requiring high levels of coordination for safety, campus access and student and faculty use of the campus. While these issues have always been known, extensive activity will begin for these statements of work in 2022-2023 and beyond.
- **Music + Theater Building:** Conceived, designed and put into the Division of State Architect in prior years, El Camino College has started to receive actionable information for moving this building forward in late 2021-22 fiscal year. Located in the general areas that will be cleared with the previously noted demolition of the existing Art and Behavior Sciences buildings, this building will move forward after the demolition projects are completed with a combination of Measure E, State grant and capital resources.
- **Other projects:** In addition to the projects already noted, there are a number of projects in the design, approval or final planning stages prior to the actual implementation of construction work. These projects include, but are not limited to – ADA access, signage and wayfinding, traffic light improvements at Crenshaw and Manhattan Beach Boulevards, Marquee signs and Information Technology and Security activities.

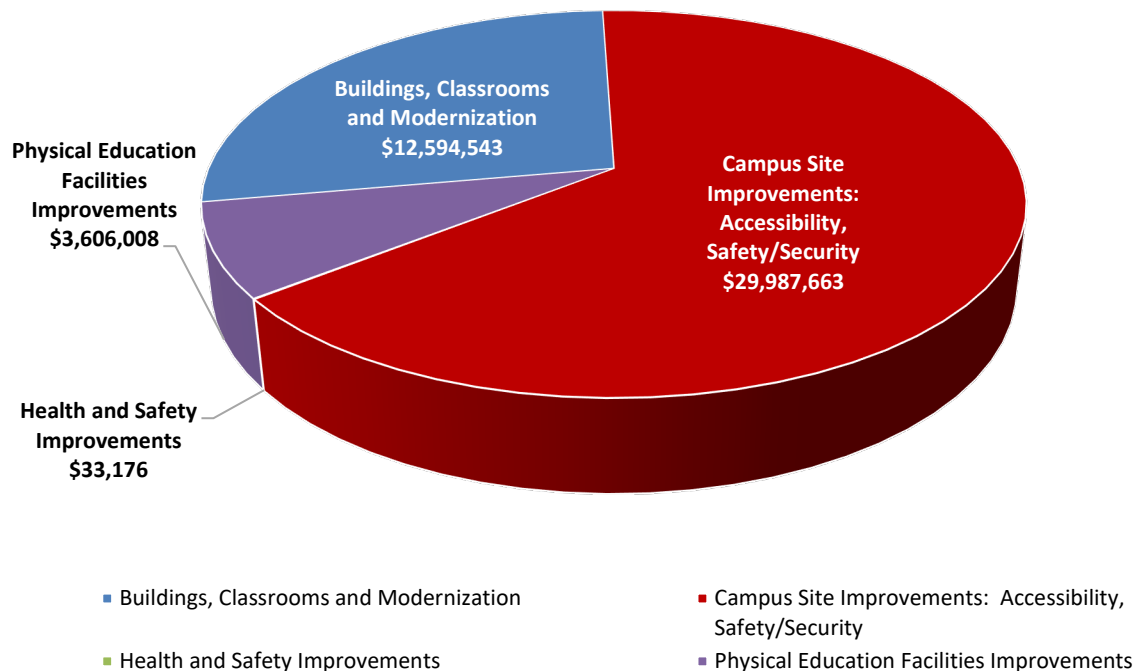
### Challenges:

- A continuing challenge is minimizing the disruption to campus programs and operations stemming from the large amount of construction activities. As construction of future projects begins in the core of the campus, noise, disruption and access will be increasingly difficult.

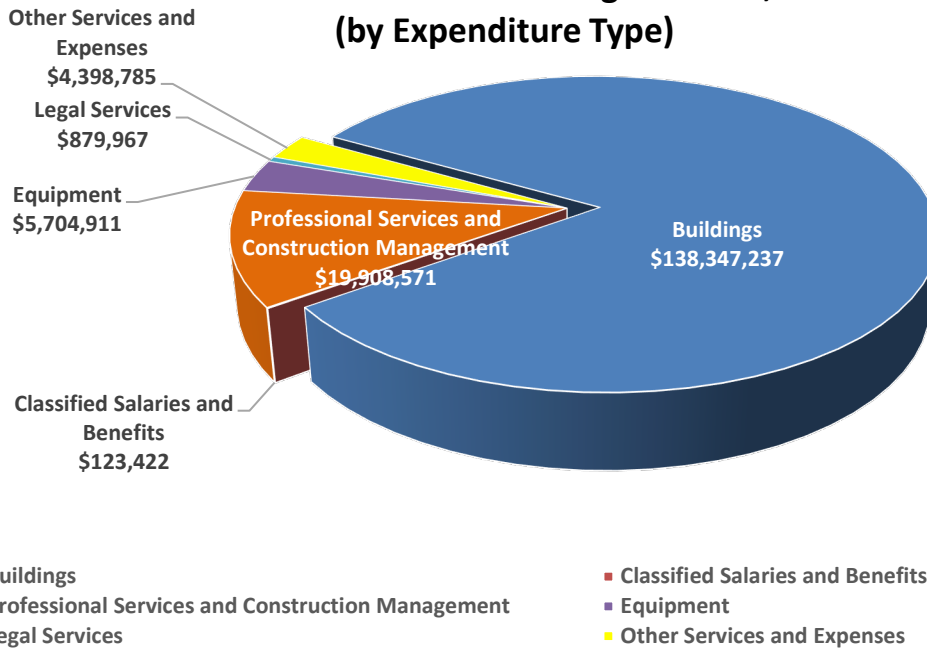
**2012 Authorization General Obligation Bond Expenditures  
Fiscal Year 2021-22 Only  
(by Expenditure Type)**



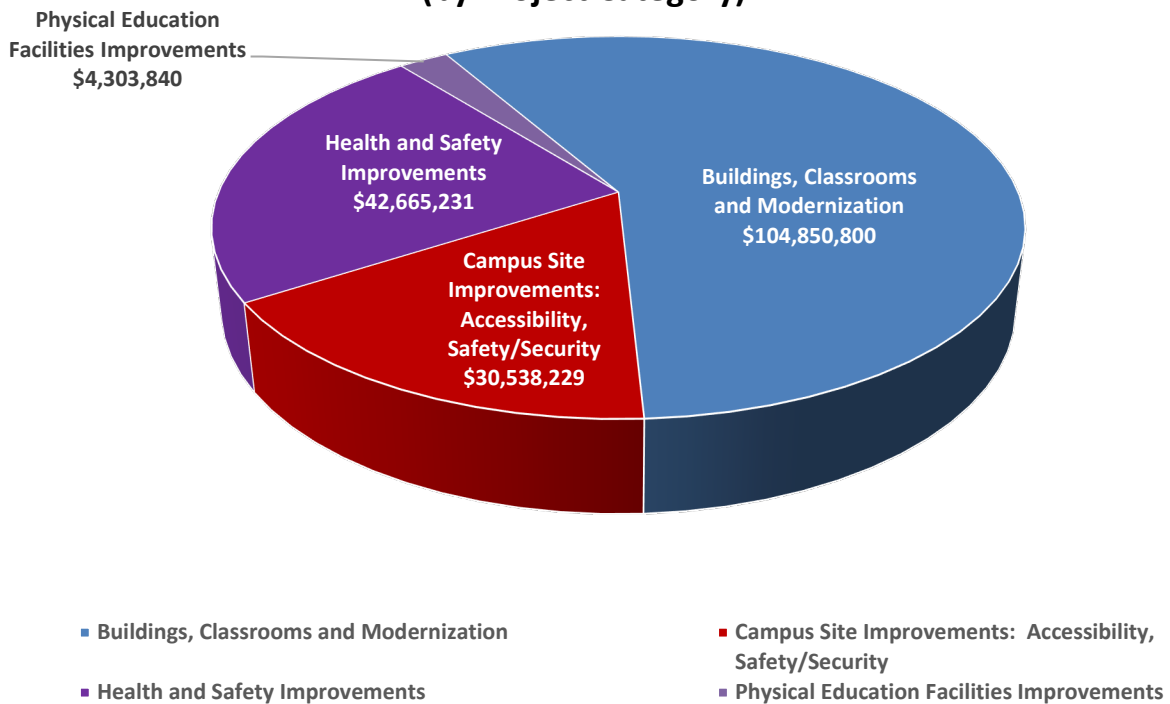
**2012 Authorization General Obligation Bond Expenditures  
Fiscal Year 2021-22 Only  
(by Project Category)**



**2012 Authorization General Obligation Bond Expenditures  
Cumulative FY 2011-12 through June 30, 2022  
(by Expenditure Type)**

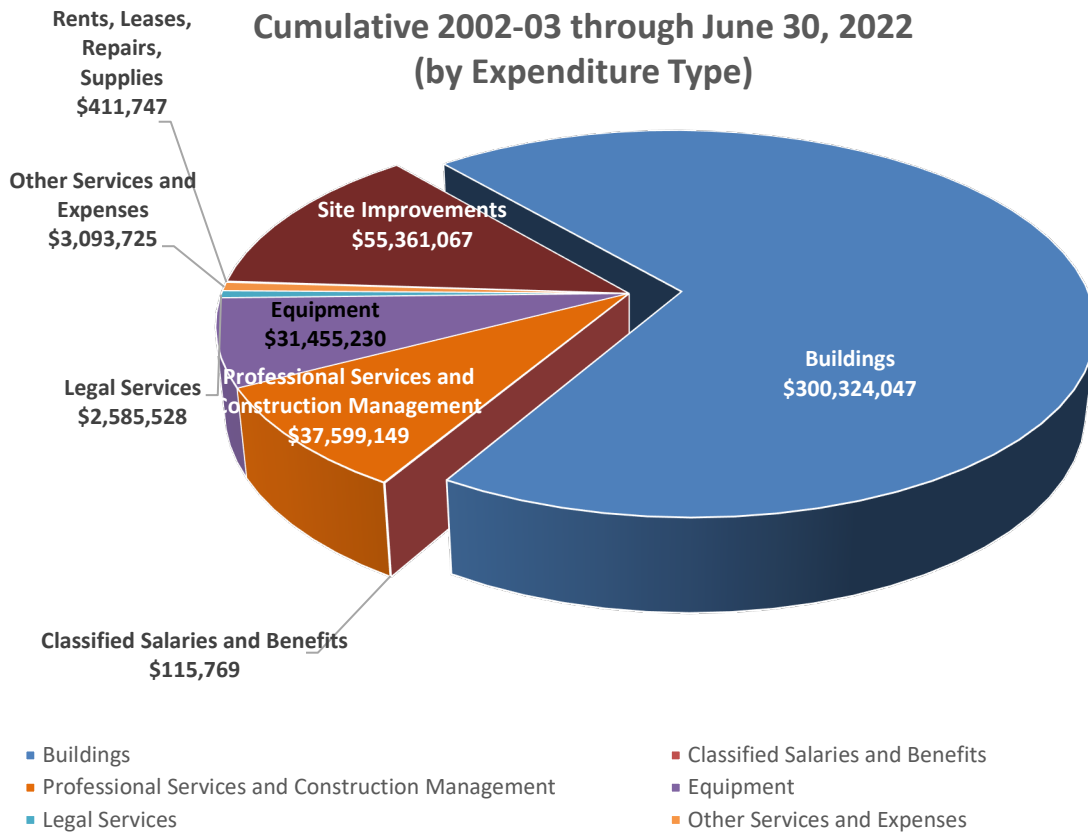


**2012 Authorization General Obligation Bond Expenditures  
Cumulative FY 2011-12 through June 30, 2022  
(by Project Category)**

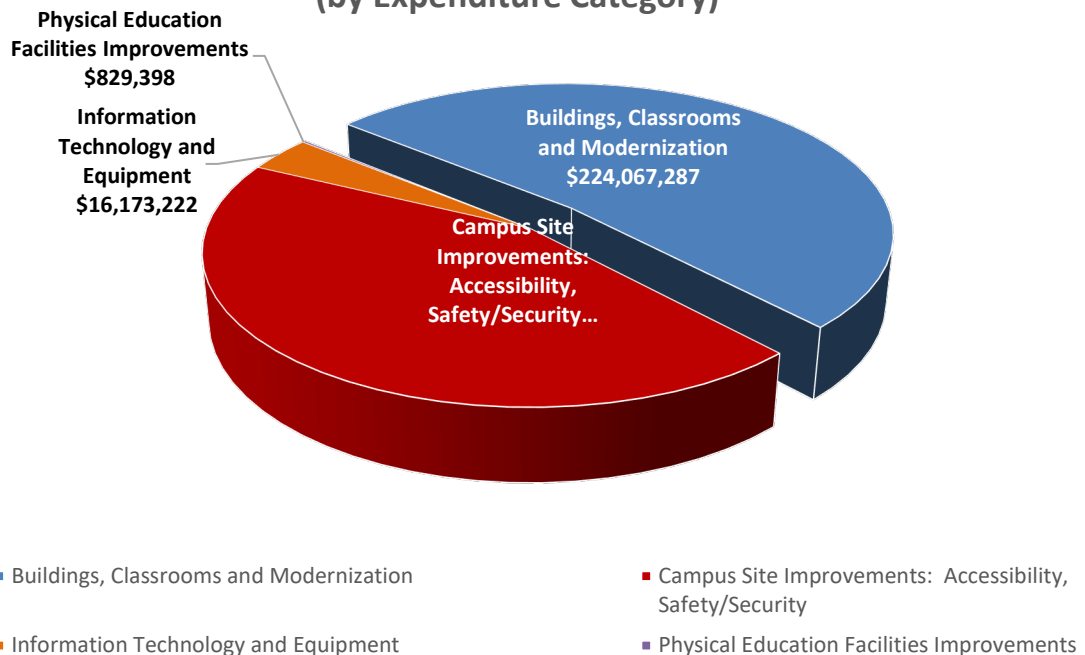




**2002 Authorization General Obligation Bond Expenditures  
Cumulative 2002-03 through June 30, 2022  
(by Expenditure Type)**



**2002 Authorization General Obligation Bond Expenditures  
Cumulative 2002-03 through June 30, 2022  
(by Expenditure Category)**



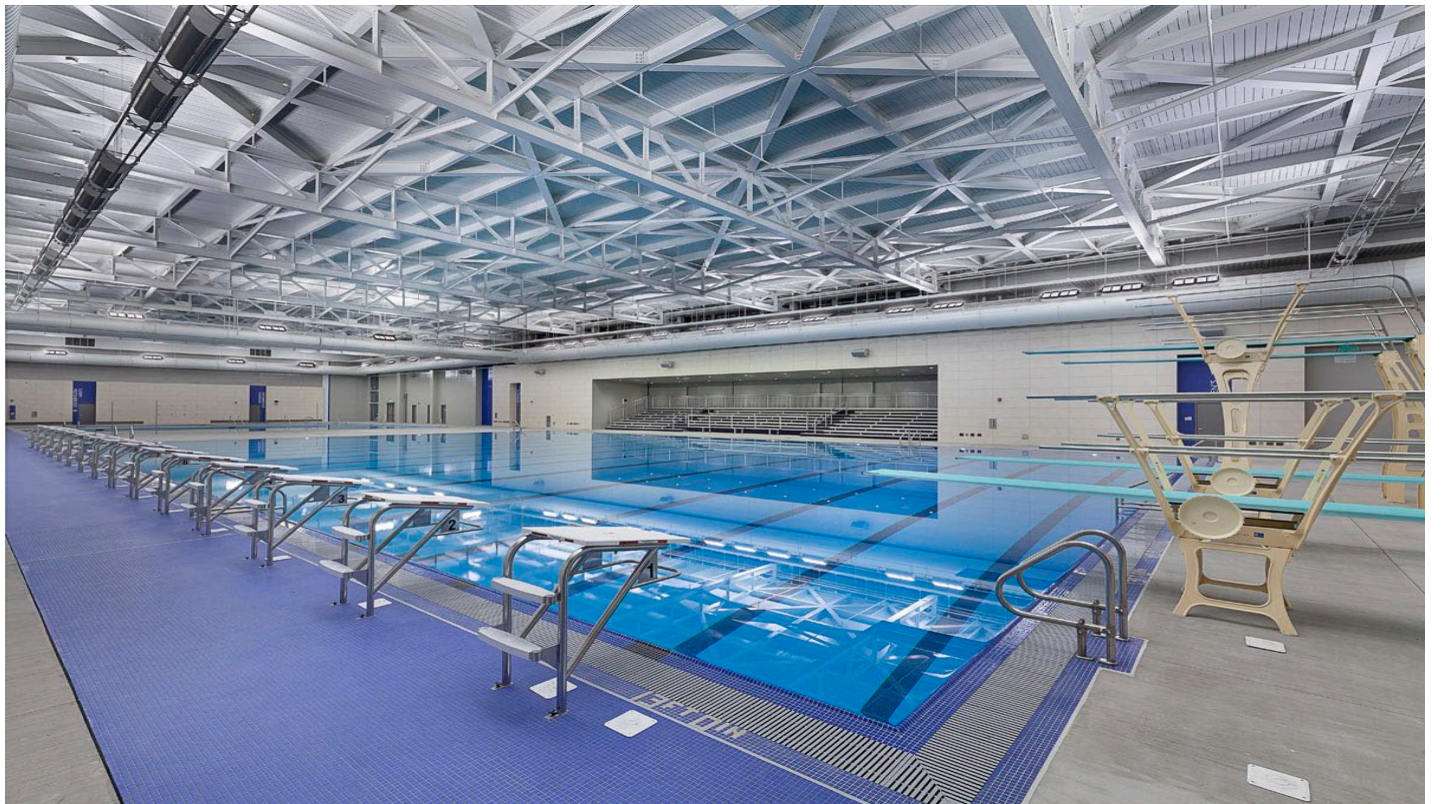
**2012 Authorization General Obligation Bond Fund  
Reporting Period ending 6/30/2022**

Dept # for Project	Name of Project	Authorized Budget	Project Expenditures to Date	Current Encumbrances as of 6-30-2022	Available for Encumbrance
	<b>A-Projects in Planning</b>				
0209	Fire Academy Structure (ECC Funded \$15m +\$10m State Funded)	\$ 61,921	\$ 60,629	\$ 1,292	\$ -
0224	Signage and Wayfinding	957,825	90,655	126,620	740,550
0227	ADA Signage - Health Safety and Risk Mgmt.	12,500	-	-	12,500
0240	Crenshaw Traffic Light	410,000	-	-	410,000
0241	Manhattan Beach Traffic Light	529,973	19,973	-	510,000
0313	Security Video Installation - Master Planning allocation	166,526	166,526	-	-
0509	Domestic Water System	40,000	40,000	-	-
0518	Music & Theater Building (est total cost \$60.4M)	47,822,046	4,942,558	813,168	42,066,320
0540	Demolition-Arts Complex (est total cost \$6.6M)	5,166,396	141,889	612,505	4,412,002
0608	Information Technology	3,758	3,758	-	-
8026	Marquee Sign Project	1,094,509	66,452	33,149	994,908
8250	Fiscal Services (Bond Fiscal Agent)	122,616	20,099	-	102,517
8800	Facilities/Planning/Services (Bond Project Manager)	175,108	127,726	-	47,382
	<b>SUBTOTAL</b>	<b>\$ 56,563,178</b>	<b>\$ 5,680,264</b>	<b>\$ 1,586,735</b>	<b>\$ 49,296,179</b>
	<b>B-Projects in Work</b>	<b>Authorized Budget</b>	<b>Project Expenditures to Date</b>	<b>Current Encumbrances</b>	<b>Available for Encumbrance</b>
0220	Student Services Center	\$ 33,410,343	\$ 33,187,127	\$ -	\$ 223,216
0502	Behavioral Social Sciences	30,442,281	16,843,651	12,061,473	1,537,156
0505	New Arts Complex	44,543,792	29,100,477	14,352,651	1,090,664
0706	Student Health Services	908,179	-	-	908,179
0707	Modular Village	1,974,938	-	-	1,974,938
	<b>SUBTOTAL</b>	<b>\$ 111,279,533</b>	<b>\$ 79,131,255</b>	<b>\$ 26,414,124</b>	<b>\$ 5,734,153</b>
	<b>C-Completed Projects</b>	<b>Authorized Budget</b>	<b>Project Expenditures to Date</b>	<b>Current Encumbrances</b>	<b>Available for Encumbrance</b>
0204	Bookstore Building (Café)	\$ 2,219,783	\$ 2,134,726	\$ 437,623	\$ -
0206	Central Plant	3,653,523	3,653,523	-	-
0230	Gymnasium	9,057,548	9,057,548	-	-
0233	New Pools, Locker Rooms/Classrooms	44,322,214	44,322,214	-	-
0236	Demolition- Student Services Building	4,653,144	4,653,144	-	-
0237	New Student Activities Center	2,675,703	2,219,283	456,420	-
0309	Lot F Parking Structure Improvement	7,680	7,680	-	-
0311	ADA Accessibility-paving/walkway	1,440,999	558,186	882,812	-
0501	Administration Building	24,237,846	24,179,138	58,708	-
0508	Construction Technology	2,526,730	2,342,452	184,278	-
0701	Baseball Field	4,499,330	4,299,032	200,298	-
0702	North Field	119,655	119,655	-	-
8802	Campus-Wide ADA Accessibility	27,751	-	-	-
	<b>SUBTOTAL</b>	<b>\$ 99,441,906</b>	<b>\$ 97,546,581</b>	<b>\$ 2,220,139</b>	<b>\$ -</b>
	<b>TOTAL</b>	<b>\$ 267,284,617</b>	<b>\$ 182,358,100</b>	<b>\$ 30,220,998</b>	<b>\$ 55,030,332</b>





Arts Complex (architect rendition)



Pool

Photo courtesy of: Tilden Coil





Music Building (architect rendition)



Behavioral & Social Sciences (architect rendition)





Gymnasium



Gymnasium





Triumph of Knowledge Statue

The El Camino Community College District is committed to providing an educational and employment environment in which no person is subjected to discrimination on the basis of actual or perceived race, color, ancestry, national origin, religion, creed, age (over 40), disability (mental or physical), sex, gender (including pregnancy and childbirth), sexual orientation, gender identity, gender expression, medical condition, genetic information, marital status, military and veteran status, or retaliation; or on any other basis as required by state and federal law.