

# GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE 2025 Annual Report (January 1, 2025 – December 31, 2025)

---



## **A Message from the Chair**

The Citizens' Bond Oversight Committee (CBOC) is proud to present our 2025 Annual Report. Our group continues to bring a wealth of experience from several different walks of life to this committee. We are proud to be East County residents who take our commitment to oversight seriously. The end of 2025 has been marked by departing committee chair Leonard Pinson. We would like to thank him for his service to the CBOC and his community. We believe the Grossmont-Cuyamaca Community College District Governing Board and local taxpayers deserve to be informed on how the District is spending voter approved bond revenues on construction projects.

Times continue to be challenging with cost escalation, material procurement challenges, and lack of funding for health and safety concerns that have recently emerged. Based on these challenges the District is reviewing project prioritization with the CBOC. CBOC meetings are continuing to occur in person and construction site visits are getting a good turnout.

## **CBOC's Oversight Role**

The committee's role is to review and report on the District's spending of taxpayers' money for construction and to provide a public accounting of the District's compliance with legal requirements. Our role of fiscal oversight and transparency in our reporting is of the utmost importance.

Over the past year, we have met in person to review the status of our bond program, construction, quarterly expenditure reports, and annual financial and performance audits.

---

The District continues managing its Proposition V program to modernize both campuses. To date, \$286 million has been expended on voter-approved projects, reflecting improvements to student learning environments, although significant needs to upgrade critical infrastructure remain. As projects progress and scopes evolve, additional funding will be required for future capital needs. The District is pursuing state funds, competitive grants, and evaluating the feasibility of a future bond measure to continue providing safe, modern, innovative facilities and infrastructure.

This year brought major construction achievements. At Grossmont College, construction continued on Liberal Arts & Business Tech Complex Buildings 51 and 55 and completed on Liberal Arts Complex Buildings 52, 53, and 54 Phase 2. Additional projects are advancing through planning, including Liberal Arts Complex Buildings 52, 53, and 54 Phase 3 and the Water Pressure and Flow Improvements. These efforts continue to enhance infrastructure, technology, and alignment with current District standards.

State law requires annual independent financial and performance audits of bond expenditures. For fiscal year 2024–2025, Certified Public Accountants issued the District an Unmodified Opinion—the highest rating. This confirms the accuracy of the District’s financial statements and compliance with Proposition 39 requirements, supported by an enhanced voluntary performance audit that demonstrates the District’s strong stewardship of public funds and ongoing commitment to transparency.

### **Monitoring Bond Fund Expenditures**

As part of its oversight responsibilities, the Citizens’ Bond Oversight Committee regularly reviews the District’s quarterly bond expenditure reports to monitor the use of voter-approved bond funds. These reports provide detailed information on project budgets, and remaining balances, allowing the Committee to evaluate spending trends and verify alignment with voter intent and legal requirements. The CBOC discusses these reports during public meetings, asks questions of District staff as needed, and uses the information to support transparency and accountability. These updates confirm bond funds are used responsibly and in accordance with voter intent and Proposition 39 requirements, while helping identify trends, potential budget pressures, and emerging financial needs. Expenditures are at the following link: [Expenditure Reports](#)

---

## High Score for Transparency

The San Diego County Taxpayers Association assigned the District an A+ rating in 2025 for the fourth consecutive year. This is the highest score possible for transparency and accessibility of information that makes it possible for taxpayers to assess the effectiveness of school bond programs. The taxpayer organization reviewed the information that was available on the oversight committee's website, including committee bylaws, member information, meeting minutes, agendas, annual reports, and audit results. The score for GCCCD was a 25/25 and is posted on their website. [SDCTA Report Card](#)

## Prevailing Wage Compliance

In accordance with California Labor Code §§1770–1782, all bond-funded construction projects were reviewed to ensure compliance with prevailing wage requirements. For the reporting period 2025, the District monitored certified payroll records for all active and completed projects, including verifying worker classifications, wage rates, and fringe benefits in alignment with Department of Industrial Relations determinations.

GCCCD continued to generate significant economic and workforce benefits for East County through its educational programs, operations, and bond-funded construction activities. District activities support thousands of jobs regionally each year, including faculty and staff positions, construction and skilled-trade labor, and jobs supported through student and alumni workforce participation. Capital improvement projects further contribute to local employment by prioritizing regional contractors and labor. These outcomes reflect the District's continued commitment to responsible stewardship of public funds and long-term community benefit.

Thank you for supporting your East County community colleges. We look forward to another productive year as the District bond program made possible by the voters of East County continues to wind down. If you would like to contact a member of the GCCCD CBOC, please submit any questions or inquiries to [District.CBOC@gcccd.edu](mailto:District.CBOC@gcccd.edu).

Sincerely,  
Bill Garrett,  
CBOC Chair



---

## CITIZENS' BOND OVERSIGHT COMMITTEE



Top Row (from left to right): Bill Garrett (Chair), Sheri Painter, Alba Orr,  
Bottom Row (from left to right): Rick Tenbroek, Karen Fleck (Vice Chair), Bob Kiesling, Kalia Nakamura (not pictured)

The CBOC is an oversight body to the District on matters related to the Proposition V construction bond program implementation as required by California's Proposition 39 for accountability and oversight of public funds. Your CBOC encourages you to attend a CBOC meeting and welcomes your comments. The CBOC meets quarterly and as needed at Grossmont College, located at 8800 Grossmont College Dr, El Cajon, CA 92020. Meetings begin at 6 p.m. and are being held in-person. Please visit the CBOC public website for more information: <https://www.gcccd.edu/props/>.

---

# 2025 Construction Update

## Liberal Arts & Business Tech Complex Bldgs. 51 & 55



*Previous Building 51 Classroom*



*Building 51 Classroom in Construction*



*Building 51 Classroom Rendering*

The renovation scope of the Liberal Arts & Business Tech Complex (Bldgs. 51 & 55) includes internal demolition and remodel and façade improvements of the existing classrooms and labs and modernization of the technology within these two instructional buildings. Construction began in August 2024 with completion expected in Summer 2026 and occupancy Fall 2026. The Liberal Arts & Business Tech Complex (Bldgs. 51 & 55) project is partially funded by State matching funds.

## Liberal Arts Complex Bldgs. 52, 53, & 54



*Building 52*



*Building 53*



*Building 54*

Liberal Arts Complex (Bldgs. 52, 53, & 54), Phase 2 project included several site utility revisions and minor interior touchups. The site utility revisions placed Buildings 51, 52, 53, 54, and 55 on the Central Utility Plant for chilled water, separated power and data, and revised fire service to minimize impacts during the renovation of Building 51/55 project and to support a new building. Construction was substantially completed in January 2025. Demolition of the existing 52, 53 and 54 buildings and construction of a new facility are included in the project. Occupancy is planned following completion of Phase 3.

---

# Potential Bond Future Priority Projects



*Arts & Communication Complex*



*Instructional Building F Complex*

**Grossmont College Arts & Communication Complex** was built in the 1960's as part of the original campus core. The buildings do not meet the current academic needs for modern classrooms, technology integration or flexible learning environments. Initial reviews identified the need for extensive abatement, replacement of multiple major utilities, update of the existing mechanical, roofing, and electrical systems, and significant ADA upgrades, including access to the second story. The District plans to eventually demolish and replace existing buildings with new higher performing facilities consistent with the long-range campus planning.

The original **Cuyamaca College Instructional Building F Complex** was constructed over 40 years ago. The structure is significantly aged compared to modern facility standards, unable to support modern technology, flexible learning spaces or current academic needs. The District is evaluating complete demolition of the old complex and construction of new instructional facilities that better support teaching, learning and student services.

Both facilities were identified in Proposition V planning as new construction priorities and remain on the District's long range facilities plan. Due to cost escalation, material procurement challenges, and unfunded health and safety concerns, these critical projects have been prioritized under a new bond program. Including these projects in future bond planning will enable their replacement with modern instructional buildings that support contemporary teaching practices, accessibility and evolving program needs for student success.