

## ABOUT THE CITIZENS' BOND OVERSIGHT COMMITTEE

On April 17, 2002, the Los Rios Board of Trustees approved the creation of a Citizens' Bond Oversight Committee to ensure compliance with all Proposition 39 requirements and established bylaws under which the Oversight Committee operates. The committee meets three times a year, generally in July, November and March. All committee meetings are open to the public and meeting minutes and reports can be found on the Los Rios District Web site at [www.losrios.edu](http://www.losrios.edu).

### 2005-06 MEMBERS

Bernard Carlson\*  
*The Taxpayer's Association of El Dorado County*

Suzie Chock Hunt  
*Yolo County Resident*

Lorraine Darrington\*  
*Committee Vice Chair*

Joe Debbs  
*Sacramento Resident*

Gerard Falla\*  
*Student*

Thomas Gagen\*  
*Sacramento Metropolitan Chamber of Commerce*

Joe Gagliardi  
*El Dorado Hills Resident*

Donald Haase  
*Sacramento Resident*

Sharon Margetts\*  
*Los Rios Foundation*

Robert Trigg\*  
*Committee Chair*

Senior Citizen Representative\*  
*Vacant*

\*Indicates a seat required by statute

Los Rios Community College District  
1919 Spanos Court  
Sacramento, CA 95825

**Board of Trustees:** Kay Albiani, Ann Blackwood, Terry Cochran, Pamela Haynes,  
Tim Loree, Bruce Pomer, Ruth Scribner

*This publication was not paid for with Measure A dollars.*

# ANNUAL REPORT 2005-06

Citizens' Bond Oversight Committee

Los Rios  
Community  
College  
District



Measure A Projects continued

**Temporary Portable/Swing Space** These portable buildings will provide temporary facilities to house instructional programs displaced during modernization projects, including the technology and cosmetology renovations. The cost to Measure A totaled \$703,000. The project was completed in Fall 2005.

**North Gym Modernization** This project, which will modernize the current facility built in 1937, is budgeted at \$5.5 million with \$2.5 million to be funded from Measure A and \$3 million from the State. The project is currently in the working drawings phase and is scheduled to be completed in Summer 2007. Measure A expenditures total \$328,000 to date.

**Fine Arts Modernization** Similar to the other modernizations at Sacramento City College, this facility built in 1939 has never been modernized. This project will cost approximately \$6.7 million with \$3 million contributed by Measure A and \$3.7 million funded by the State. The project is in the early planning stage and to date no expenditures have been incurred. Construction is planned to begin in March 2008.

#### **DISTRICT OFFICE**

**Water Tower Purchase** The District completed the purchase and remodeling of a site adjacent to the current district office facilities to house its Resource Development offices. The total cost of the project was \$492,000. Of those expenditures, Measure A funded \$464,500.

**Board Room Remodel** This project modernized the District's outdated Board Room. The budget is \$709,000 from Measure A funds. This project was completed in March 2006. To date, \$706,000 has been expended.

**Facilities Management Relocation** During 2004-05 the District acquired and relocated the Facilities Management department from a leased facility into a new building with over 57,000 square feet. The relocation of the department occurred in Spring 2005, and tenant improvements were completed by December 2005. The cost, funded by Measure A, was \$5 million.

**Water Tower – Additional Space** Measure A included plans to expand the District Office facilities to accommodate growth. Additional space is for sale in the Water Tower facility located next to the District Office site. The square footage is 4,400 and is fully furnished. The District is planning to purchase this space for \$1.1 million using Measure A funds.

#### **TOTAL MEASURE A EXPENDITURES**

**SINCE INCEPTION: \$74.8 MILLION**



### *Measure A Projects continued*

\$7.6 million, with \$4.2 million to be funded by the State and \$3.4 million by Measure A. \$364,000 has been expended from Measure A funds to date.

**El Dorado Center Parking Lot Expansion** This project added over 300 parking stalls and was completed in late 2003. Measure A funds contributed \$660,000.

**El Dorado Center New Instructional and Library Space** The total project cost was \$6.9 million with \$768,000 from Measure A funds and the balance, \$6.1 million, from the State of California. Construction commenced in July 2004 and was completed in August 2005. To date, \$759,000 in Measure A funds have been expended.

**Fine & Performing Arts Building** The new Fine & Performing Arts facility at Folsom Lake College will provide a theater, classroom facilities, staff and faculty offices, and related facilities supporting the fine and performing arts programs. The project is currently budgeted at \$35.9 million, with \$11.4 million funded by the State, \$15.4 million through Measure A, and the balance from local sources. Currently \$189,000 has been expended on this project which is in the initial phases of design and is scheduled to begin construction in Spring 2007.

**El Dorado Center - Bookstore Expansion** Construction is planned to start in January 2008 on this project to expand the center's bookstore. It will cost approximately \$916,000 funded by Measure A. To date, no expenditures have been incurred.

## SACRAMENTO CITY COLLEGE

**Cafeteria Modernization** The total project cost of \$2.5 million was funded from Measure A and other district funds. This project was completed in September 2003. Measure A contributed \$1.5 million.

**Technology Building Modernization** Measure A will contribute \$2.4 million to the \$4.2 million project to modernize this facility constructed in 1957. Construction was completed in Spring 2006. To date, \$2.2 million in Measure A funds have been expended.

**Transportation, Access and Parking** SCC has had a history of inadequate parking capacity for the number of students attending the campus. The TAP plan will provide for a new 1,954 stall parking garage, new surface parking facilities, and significant circulation improvements on and around the campus. The total project cost is estimated at \$35.2 million with \$19.2 million funded by Measure A. The overall project commenced construction in Spring 2005 and is scheduled for completion of the parking structure by Spring 2007. To date, Measure A expenditures total \$13.3 million.

**Cosmetology & Graphics Modernization** This project will modernize these facilities constructed in 1951. Measure A will contribute \$2 million and the State will fund \$1.1 million of the \$3 million project. The project was recently completed and will be open in Fall 2006. Current Measure A funds expended total \$1.5 million.

**West Sacramento Center Site Acquisition** In December 2004 the District completed the acquisition of the site for the West Sacramento Center totaling \$1,540,000. The Center is currently being master planned with an anticipated opening in Fall 2008, at a total cost of \$5.4 million. Measure A expenditures to date total \$1.6 million.

## INTRODUCTION

On March 5, 2002, voters approved Measure A, a \$265 million General Obligation Bond for the Los Rios Community College District. The election was conducted under Proposition 39, which requires the establishment of a Citizens' Bond Oversight Committee. The committee, representing various constituents of the community and appointed by the Board of Trustees, is responsible for the review of bond expenditures and the presentation of an annual report.

This publication is intended to present to the community a summary of the expenditures of the District's Bond Measure, as well as the Committee's activities for the preceding year.

## OVERSIGHT COMMITTEE ACTIVITIES

In April 2004, the District sold its second bond issuance, Series B, with proceeds toward capital projects of \$65 million. This brings the total bonds issued to \$92.5 million of the \$265 million authorization. The District received strong insured ratings of AAA from Standard & Poor's and Aaa from Moody's. Favorable factors cited in the rating for the Series B issuance were also listed including the District's financial stability, the large tax base, and average wealth levels. This overall bond rating results in more favorable interest rates, thereby, minimizing the costs to the taxpayers of the Los Rios Community College District.

Series C in the amount of \$70 million will be issued in July 2006 bringing the total issued to \$162.5 million. The proceeds from that series will be used for some of the projects listed in this report that are moving from the planning to construction phase. By issuing fewer series and effectively timing cash requirements to construction dates, the District has saved on bond issuance costs, again a savings for taxpayers.

During the past year, the committee reviewed the financial activity for capital projects funded by bond proceeds. The committee also received the District's Independent Accountants' Report for the financial activity for the bond proceeds as of June 30, 2005. This report was in support of the requirement for a separate review of the financial activity per the provisions of Proposition 39. Other items discussed were the District's plan for building education centers in our service area. Also, the committee was informed of the District's commitment to energy and environmentally efficient designs in our new facilities. The committee received updates on the District's budget, and a review of scheduled maintenance and special repair projects of the District. Concern continued about the overall construction cost increases and the impact upon District projects, and updates were provided of efforts to address these cost increases.

The March 2006 meeting was the final meeting for several committee members. The maximum length of service under the committee bylaws is two consecutive terms and these individuals all

# MEASURE A PROJECTS

fulfilled that commitment. The District expressed its deep appreciation to the following members for their service on the committee: Robert Trigg, Chair, Lorraine Darrington, Vice Chair, Bernard Carlson, Thomas Gagen, Joe Gagliardi, Donald Haase, and Sharon Margetts.

New members have been appointed and will begin their terms at the next meeting scheduled for August 3, 2006.

## SUMMARY

All expenditures authorized by the School Facilities Bond have been reviewed by the Citizens' Bond Oversight Committee to ensure the money is spent only on school facility improvements as required by the Bond Act. All funds expended from Measure A will be audited annually by an independent audit firm. The Oversight Committee has reviewed expenditures and projects, and believes the District is in compliance with the requirements of Article XIII A Section 1(b)(3) of the California Constitution and consistent with the District's approved Measure A local bond measure.

Implementation of the District's long-term capital plans continues to progress. Over \$151 million of the Measure A authorization has been designated for the following forty projects. The status of these projects ranges from early planning to completion. The proceeds of the Series A and B issuances will be fully utilized by these projects in addition to proceeds from Series C. The goal remains to add over 800,000 assignable square feet by 2015. The expenditure amounts provided below are for Measure A only and reflect cumulative activity through May 31, 2006.

## AMERICAN RIVER COLLEGE

**Allied Health Modernization Project** With a total budget of approximately \$5.8 million, with \$2.4 million to be funded from Measure A, this project replaced old portable classrooms with a state of the art permanent Allied Health facilities. The project was completed in January 2004. Measure A expenditures totaled \$2.4 million.

**Natomas Center Phase 1** This project was completed on time for the start of the Fall 2005 semester. This facility is part of a joint project with Natomas Unified and the Sacramento County Library authority. \$8.1 million of Measure A funds were expended for Phase I which includes the site acquisition at \$1.7 million.

**Fine Arts Modernization/Expansion** The Fine Arts building was constructed in 1958 and has never had a major renovation. The modernization project is planned in conjunction with a two phase expansion to the facility for a combined estimated cost of \$24.6 million. Measure A funds slated for this project total \$12.6 million

with the balance comprised of State and local funds. Construction has started and to date, \$1.2 million of Measure A funds have been expended. Scheduled completion is Spring 2007 for Phase I and Summer 2009 for Phase II.

**Temporary Portables/Swing Space** These portable buildings were operational for Fall 2005, and provide over 20,000 square feet to house instructional programs displaced during modernization projects. The Measure A cost was \$1.4 million.

**Physical Education Addition Phases 1 and 2** The addition to existing physical education facilities will provide an additional gymnasium, team and locker room expansion and renovation, and faculty offices. Phases 1 and 2 have been combined into one project to maximize cost efficiencies and are budgeted at \$9.5 million. The project, scheduled for completion in late 2007, is currently under design with \$640,000 expended to date.

**Learning Resource Center Expansion** The Learning Resource Center expansion provides an additional 19,000 square footage of library and resource center facilities. The project is budgeted at \$10.7 million with \$332,000 to be funded from Measure A. The construction of this project is complete, however, certain equipment purchases and miscellaneous items are still outstanding. Measure A expenditures to date are \$242,000.

**Transportation, Access and Parking** Two projects are in progress. The first will improve the circulation and parking near the gymnasium at the main campus. The other will improve access and parking at the college center located at McClellan. The total Measure A funds designated for both projects is \$881,000 and to date no expenditures have been made.

## COSUMNES RIVER COLLEGE

**New Instructional and Library Building** This project added 44,000 square feet to accommodate the expected increase in students in this fast-growing region of Sacramento County. The total project cost was \$13 million, the Measure A portion was \$6.7 million. Construction was completed in August 2005.

**Elk Grove Center Site Acquisition** \$3.1 million has been expended to acquire 20 acres for the future site of this center, scheduled to open in Spring 2012.

**Science Building Modernization** The estimated cost for this renovation is \$6.7 million funded by \$4.2 million in Measure A and \$2.5 million in State funds. To date, \$416,000 of Measure A funds have been expended on the project which will begin construction in July 2006.

**Bookstore/Cafeteria Expansion** This project was completed in January 2006 and added approximately 4,000 square feet. It was funded by Measure A at \$1.1 million.

**Transportation, Access & Parking Phase** There are currently three projects slated for Cosumnes River College. The first, completed in October 2005, included a new southern entrance into the campus. This project cost was \$367,000 funded from Measure A. The other project, phase 2 and 3 combined, is currently estimated at \$1.776 million from Measure A and will expand the parking lot in the southwest lot of the campus and will add 500-550 stalls. This project is scheduled for completion in Summer 2007.

**Police/Printing Building Modernization** This project will replace portables which house the campus' current police and printing services. The project, totaling 11,000 gross square feet of new replacement construction, is budgeted at \$3.6 million. This is a shared project with Measure A funding \$1.6 million and the State's portion budgeted at \$1.96 million. Construction has commenced and the expected completion date is Spring 2007. To date, \$339,000 of Measure A funds have been expended.

**Temporary Portables/Swing Space** These portable buildings are installed and provide over 14,000 gross square feet to house instructional programs displaced during campus modernization projects. Measure A expenditures total \$569,000.

**Community & Athletic Center** Fall of 2008 is the planned completion date for this project resulting in additional athletic space as well as offices and spectator seating. The cost is approximately \$1.8M funded by Measure A. To date, no costs have been incurred.

**Science Instructional Laboratory Expansion** Science labs are a high need instructional space. This project, scheduled to begin construction in January 2008, will aid in meeting the demand by adding approximately 14,290 in square feet of lab classrooms. The total project is estimated at \$11.8 million with Measure A funding \$5.3 million and the State contributing \$6.5 million. The project is still in the early planning stages and to date no expenditures have been incurred.

## FOLSOM LAKE COLLEGE

**New Instruction Facilities 1C** This is the third phase of new instructional facilities for the college as well as the transportation and parking infrastructure to support the increased capacity. Over 71,000 square feet and 900 parking stalls will be added at an estimated cost of \$27.2 million. This project will be funded with a combination of State and Measure A funds at \$10.7 million and \$16.5 million, respectively. This project commenced construction in Spring 2005 and is scheduled for completion in Fall 2006. Current Measure A expenditures total \$10.2 million.

**New Bookstore and Cafeteria** This \$6.9 million project was completed in time for the start of the Spring 2006 semester. The total, fully funded by Measure A, includes related transportation and parking infrastructure. To date, \$6.8 million in Measure A funds have been expended.

**Transportation, Access and Parking 1B** This project provided circulation improvements and parking to support the increased capacity from Phase 1B facilities, a State-funded project. The project funded by Measure A was completed in August 2005, and cost \$1.5 million.

**New Physical Education Building** This is the first phase of physical education facilities at the college. This phase, scheduled to open in Spring 2008, is planned at 30,000 square feet and also includes related transportation and parking. The estimated cost is