

## 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).

### 2008-09 MEMBERS

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\*Indicates a seat required by statute

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

# Los Rios Community College District Citizens' Bond Oversight Committee 2008-09 ANNUAL REPORT



American River College | Cosumnes River College | Folsom Lake College | Sacramento City College

## INTRODUCTION

On March 5, 2002, voters approved Measure A authorizing issuance of a \$265 million General Obligation Bond by the Los Rios Community College District. These funds are to be used for modernizing existing facilities and construction of new facilities at the District's four colleges and District Office. The election was conducted under Proposition 39, which requires the establishment of a Citizen's 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 cumulative summary of the expenditures of the District's Bond Measure A, as well as the Committee's activities for the preceding year.

## OVERSIGHT COMMITTEE ACTIVITIES

To date, the District has issued three series of bonds totaling \$162.5 million of the \$265 million authorized. Series A was issued in August 2002 in the amount of \$27.5 million, Series B issued in April 2004 in the amount of \$65 million, and Series C issued in July 2006 for \$78 million. The District received strong insured ratings of AAA from Standard & Poor's and Aaa from Moody's on these issuances, resulting in lower interest rates. Series D for \$55 million is planned for August 2009. In June 2009, the District received an upgrade of its Standard & Poor's uninsured rating to AA- which will result in a savings of \$4.5 million to local taxpayers for repayment of Series D.

During the past year, the Committee reviewed the financial activity for capital projects funded by bond proceeds as well as project updates for new and continuing capital projects. The Committee also received the District's Independent Accountants' Report for the financial activity as of June 30, 2008. This report is in support of the requirement for a separate overview of the financial activity per the provisions of Proposition 39. The Committee received updates on the District's budget, Scheduled Maintenance and Special Repair (SMSR) projects, and the status of the development of Educational Centers. Meetings were held at Folsom Lake College, Sacramento City College, and the District Office during the year.

In addition, the Committee was apprised of and endorsed Measure M, a \$475 million General Obligation Bond authorization for future capital projects, which subsequently was approved by voters on November 4, 2008. Committee by-laws were revised in February 2009 providing for the Committee to oversee Measure M funds as well as Measure A funds.

**West Sacramento Center Phase 1:** In December 2004, the District completed the acquisition of the site for the West Sacramento Center at a cost of \$1.5 million. The Center has been master planned in conjunction with the City of West Sacramento. Construction started in Summer 2008 at a total cost of \$10.1 million, \$6.5 million from Measure A, and the balance funded by the City of West Sacramento. To date, Measure A expenditures, including the site acquisition, total \$7.4 million. The project is projected for completion in December 2009 and occupancy for the Spring 2010 term.

**Transportation, Access, and Parking (TAP):** SCC has had a history of inadequate parking capacity for the number of students attending the campus. The TAP plan provided 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 \$37.1 million with \$20.2 million funded by Measure A. The overall project commenced construction in Spring 2005. The parking structure was opened for the Spring 2007 semester. Additional faculty parking has been completed and the final stage of improvements will add a pedestrian mall at the Fine Arts entrance. To date, Measure A expenditures total \$20.0 million.

**North Gym Modernization:** This project modernized the original facility built in 1937, was completed at a cost of \$7.3 million with \$4.2 million from Measure A and \$3.0 million funded from the State. The construction was completed in December 2008.

## DISTRICT OFFICE

**Water Tower Purchase:** The District completed the purchase and remodeling of offices adjacent to the current District Office facilities to house its Resource Development programs. 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, adding needed technology, improving Americans with Disabilities access compliance, and transforming the building into a multiuse facility. This project was completed in March 2006 at a cost of \$705,600 from Measure A funds.

**Facilities Management Relocation:** During 2004-05 the District acquired and relocated the Facilities Management department from a leased facility into a new building with nearly 57,000 square feet. The facility acquisition occurred in Spring 2005, and improvements were completed by December 2005. The total project cost, funded by Measure A, was \$5.0 million, which was \$1.1 million under budget.

**Water Tower – Additional Space:** Measure A included plans to expand the District Office facilities to accommodate growth. Additional space became available in the Water Tower facility located next to the District Office site and it was determined that it was more cost effective to purchase the facility rather than build new offices. 4,844 square feet of furnished space was acquired for a total of \$1.1 million using Measure A funds.

## TOTAL MEASURE A EXPENDITURES SINCE INCEPTION: \$155.5\* MILLION

\*includes bond issuance costs

(All square footage reported as 'gross' square feet)



**El Dorado Center New Instructional and Library Space:** The total project cost was \$6.9 million with \$766,800 from Measure A funds and the balance, \$6.2 million from the State of California. Construction commenced in July 2004 and was completed in August 2005 adding 21,390 square feet of instructional and library space.

**New Instructional Facilities 1C:** This third phase of new instructional facilities for the college included the transportation and parking infrastructure to support the increased capacity. Over 71,000 square feet of new buildings and 900 parking stalls were added at a cost of \$27.0 million. This project was funded with a combination of State and Measure A funds at \$10.8 million and \$16.2 million respectively. Construction commenced in Spring 2005 and was completed in Winter 2006.

## SACRAMENTO CITY COLLEGE

**Fine Arts Modernization:** Similar to the other modernizations at Sacramento City College, this facility, built in 1939, has never been renovated. This project will cost approximately \$6.5 million with \$2.7 million contributed by Measure A and \$3.8 million funded by the State. The project began construction in January 2009 with planned move-in for the Fall 2010 semester. \$1.1 million of Measure A funds have been expended to date.

**Temporary Portables/Swing Space:** These portable buildings provide temporary facilities to house instructional programs displaced during modernization projects, including the Technology and Cosmetology renovations. The cost to Measure A totaled \$704,300. The project was completed in Fall 2005. A second phase, which cost \$254,400 from Measure A, relocated portables from FLC to SCC. The project has been completed.

**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 contributed \$2.4 million to the \$4.1 million project to modernize this facility constructed in 1957. Construction was completed in Spring 2006.

**Cosmetology and Graphics Modernization:** This project modernized the facility constructed in 1951. Measure A contributed \$1.9 million and the State funded \$1.1 million. The project was completed in July 2006.

**Monument Signs:** This project, completed in Winter 2006, provided new monument signage at the Sutterville entrance to the college. The amount funded from Measure A was \$88,800, and the other half of the project costs were funded by the College.

**Davis Center Phase 1:** This project encompasses several components including building the new center facilities, transportation and access, and site development. This project is being developed on the UC-Davis campus in a partnership with the University. The amount of the project to be funded by Measure A is \$13.6 million. The completion date is projected to be October 2011 and to date \$431,200 of Measure A funds have been expended.

**Performing Arts Modernization:** 49,469square feet of space will be renovated and rebuilt with a combination of funding from Measure A and State bonds. Of the \$4.6 million budgeted from Measure A, \$816,700 has been spent on the preliminary plan development and working drawings. The project is anticipated to be complete by Spring 2012.

## SUMMARY

All expenditures authorized by the School Facilities Bond have been reviewed by the Citizens' Bond Oversight Committee to ensure that the money is spent only on school facility improvements authorized by the Bond Act. All funds expended from Measure A are 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 \$234 million of the Measure A authorization has been designated for the following forty-eight projects. The status of these projects ranges from early planning to completion. These projects will fully expend the proceeds of Series A, B, and C plus interest earnings to date. Series A and B proceeds have been fully expended by the projects identified below and within three years of their issuance. The District is now spending Series C proceeds, which are projected to be fully expended by September 2009. The expenditures on the following pages are cumulative through May 31, 2009. Six Measure M projects have been advance appropriated, though only \$28,000 has been expended. Series A of Measure M will be issued in Fall 2010.

## A SNAPSHOT OF MEASURE A PROGRESS TO DATE

Location	Budgeted To Date	Expended To Date	# of Projects In Progress	# of Projects Completed	Square Footage (Added / Modernized)	Increased # of Students Served (Fall 2002 - Fall 2008)
American River College	\$42.4M	\$37.3M	2	8	99,466 40,054	6,969
Cosumnes River College	\$49.3M	\$25.8M	5	8	83,088 40,444	3,056
Folsom Lake College	\$75.1M	\$43.8M	2	8	146,340 -	1,320
Sacramento City College	\$60.0M	\$40.8M	4	7	562,245 80,847	3,900
District Office	\$7.3M	\$7.3M	-	4	58,501 8,915	N/A
<b>Total</b>	<b>\$234.1M</b>	<b>\$155.0M</b>	<b>13</b>	<b>35</b>	<b>949,640 170,260</b>	<b>15,245</b>

*Measure A has provided new facilities to allow us to serve more than 15,000 additional students, as well as modernized more than 170,000 square feet of aging buildings.*

# MEASURE A PROJECTS

## AMERICAN RIVER COLLEGE

**Fine Arts Modernization:** The Fine Arts building, constructed in 1958, had 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 \$27.4 million. Measure A funds slated for the modernization project total \$7.6 million with the balance comprised of State and local funds. Modernization of the existing facility was completed in Summer 2007 at a cost of \$7.1 million, including equipment purchases made to date.

**Fine Arts Expansion:** This is the second phase of the Fine Arts building project. The budget is \$13.9 million, \$7.3 million from Measure A, and \$6.6 million funded by the State. Phase 2, which will expand the existing facility, is scheduled for a Spring 2010 completion. To date, \$5.3 million has been expended.

**Physical Education Addition Phases 1 and 2:** The addition to existing physical education facilities has provided an additional gymnasium, locker room expansion and renovations, and faculty offices. Phases 1 and 2 were combined into one project to maximize cost efficiencies. \$9.3 million of Measure A funds have been expended. The project was completed and occupied for use in Spring 2008.

**Transportation, Access, and Parking:** The addition of physical education facilities, including a second gym, required additional parking and improved circulation. Measure A funds expended for the completed project were \$244,800.

**Allied Health Modernization:** Measure A funded \$2.4 million of the total cost of \$6.0 million. This project replaced old portable classrooms with state-of-the-art permanent Allied Health facilities. The project was completed in January 2004.

**Natomas Center Phase 1:** This project was completed on time for the start of the Fall 2005 semester. The facility is part of a joint project with Natomas Unified and the Sacramento County Library authority. \$8.2 million of Measure A funds were expended for Phase 1, including the site acquisition at \$1.7 million.

**Temporary Portables/Swing Space:** These portable buildings were operational for Fall 2005, and provide almost 23,454 square feet to house instructional programs displaced during modernization projects. The Measure A cost was \$1.4 million.

**Learning Resource Center Expansion:** The Learning Resource Center expansion provides an additional 19,140 square feet of library and resource center facilities. The project was budgeted for \$11.0 million with \$450,100 funded from Measure A, and the balance from State funds. The construction of this project was completed in February 2006. The total Measure A expenditures were \$450,100.

**Physical Education Phase 3 (pool):** The pool at ARC was built in 1961. This \$2.7 million expansion and upgrade project, funded with a combination of Measure A funds, \$2.1 million, college resources, \$270,000, and Scheduled Maintenance, Special Repair funds, \$300,000, were completed in September 2008. \$2.1 million of Measure A funds were expended.

**Library Expansion:** This project will add approximately 10,200 square feet of new faculty offices, electronic carrel areas and audio visual activities. Construction began in Spring 2009 with project completion expected in June 2010. The total project budget is \$7.1 million, \$3.4 from Measure A, with \$815,900 expended to date. The balance is funded by State and District funds.

## COSUMNES RIVER COLLEGE

**Science Building Modernization:** Two sequential projects are being funded by a combination of Measure A and State funds to modernize and expand the existing science building. The modernization was completed in February 2008 with \$3.3 million of Measure A funds and \$2.5 million of State funds expended to date. Additional expenditures will be made for equipment timed with the completion of the facility expansion.

**Science Building Expansion:** This phase will aid in meeting the increased demand for laboratory space by adding approximately 21,500 square feet of lab classrooms. Construction began in September 2008. The estimated budget for the expansion project is \$13.7 million, \$6.4 million from Measure A and \$7.3 million from the State. To date, \$2.7 million of Measure A funds have been expended. Spring 2010 is the estimated completion date.

**Bookstore/Cafeteria Addition Phase 2 and 3:** Expansion of the bookstore and cafeteria will provide an additional 14,000 square feet of space. Total cost is estimated at \$5.5 million to be funded by Measure A. The plans have been submitted to DSA for review. Construction is expected to begin in January 2010 with completion in the Spring of 2011. \$298,100 has been spent to date.

**Police/Printing Building Modernization:** This project replaced portables which previously housed the campus' police and printing services. The project, totaling 11,000 gross square feet of new replacement construction, was completed June 2007. Expenditures were shared, with Measure A funding \$1.9 million, and the State funding \$2.0 million.

**Community and Athletic Center Phase 2:** Construction was completed in January 2009 for this project resulting in additional athletic space as well as offices and spectator seating in the existing gymnasium. \$1.7 million of Measure A were been expended.

**Transportation, Access, and Parking (TAP):** Three projects comprise Cosumnes River College TAP improvements. The first, completed in October 2005, included a new southern entrance into the campus. The project cost of \$366,800 was funded from Measure A. The southwest parking lot was completed in September 2007 and added approximately 550 stalls. \$1.26 million of Measure A funds were expended on the project. The third project will provide additional parking in the southeast corner and will offset the closure of the northeast lot during construction of the future parking garage and lightrail station. The estimated cost of the new southeast lot is \$3.2 million, funded from Measure A. \$94,000 has been expended to date.

**Bookstore/Cafeteria Expansion:** This project was completed in January 2006 and added 5,985 square feet. It was funded by Measure A at \$1.1 million.

**Swing Space for Bookstore/Cafeteria Expansion, Phase 2:** Temporary swing space is being developed for use during the second phase of the Bookstore/Cafeteria Expansion. Measure A is funding the swing space at a cost of \$200,000.

**New Instructional and Library Building:** This project added over 44,000 square feet to accommodate the 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.

**Temporary Portables/Swing Space:** These portable buildings provide over 14,000 gross square feet to house instructional programs displaced during campus modernization projects. Measure A expenditures totaled \$589,900.

**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.

**Elk Grove Center Phase 1:** The architect has recently been selected for development of a new Center in Elk Grove. Completion of the first phase is planned for Fall 2012 at an estimated cost of \$12.9 million. \$2.7 million of Measure A funds have been spent to date.

**Monument Signs:** This project, completed in Winter 2006, provided new monument signage at all three entrances to the college. \$87,300 was funded from Measure A, and \$87,300 was funded by the College.

## FOLSOM LAKE COLLEGE

**New Physical Education Building:** This is the first phase of physical education facilities planned for the college. This phase, which opened in Fall 2008, totals 30,000 square feet and includes related transportation and parking. The estimated cost is \$7.7 million, with \$4.7 million funded by the State and \$3.0 million by Measure A. \$2.9 million has been expended from Measure A funds on the project.

**Bookstore/Cafeteria Addition 1:** An additional 23,000 square feet of space for faculty offices, meeting rooms and cafeteria is planned for this project. The total cost is \$6.5 million from Measure A. Project plans are currently in review at the DSA. This project is scheduled for completion in Spring 2011. Expenditures thus far total \$346,900.

**Visual and Performing Arts Building:** The new Fine and 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 \$49.4 million with \$11.4 million funded by the State, \$27.6 million funded from Measure A, and the balance from local sources. Currently, \$14.4 million has been expended on this project which began construction in August 2008. The project is expected to be completed in Fall 2010.

**Monument Signs:** Expenditures total \$164,200 on this project. \$84,800 from Measure A, and \$84,800 funded by the College. The monument signs are at the main entrance to the college on East Bidwell Street and were completed in January 2008.

**Rancho Cordova Center Phase 1:** Measure A is providing \$12.0 million to acquire and develop the site and complete construction for the new Rancho Cordova Center. Active construction is scheduled to start in September 2009 with college move-in by January 2011. To date, \$99,800 of Measure A funds have been expended.

**New Bookstore and Cafeteria:** This project was completed in time for the start of the Spring 2006 semester. The project, fully funded by Measure A, included related transportation and parking infrastructure. \$6.8 million in Measure A funds were expended on this student support project.

**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, which was funded by Measure A, was completed in August 2005, and cost \$1.5 million.

**El Dorado Center Parking Lot Expansion:** This project added over 300 parking stalls and was completed in late 2003. Measure A funds contributed \$660,200.