

LOS RIOS COMMUNITY COLLEGE DISTRICT
Citizens' Bond Oversight Committee
2011-12 Annual Report



Sacramento City College Performing Arts Center



Sacramento City College- Davis Center

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

Introduction

The Los Rios Community College District has two bond authorizations. Measure A, approved by the voters on March 5, 2002, allows for \$265 million in General Obligation Bonds. Measure M, a \$475 million authorization, was approved by the voters on November 4, 2008. The proceeds from these bonds are to be used for modernizing existing facilities and construction of new facilities at the District's four colleges and District Office/District-wide services. The elections were 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. The Committee has oversight responsibilities for both Measure A and Measure M.

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

Oversight Committee Activities

To date, the District has issued four series of bonds totaling \$217.5 million of the \$265 million authorized under Measure A. 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, Series C issued in July 2006 for \$70 million, and Series D issued in August 2009 for \$55 million.

The District received strong insured ratings of AAA from Standard & Poor's and Aaa from Moody's on the first three issuances, resulting in lower interest rates. Prior to issuance of Series D, 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 payment of Series D. Due to favorable interest rates, in October 2010, the District refinanced \$21 million of Measure A, Series A. The District also refunded a portion of Series B in October 2011, Series C, and the remaining portions of Series B in 2011-12. The total savings from these three refinancing's will sum over \$5.75 million (NPV).

Because of our significant growth in recent years, as well as the current need for other projects not identified in Measure A, some Measure M funds will be expended before Measure A is exhausted. The District issued Series A of Measure M bonds in October 2010 in the amount of \$130 million.

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, 2011. This report fulfills the requirement for a separate review 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 projects in progress during the year. Meetings were held at Cosumnes River College, Folsom Lake College, and American River College during the year to afford the committee the opportunity to tour projects funded by bond proceeds.

Summary

All expenditures authorized by the School Facilities Bonds have been reviewed by the Citizens' Bond Oversight Committee to ensure the money is spent only on school facility improvements authorized by the Bond Act. All funds expended from Measures A and M 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 local bond measures. Implementation of the District's long-term capital plans continues to progress. Nearly \$250 million of the Measure A authorization has been designated for fifty-one projects. The status of these projects ranges from early planning to completion. The projects are funded with the proceeds of Series A, B, C and D plus interest earnings to date. Series A, B, and C proceeds are fully expended. The District is now spending Series D proceeds.

For Measure M, \$150.3 million has been appropriated for fifteen projects as well as initial funding for infrastructure improvements at three of the colleges and District-wide. Detailed information regarding the projects for both measures is provided on the following pages. The expenditures are cumulative through May 31, 2012.

A Snapshot of Measure A & M Progress to date:

Location	Budgeted to Date	Expended to Date	# of Projects in Progress	# of Projects Completed	Gross Square Footage (Added / Modernized)	Increased # of Students Served (Fall 2002 - Fall 2011)
American River College	\$105.5M	\$55.8M	5	10	136,956 40,054	2,578
Cosumnes River College	\$82.1M	\$45.1M	8	11	111,919 40,435	3,658
Folsom Lake College	\$115.1M	\$69.1M	6	10	250,962 -	939
Sacramento City College	\$86.0M	\$67.0M	4	11	615,519 167,901	2,617
District Office/District Wide	\$11.2M	\$10.1M	2	5	58,501 28,915	N/A
Total	\$399.9M	\$247.1M	25	47	1,173,857 277,305	9,792

Measures A & M have provided funding to add more than 1.1 million square feet in new facilities allowing us to serve more than 9,000 additional students. In addition, more than 277,000 square feet of aging facilities have been modernized.

Total Expenditures Since Inception:

Measure A \$210.6 million*

Measure M \$36.9 million

**includes bond issuance costs*

American River College

Measure A ~ Active Projects

Life Science & Fine Arts Modernization: This project will replace portable classrooms with permanent space equipped to provide state-of-the-art instruction to students in the Life Sciences and Arts. The total project is planned at almost \$7.6 million with the State funding \$6.1 million and \$1.5 million from Measure A. To date, \$565,400 has been expended.

Measure A ~ Completed Projects



ARC Natomas Center

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.



ARC Learning Resource Center Expansion

Fine Arts Modernization: The Fine Arts building, constructed in 1958, had never had a major renovation. The modernization project was planned in conjunction with a two phase expansion to the facility for a combined estimated cost of \$25.1 million. Measure A funds expended for the modernization project totaled \$7.6 million with the balance comprised of State and local funds. Modernization of the existing facility was completed in summer 2007.

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 were expended. The project was completed and occupied for use in spring 2008.

Transportation, Access, and Parking (TAP): The addition of Physical Education facilities, including a second gymnasium, required additional parking and improved circulation. Measure A funds expended for the completed project were \$244,800.

Physical Education Phase 3 (pool): The original 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, was completed in September 2008.



ARC PE Addition

ARC PE Addition

Library Expansion: This project added 11,170 square feet of new faculty offices, electronic study carrel areas and audio visual activities. Construction began in spring 2009 with project completion in May 2010. The total project budget was \$7.6 million, with \$3.9 million funded from Measure A, \$3.3 million from the State, and \$400,000 from District funds.

Fine Arts Expansion: This is the second phase of the Fine Arts building project, which came in at \$11.7 million, with \$5.0 million from Measure A, and \$6.6 million funded by the State. Phase 2 construction, which expanded the existing facility, was completed in spring 2010.

Measure M ~ Active Projects

Student Center Modernization and Expansion: This \$23.5 million project funded by Measure M proceeds will modernize (replace) and expand the current Cafeteria, office space and meeting rooms adding 34,701 assignable square feet. To date, \$8.9 million has been expended.

Parking Structure and TAP: Chronic parking and circulation issues at the College will be alleviated with the construction of a 1,650 space parking garage, as well as other improvements. Measure M appropriations total \$29.5 million with \$5.1 million expended to date.

Culinary Arts Building: This \$10.5 million dollar project is primarily funded by Measure M, with \$1.5 million in contributions from the Foundation Capital Campaign. The project will have a new instructor laboratory complete with a new kitchen, servery and dining area for the comprehensive culinary program. To date, \$235,300 has been spent.

Infrastructure Projects: \$1.5 million is currently allocated toward completion of an infrastructure master plan and projects for current and future facilities at American River College. To date, \$255,900 has been expended.

Cosumnes River College

Measure A ~ Active Projects

Elk Grove Center Phase 1: Construction of the first phase commenced in spring 2012 with opening planned for fall 2013. The estimated cost of Phase 1 is \$13.5 million, with \$12.9 million from Measure A funds. To date, \$6.1 million of Measure A funds have been expended on the project, including the site acquisition.

Northeast Buildings Modernization: This project will modernize vocational, occupational, and operational facilities constructed in the 1970's. The project is currently under construction and is expected to be completed in fall 2012. The State is funding \$4.8 million toward the project and Measure A is contributing \$4.8 million. To date, \$2.9 million of Measure A has been expended.

Measure A ~ Completed Projects

Bookstore/Cafeteria Addition Phase 2 and 3:

Expansion of the Bookstore and Cafeteria resulted in an additional 8,380 square feet of space. Total cost was \$4.3 million funded by Measure A. Construction commenced in spring 2010 and was completed in the summer of 2011.

New Instructional and Library Building: This project added 45,628 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.

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.



CRC Instructional and Library Building

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. \$1.3 million of Measure A funds were expended on the project. The third project, completed in spring 2010, provided additional parking in the southeast corner to offset the closure of the northeast lot during construction of the parking garage and light rail station. \$1.9 million in Measure A funds were used.

Temporary Portables/Swing Space: These portable buildings provide 15,375 gross square feet to house instructional programs displaced during campus modernization projects. Measure A expenditures totaled \$588,600.



CRC Police/Printing Modernization

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.

Police/Printing Building Modernization: This project replaced portables which previously housed the Campus' Police and Printing Services. The project, totaling 10,715 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. \$1.8 million of Measure A were expended.

Swing Space for Bookstore/Cafeteria Expansion, Phase 2: Temporary swing space was developed for use during the second phase of the Bookstore/Cafeteria Expansion. Measure A funded the swing space, which was completed in June 2010, at a cost of \$184,000.

Science Instructional Lab Expansion: This project aids in meeting the increased demand for laboratory space by adding approximately 19,001 square feet of science lab classrooms. The cost of the expansion project was \$13.1 million. Measure A funded \$5.6 million and \$7.3 million was funded by the State. The expansion was completed in summer 2010.



CRC Instructional Lab Expansion

Science Building Modernization: Two sequential projects were 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 \$4.2 million funded by Measure A funds and \$2.5 million of State funds.

Measure M ~ Active Projects

Elk Grove Center Phase 1 TAP and Off-Site Improvements: \$1.0 million has been appropriated for transportation, access and parking for the new Elk Grove Center and \$3.3 million for off-site improvements including roadways, a lighted intersection, sidewalks, curb, gutters and associated underground utilities. In addition to the \$3.3 million, the City of Elk Grove is contributing \$797,000. Work started in spring 2012 and \$160,100 has been expended to date.

Art Gallery Space: Construction of the Art Gallery space will be in the final phase of completion of the campus comprehensive Fine and Performing Arts complex. \$2.0 million is funded by Measure M and \$25,000 has been expended so far.

Physical Education and Athletic Fields and TAP Improvements: \$14.8 million is planned to complete the College's Physical Education and Athletic fields, perimeter landscaping, and parking improvements. Modernization of the stadium and sports fields will also accommodate local high school sporting events through a partnership with Elk Grove Unified School District (EGUSD). Community usage is also planned. Expenditures to date total \$2.9 million. Total project funding is \$13.0 million from Measure M and \$1.5 million from EGUSD and the balance from the College.

Architecture and Construction Programs Instructional Building: This building will house one of the signature programs at the college, Architecture and Construction Management, as well as related programs that provide transfer and certificate coursework. The District will seek platinum LEED (energy efficiency) certification for the facility. The total project, funded by Measure M and local sources, is planned at \$17.1 million with Measure M providing \$13.5 million. To date, \$2.4 million of Measure M has been expended.

Infrastructure Projects: \$1.4 million is currently allocated toward infrastructure needs for current and future facilities at Cosumnes River College. To date, \$570,600 has been expended.

District Office / District-Wide

Measure A ~ Completed Projects

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.

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.

Measure M ~ Active Projects

Ethan Way Replacement/Upgrade: A new Workforce and Economic Development facility will replace Ethan Way with state of the art training and learning facilities. \$2.5 million has been expended on acquiring a 28,000 square foot facility which will be converted and renovated into a corporate and vocational training center.

Infrastructure Projects: \$1.1 million is currently allocated toward completion of a master plan which will incorporate the infrastructure needs for current and future facilities District-wide. To date, \$11,000 has been expended.

Measure M ~ Completed Projects

Economic Development Facility: This project renovated the existing 19,360 square foot Economic Development Facility at Ethan Way in Sacramento. Measure M included new flooring, painting, casework and other finishes. The project has expended \$324,900 to date.

Folsom Lake College

Measure A ~ Active Projects

Physical Education Addition 1 (gym): A \$15.9 million project with \$188,700 in planning and design costs paid to date. The project will provide a full gymnasium and second smaller gym for Physical Education classes and the Athletic program.

Rancho Cordova Center: Measure A is providing \$13.3 million to acquire and develop the site and complete construction for the new Rancho Cordova Center. To date, \$731,200 of Measure A funds have been expended.



FLC Bookstore and Cafeteria

Measure A ~ Completed Projects

Bookstore/Cafeteria Expansion: An additional 13,597 square feet of space for faculty offices, meeting rooms, and Cafeteria was realized with the completion of this project in spring 2012. The total budget is \$5.1 million from Measure A. Expenditures thus far total \$5.0 million.



FLC Three Stages Visual and Performing Arts Building

Visual and Performing Arts Building Marquee Sign:

This electronic marquee sign displays to the community current events and coming attractions to the Three Stages Visual and Performing Arts regional theater. The project cost \$415,000, with \$250,000 funded from Measure A. The project was completed in summer 2011.

New Bookstore and Cafeteria: This project was completed in time for the start of the spring 2006 semester. The project, almost fully funded by Measure A, included related transportation and parking infrastructure. \$6.9 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.

El Dorado Center New Instructional and Library Space: The total project cost was \$7 million with \$766,700 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 72,000 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.

Monument Signs: Expenditures totaled \$170,000 on this project, with \$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.

New Physical Education Building: This is the first phase of Physical Education facilities for the College. This 30,313 square foot facility, opened in fall 2008, included related transportation and parking. The total project cost was \$7.6 million, with \$4.7 million funded by the State and \$2.9 million expended from Measure A.

Visual and Performing Arts Building: The new Visual and Performing Arts facility at Folsom Lake College (Three Stages) provides classroom facilities, theaters, staff and faculty offices, and related facilities supporting the Fine and Performing Arts programs. This \$50 million project was funded with \$11.4 million from the State, \$28.1 million from Measure A, and the balance from local sources. The project was completed in fall 2010 and fully operating in spring 2011.

Measure M ~ Active Projects

Physical Education and Athletics Fields Construction: This project is one of the final elements of Folsom Lake College's master plan. The project will provide needed facilities to support the College's Physical Education and Athletic programs in addition to serving local community needs. Measure M funds are currently allocated at \$18.7 million and \$5.8 million has been expended to date.

Rancho Cordova Center Phase I TAP and Off-Site Improvements: \$1.2 million has been appropriated for transportation, access, and parking for the Rancho Cordova Center and \$1.3 million has been allocated for off-site improvements for the Rancho Cordova Center located adjacent to the light rail line. Thus far, \$62,200 has been expended for design of the off-site improvements.

El Dorado Center Bookstore/Cafeteria Expansion: The project cost of the EDC Bookstore/Cafeteria expansion is \$2.2 million and \$55,000 has been expended to date. The project will provide additional study areas and support services space.

Sacramento City College

Measure A ~ Completed Projects

Performing Arts Modernization: 49,469 square feet of space was renovated and rebuilt with a combination of funding from Measure A, \$3.8 million, and State bonds, \$14 million. The project was completed in spring 2012. Expenditures to date total \$2.9 million.



SCC Performing Arts Center

Davis Center Phase 1: This project encompasses several components including construction of the new Center, transportation and access, and site development. The project is located on the UC-Davis campus in a partnership with the University. Measure A funds are budgeted at \$12.1 million. To date, \$11.6 million has been expended. The completion date was fall 2011.

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 \$4.2 million project to modernize this facility constructed in 1957. Construction was completed in spring 2006.

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.

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.

North Gym Modernization: This project, which modernized the original facility built in 1937, was completed at a cost of \$7.2 million with \$4.2 million from Measure A and \$3.0 million funded from the State. The construction was completed in December 2008.

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 \$11.5 million, including the site acquisition, from Measure A. The Phase 1 project was completed in December 2009 and opened for the spring 2010 term.



SCC West Sacramento Center

Transportation, Access, and Parking (TAP): SCC 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, including a pedestrian mall at the Fine Arts entrance. The total project cost was \$36.7 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.

Fine Arts Modernization: Similar to the other modernizations at Sacramento City College, this facility, built in 1939, had never been renovated. This project cost \$5.9 million with \$2.1 million contributed by Measure A and \$3.8 million funded by the State. The project was completed in fall 2010.



SCC Parking Structure

Measure M ~ Active Projects

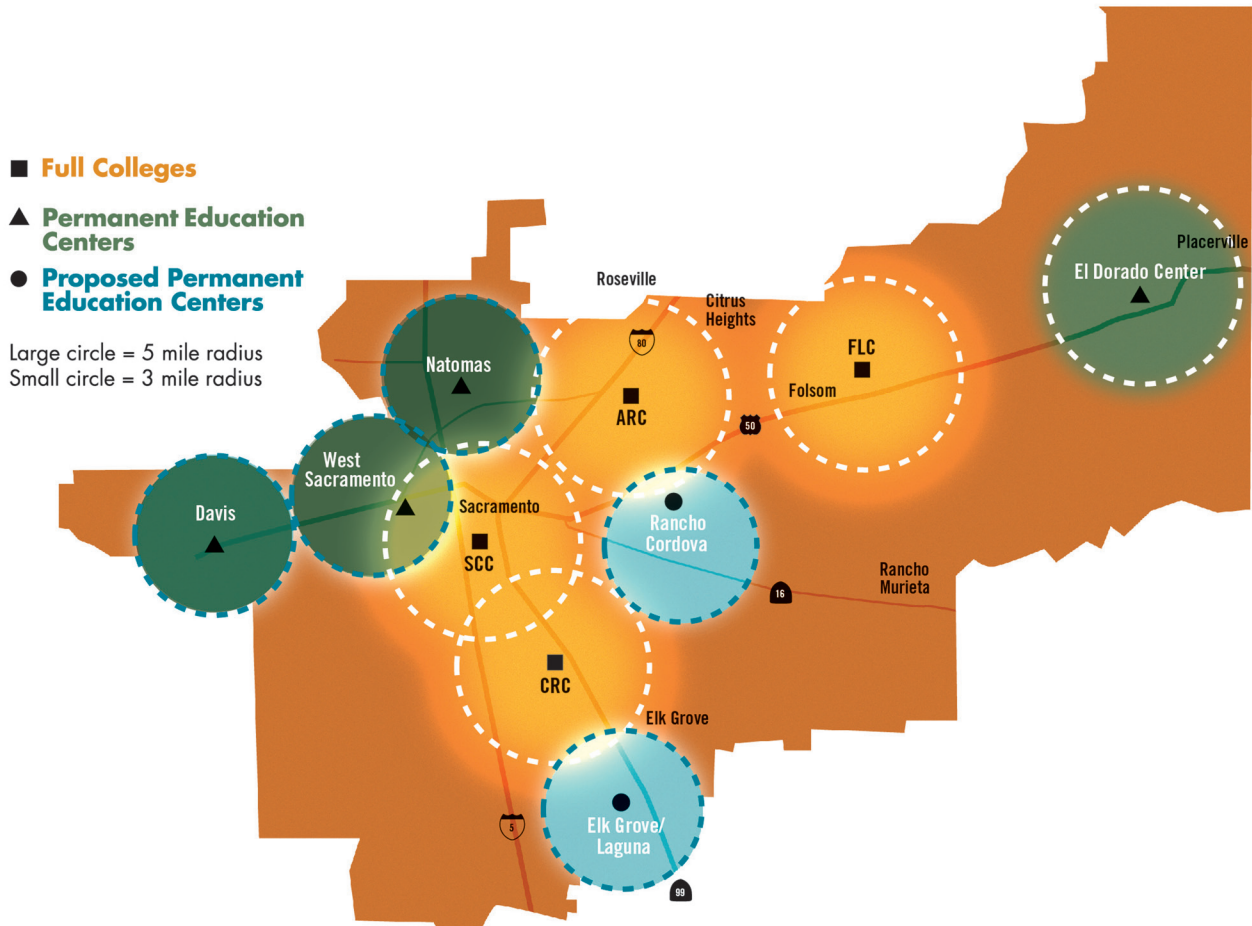
TAP Improvements: \$1.5 million has been appropriated for the final phase of transportation, access and parking improvements at Sacramento City College with \$132,500 expended to date.

Student Services Modernization and Expansion: Modernization, expansion and consolidation of Student Services programs for the College have been budgeted at \$10.9 million with \$216,500 expended to date for design and planning purposes.

Hughes Stadium Modernization: This facility has historic significance to many Sacramentans. It has long been used by the Physical Education and Athletic program at the College as well as for high school and community athletic events. The modernization is necessary to meet seismic, ADA, and other requirements, as well as to update facilities constructed in the 1930's. Measure M will contribute \$12.5 million, with \$7.1 million expended to date.

Infrastructure Projects: \$238,500 is currently allocated toward completion of a master plan which will incorporate the infrastructure needs for current and future facilities at Sacramento City College. To date, \$143,390 has been expended.

Los Rios Community College District's Plan for Educating a Region:



Los Rios Community College District
1919 Spanos Court
Sacramento, CA 95825
(916) 568-3058
www.losrios.edu

Los Rios Board of Trustees:

Kay Albiani
Terry Cochran
Pamela Haynes
Dustin Johnson
Robert Jones
Deborah Ortiz
Ruth Scribner

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, December and March. All committee meetings are open to the public and meeting minutes and reports can be found on the Los Rios Community College District website at www.losrios.edu.

2011-12 Members

Joe Debbs, *Member at Large*
Basim Elkarra, *Board Appointed** (chair)
Bill Heinicke, *Member at Large*
Robert Holderness, *Board Appointed**
Sharon Margetts, *Member at Large*
John Orr, *Senior Citizen Representative**
John Pappas, *Foundation Representative**
Jennifer Quinn, *Member at Large*
Diane Schachterle, *Taxpayer's Association Representative**
Nicholas Schroeder, *Member at Large*
Heather Slater, *Student Representative**
Richard SooHoo, *Business Community Representative**
Jane Vargas, *Board Appointed** (vice-chair)

**indicates a position required by statute*



This publication was not paid for with Measure A or Measure M dollars.