

Citizens' Bond Oversight Committee

Los Rios Community College District

2021-22 Annual Report



Lillard Hall, SCC



Natomas Center Phase II & Phase III, ARC

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

Introduction

Measure M, a \$475 million authorization, was approved by the voters on November 4, 2008. The proceeds are to be used for construction of new facilities and modernization of existing 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.

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

The District issued Series A of Measure M bonds in October 2010 in the amount of \$130 million, issued Series B for \$60 million in June 2013, issued Series C \$65 million in February 2018 and issued Series D for \$80 million in June 2018. Measure E was issued in the amount of \$130 million in July 2021. In November 2017, the District refunded \$106.9 million of Measure M, Series A resulting in savings to our taxpayers of approximately \$12.8 million (NPV). In April 2022, the Board of Trustees voted to issue \$35 million in Refunding General Obligation Bonds with a projected taxpayer savings of \$3.7 million (NPV).

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 Auditor's reports, financial statements, and performance audit for the bond funds as of June 30, 2021. These reports fulfill the requirement for 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) funding, the District's Facilities Master Plan, and the status of bond funded projects in progress during the year.

Summary

All expenditures authorized by the School Facilities Bonds have been reviewed by the Citizens' Bond Oversight Committee to ensure the money has been spent only on school facility improvements authorized by the Bond Act. All funds expended from Measure 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. For Measure M, \$485.4 million has been appropriated for sixty-three projects including 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, 2022.

A Snapshot of Measure M Progress to date:

| Location | Budget to Date | Expended to Date | # of Projects in Progress | # of Projects Completed |
|-------------------------------|-----------------|------------------|---------------------------|-------------------------|
| American River College | \$172.5M | \$104.1M | 5 | 16 |
| Cosumnes River College | \$85.4M | \$67.5M | 4 | 12 |
| Folsom Lake College | \$98.1M | \$28.2M | 3 | 4 |
| Sacramento City College | \$110.3M | \$83.2M | 3 | 11 |
| District Office/District-Wide | \$19.1M | \$18M | 2 | 3 |
| Total | \$485.4M | \$301M | 17 | 46 |

Measure A & M have provided funding to add more than 1.8 million square feet in new facilities. In addition, more than 441,000 square feet of aging facilities have been modernized.

Total Expenditures Since Inception:

Measure M \$301.2 million*

**includes bond issuance costs*

American River College

Measure M ~ Active Projects

Tech Ed Temp Housing:

This project provides modifications to temp housing to accommodate Tech Ed Modernization construction phase. The project budget is \$730,000 with \$226,000 expended to date.

Boiler Replacement Phase 2:

The Long Range Capital Needs Plan and local bond Measure M include funds to improve utilities infrastructure at American River College. This project improves HVAC infrastructure within the Central Utility Plant at ARC. This project will remove and replace boilers, pumps, associated piping and automated controls. The project is budgeted for \$995,000 with \$921,000 in expenditures to date.

Natomas Center Phase 2 & 3:

The Project builds a new 31,077 assignable square feet (asf) (49,800 gross square feet) instructional facility adjacent to the existing American River College Natomas Center building. The new building will provide space for instruction in general education, biology and chemistry. The project is budgeted for \$24.4 million with \$2.2 million in expenditures to date.

Natomas TAP Phase 2 & 3:

The long range capital needs plan and local bond Measure M include funds to construct parking associated with the expansion of the Natomas Center. This project will develop this parking at an adjacent vacant lot at the corner of Del Paso Blvd and Via Ingoglia. This project will be a joint venture with the City of Natomas and Natomas Unified School District, however, LRCCD is taking the lead as the constructing entity. We anticipate approximately 425 parking spaces. The project is budgeted for \$2.3 million with \$1.2 million in expenditures to date.

Tech Ed Modernization:

This project modernizes the Technology Building at American River College. The primary use of the building is Automotive, Welding Technology and Electronics. Two other programs, Physics and Engineering, are currently in the building and will be moved and replaced with other interdisciplinary programs. This modernization will improve the technology of these spaces and reconfigure spaces for improved circulation and access compliance. This modernization also provides improvements to power, lighting, data, and HVAC systems. This modernization includes the replacement of three old temporary portable building located behind the Technology Building, with new permanent space. The project is budgeted for \$47.7 million with \$3.3 million in expenditures to date.

Measure M ~ Completed Projects

New Market Drive Improvements:

This project supports street improvements along New Market Drive adjacent to the American River College Natomas Center. The project will improve traffic flow and access to the Natomas Center and a future student parking lot expansion needed to accommodate the upcoming Natomas Center Phase II and III project. This project is budgeted for \$1.1 million with \$1.1 million expended to date.

Infrastructure for Liberal Arts Modernization (STEM):

This project provides improvements to the underground infrastructure, hydronics and utilities that serve the new Liberal Arts (STEM) building. This project will complete the campus hydronic loop and greatly improve the efficiency of our buildings heating and cooling systems throughout the campus. The project budget is \$7.3 million with \$7.3 million expended to date.

Liberal Arts Building Modernization (STEM):

This project will provide a 36,976 asf new building to replace the Liberal Arts Building. The new building will be used for Science, Technology, Engineering and Math (STEM). The project budget is \$12.4 million with \$12.3 million expended to date.

New Swing Space Portable- Liberal Arts (STEM):

This project will add an additional 13 temporary housing units to house instructional programs displaced by the demolition and rebuild of the Liberal Arts building. These temporary units will be leased at the end of the Liberal Arts construction and be removed from campus. The project is budgeted at \$1.3 million with \$1.3 million expended to date.

Corp Yard Relocation:

This project relocates the existing corp yard located near the center of campus to the southern end of campus. The purpose of the relocation is to create ground space in the center of campus to allow for the future modernization of Davies Hall and a future instructional building. This project is budgeted for \$640,000 with \$640,000 to date.

Central Utility Plant Upgrade:

This central plant infrastructure project at ARC supports ongoing campus-wide facility improvements and growth. These improvements will support new facilities like the new STEM building and the upcoming Tech Voc Expansion and Modernization and Davies Hall Modernization projects, as well as improve overall campus heating and cooling systems by increasing system capacity and making them more energy efficient. This project is budgeted for \$1.6 million with \$1.6 million expended to date.

Infrastructure Projects:

\$1.1 million was allocated toward completion of an infrastructure master plan and projects at ARC.

Stadium Lighting Upgrade:

This project will upgrade the stadium lighting to meet minimum competitive standards. Utilize existing 70-100 foot light poles in their existing locations and retrofit with LE Musco light fixtures. The existing electrical infrastructure will be utilized and a new lighting controls system will be installed. Fixtures will meet current codes. Measure M contributed \$10,000 to this project.

Infrastructure - Water Well Replacement:

Due to the age and deterioration of the existing water wells at American River College it is necessary to replace and relocate one of the existing wells. 100% of ARC's domestic and irrigation water comes from a groundwater well system. Measure M contributed \$2.1 million to this project.

Infrastructure- Main Storm Drain Extension:

This project improves the storm drain system at ARC to mitigate flooding on the southern portion of the campus and further protect the campus during major rainstorms. The project utilized \$1.3 million in Measure M funds and \$379,000 from District funds.

Existing Swing Space Portable Modification- Liberal Arts (STEM):

This project modifies existing temporary housing to accommodate specific instructional programs displaced by the demolition and rebuild of the Liberal Arts building. This was a \$221,000 Measure M project.

P.E./Athletic Fields Improvements:

This \$6.5 million dollar project revitalizes the campus PE and Athletic fields to maximize the available space and upgrade the facilities. The construction of this project was completed fall 2016.

Student Services Addition:

This \$3.7 million project of Measure M dollars, provides the needed space to deliver the support services students require. The construction of this project was completed fall 2015.

Culinary Arts Building:

This \$10 million dollar project is primarily funded by Measure M, with \$1 million in contributions from the Foundation Capital Campaign. The project has an instruction laboratory complete with a new kitchen, servery and dining area for the comprehensive culinary program. \$9 million was spent out of Measure M funds.

Student Center Modernization and Expansion:

This \$21 million project funded primarily by Measure M proceeds modernized (replaced) and expanded the former cafeteria, office space and meeting rooms adding 34,701 assignable square feet. The Center opened in spring 2013.

Parking Structure and TAP:

Chronic parking and circulation issues at the College have been alleviated with the construction of a 1,650 space parking garage, as well as other improvements at a cost of \$27.2 million. The project was completed in spring 2013.

Cosumnes River College

Measure M ~ Active Projects

College Center MDF Relocation and Fiber Upgrade:

This project will take essential IT infrastructure and relocate it from the basement of the Library to the newly expanded College Center. This scope of work will improve the equipment's reliability by providing dedicated heating and cooling, reliable and adequate power sources and work space required for maintenance and future improvement. The project budget is \$500,799 with no expenditures to date.

Elk Grove Center Phase 2-EVCS Parking Lot:

Construction of approximately 40 new parking stalls including 8 electrical vehicle charging stations (EVCS) Project continues parking per master plan. The budget is \$1.7 million with \$82,000 expenditures to date.

Elk Grove Center Phase 2:

This project will construct Phase 2 of the Elk Grove Center. This project scope provides a 15,200 assignable square foot (asf) instructional building adjacent to the existing instructional building. The building will include classrooms, labs, offices and flexible space for students to study and congregate. The projected is budgeted for \$16.6 million with \$1.4 million in expenditures to date.

Auto Tech Center Modernization/Expansion:

This project is currently in design and will expand the current Automotive Technology building by 5,280sf by adding eight new automotive bays, a new tool room, flexible teaching space and ADA compliant restrooms to the existing facility. Construction is expected to begin in Winter of 2020. The project is budgeted for \$5.7 million with \$5.2 million expenditures to date.

Measure M ~ Completed Projects

Library Space Repurpose:

This project will re-configure temporary administrative spaces in the CRC library and repurpose them back into library/student engagement spaces. Upon completion of the CRC College Center, the administrative functions contained in these spaces will be moved back into the new College Center, allowing for these areas to be returned to their original library-type function. The project is budgeted for \$447,000 with \$447,000 expenditures to date.

College Center Expansion:

This project will provide a 18,005 ASF expansion to the College Center building. The expansion will be used for student services, administration and counseling. The project budget is \$21.5 million from Measure M, and \$721,000 funded by District. \$21.5 million has been expended to date.

Infrastructure to College Center Expansion :

This project provides improvements to the underground infrastructure – hydronics and utilities, that serve the College Center Expansion. The project budget is \$2.9 million with \$2.9 million expended to date.

Portable 76 Removal:

Abate and remove 5 portables on the CRC campus. Buildings include Portable 76 adjacent PE and old temp housing buildings near tennis court. Buildings are past their useful life and no longer needed. The budget is \$99,000 with \$99,000 expenditures to date.



CRC College Center Expansion

Infrastructure Projects:

\$971,000 is currently allocated from Measure M funds toward various infrastructure projects and for completion of a master plan to incorporate the infrastructure needs for current and future facilities at Cosumnes River College. To date, all \$971,000 has been expended.

Infrastructure-Hydronic Mods & Underground Loop:

Due to the age and deterioration of the existing hydronic (water) lines serving the Heating Ventilation and Air Conditioning (HVAC) systems, many lines needed to be replaced. Replacement not only reduced water leakage and waste, but greatly enhanced the efficiency of the existing HVAC systems throughout the entire campus. Measure M funds provided \$1.8 million for this project.

Elk Grove Center Monument Sign: T

This project provided a new monument sign at the west entrance of the Elk Grove Center. Total project funds from Measure M were \$80,000.

Stadium Landscaping:

With the completion of the stadium improvements funded by Measure M and a partnership with Elk Grove Unified School District, this project completes the perimeter landscaping for this multi-use facility. Measure M provided \$235,000 for this project.

Art Gallery Space:

Construction of the Art Gallery space was completed in spring 2015. This completes the campus' comprehensive Fine and Performing Arts facilities. \$2.1 million was funded by Measure M.

Elk Grove Center Phase 1 TAP and Off-Site Improvements:

\$1.0 million was appropriated for transportation, access and parking for the Elk Grove Center and \$2.4 million for off-site improvements including roadways, a lighted intersection, sidewalks, curb, gutters and associated underground utilities. In addition to the \$3.4 million funded by Measure M, the City of Elk Grove funded \$1.3 million. Work started in spring 2012 and the project was completed in fall 2013.

Architecture and Construction Programs Instructional Building:

This building houses one of the signature programs at the college; Architecture and Construction Management, as well as related programs that provide transfer and certificate coursework. The building received platinum LEED (sustainable design) certification in October 2014. The project was completed in fall 2013 at a cost of \$15.7 million, with Measure M providing \$14 million.

Physical Education and Athletic Fields and TAP Improvements:

\$14.9 million was allocated to complete the College's Physical Education and Athletic fields, perimeter landscaping, and parking improvements. Modernization of the stadium and sports fields also accommodates local high school sporting events through a partnership with Elk Grove Unified School District (EGUSD). Community usage is also planned. Total project funds from Measure M were \$13.1 million, with \$1.8 million from EGUSD and \$269,000 from the College.

District Office / District-Wide

Measure M ~ Active Projects

Security Improvements Phase 1A and 1B:

Because of the tremendous growth in the District, the current key lock system is beyond capacity. The new system will improve the securing of our facilities and be integrated with other safety systems to enhance the safety of our students and employees. ARC and CRC are complete. FLC and SCC are in progress. To date, \$10.9 million has been expended. Budget is \$11.7 million.

Infrastructure Projects:

\$2.4 million is currently allocated toward various infrastructure projects and for completion of a master plan that will incorporate the infrastructure needs for current and future facilities District wide. To date, \$2.1 million has been expended.

Measure M ~ Completed Projects

Workforce & Economic Development (WED) Facility:

The District acquired a 28,000 square foot building as part of its plan to relocate programs housed at Ethan Way. However, multiple factors, including the cost to renovate the building and program changes, have resulted in this project being reconsidered. The District's Board authorized the sale of the building at its May 2019 meeting. To date, \$3.7 million has been expended including \$2.6 million in acquisition costs. This project has been sold.

Telecommunications Conversion to Voice Over IP:

The District's current telecommunications system is outdated and no longer supported by vendors. This project provides the infrastructure to meet today's communication needs. The total project cost, funded by Measure M, was \$890,000.

Ethan Way Upgrade:

This project renovated the existing 19,360 square foot Workforce and Economic Development facility at Ethan Way in Sacramento. Measure M included new flooring, painting, casework and other finishes. The project expended \$325,000 of Measure M funds.

Folsom Lake College

Measure M ~ Active Projects

Rancho Cordova Center Phase 2:

The Project builds a new 14,200 assignable square feet instructional facility adjacent to the existing FLC Rancho Cordova Center building. The new building will provide space for instruction in general education and biology and provides ADA access compliance and adequate HVAC power, technology and lighting systems to support these instructional programs. This includes 3,200 asf of lecture space 9,500 asf of lab space and 600 asf of office/admin and 900 asf of miscellaneous support space. The budget is \$18.2 million with \$1.3 million in expenditures to date.



FLC Rancho Cordova Center Phase 2

Central Plant Upgrade:

Upgrade of Central Plant heating and cooling quality capacity to accommodate near and long-term building needs. The budget is \$3 million with \$56,000 in expenditures.

Science 2.1:

This project provides for the addition of 48,900 asf of new Instructional space specifically for Science. Scope of work includes classrooms (8,800 asf), Physical Science (28,900 asf), Faculty Offices (9,400 asf) and Library space (1,800 asf). The projected is budgeted for \$56.2 million with \$3.2 million in expenditures to date.



FLC Central Plant Upgrade

Measure M ~ Completed Projects

El Dorado Student Center Expansion:

The project cost of the EDC Student Center expansion was \$2.2 million. The project provides additional study areas and support services space.

Rancho Cordova Center Phase I TAP and Off-Site Improvements:

\$1.2 million was appropriated for transportation, access, and parking for the new Rancho Cordova Center, and \$1.3 million was allocated for off-site improvements for the Center which is located adjacent to the light rail line.

Physical Education and Athletics Fields Construction:

This project is one of the elements of Folsom Lake College's master plan. The project provides facilities to support the College's Physical Education and Athletic programs in addition to serving local community needs. Measure M funds were allocated at \$19 million with \$100,000 being funded by the City of Folsom.

Sacramento City College

Measure M ~ Active Projects

Lillard Hall: This project builds a new science building to replace the existing Lillard Hall science building. The new building will be used for instruction in general education, biology and chemistry and provides ADA access compliance and adequate HVAC, power, technology and lighting systems to support these instructional programs. The budget for this project is \$55.9 million with \$29.3 million expended to date.

Infrastructure- Mohr Hall Modernization: This project provides improvements to the underground infrastructure, hydronics and utilities that serve the new Mohr Hall modernization project, the future Lillard Hall modernization project and other adjacent facilities. The budget for this project is \$5.4 million with \$5.4 million expended to date.

Mohr Hall Modernization: This project will provide a 18,048 ASF new building to replace the Mohr Hall Building. The new building will be used for the same programs as are in the current building – Allied Health, Physics and Geology. The budget from Measure M is \$6.2 million, of which \$5.8 million has been expended to date.

Measure M ~ Completed Projects

Davis Center Phase 2: This project will construct the phase 2 instructional building at the Davis Center. The budget for phase 2 is \$13.4 million, funded with \$5.6 million from Measure M and \$7.8 from the State. \$13.4 million has been expended to date.

Infrastructure Projects: \$193,700 is currently allocated toward completion of a master plan that will incorporate the infrastructure needs for current and future facilities at Sacramento City College. To date, \$193,700 has been expended.

Davis Center TAP Phase 2: This project will provides transportation, access, and parking expansion and improvements related to the phase 2 instructional building. Measure M funded the entire \$883,000 for this project.

Electrical Switch Gear Replacement: This \$2.1 million project replaced and/or refurbished the main electrical switch gear. The main electrical switch gear is the point of connection to the electricity supplier (SMUD) and is the electrical distribution point to all the buildings on campus. This switch gear is very old and needed to be replaced and/or refurbished to insure reliable electrical power to the campus.

Infrastructure- Hydronic Modifications: Due to the age and deterioration of the existing hydronic (water) lines serving the Heating Ventilation and Air Conditioning (HVAC) systems, many lines, valves, and controls must be replaced. Replacement will not only reduce water leakage and waste, but greatly enhance the efficiency of the existing HVAC systems throughout the entire campus. The project cost was \$3.3 million from Measure M funds.



SCC Mohr Hall

Swing Space Portable - Mohr Hall: This project will provides temporary portables to be used for instruction during the replacement of Mohr Hall. Measure M funded this project at \$283,000.

Swing Space Portable Modification- Mohr Hall: This project provides for the modification of existing temporary housing to accommodate specific instructional programs displaced by the demolition and rebuild of Mohr Hall. The project cost was \$454,000.

Rodda Hall North 3rd Floor Remodel: This project relocated two existing programs (photography and electronics) to new and renovated facilities and develop multiple classrooms for mathematics. The project cost was \$2.9 million. The project was completed spring 2016.

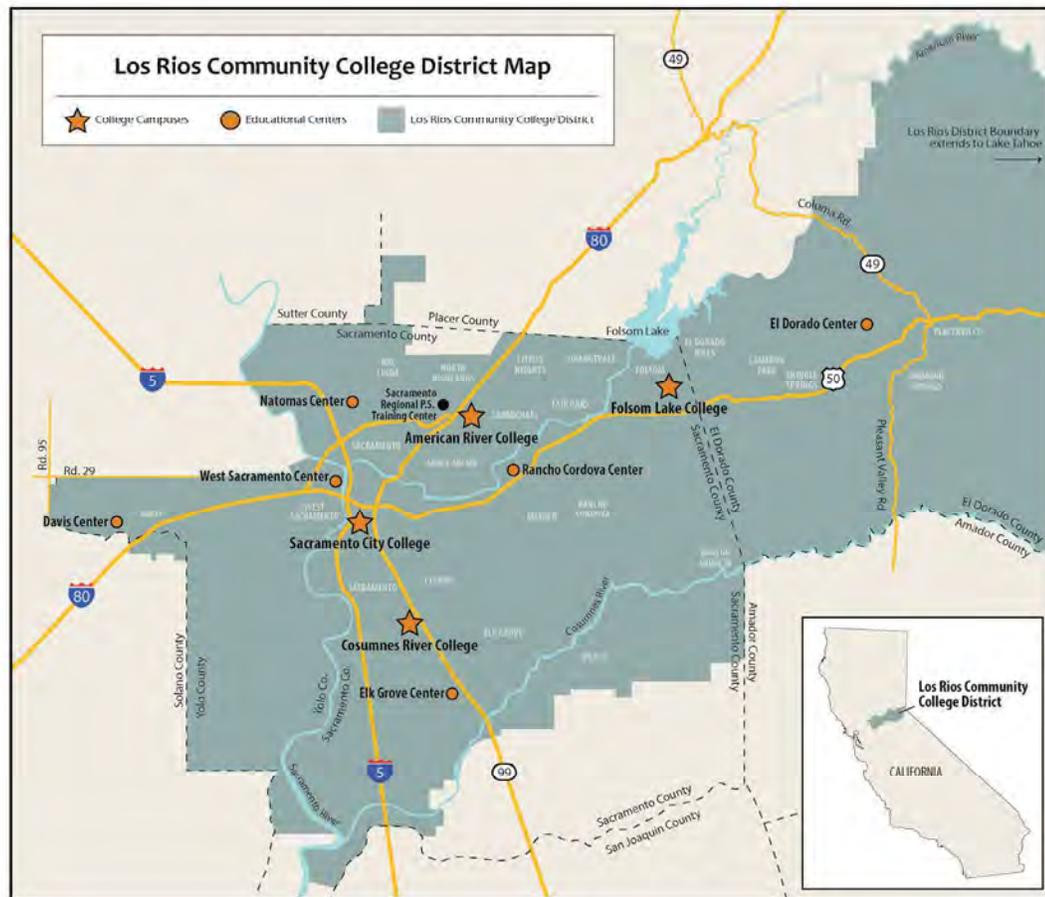
Student Services Modernization and Expansion: \$10.8 million was spent for the modernization, expansion, and consolidation of Student Services programs for the College. The construction was completed spring 2015.

Lusk Aero Remodel: Remodel of the Lusk facility provides improvements for the College's electronics education program. The cost for this project was \$1.7 million.

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 was necessary to meet seismic, ADA, and other requirements as well as to update facilities constructed in the 1930's. Measure M contributed \$13.1 million.

TAP Improvements: \$1.3 million was appropriated for the final phase of transportation, access and parking improvements at Sacramento City College. This included ADA improvements, pedestrian access improvements, and lighting improvement in various parking lots.

Los Rios Community College District Educating a Region



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 Committee operates. The committee members are volunteers from throughout the community who donate their time to meet three times a year, generally in July, December, and March. Los Rios Community College District appreciates the time and commitment of our members' service to Los Rios. 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.

2021-22 Members

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Thomas Britting, *Member at Large*

Aliane Murphy-Hasan, *Member at Large*

John Ellis, *Senior Citizen Representative*

John Ruden, *Foundation Representative*

Marty Katz, *Member at Large*

Doug Haaland, *Taxpayer's Association Representative*

Michael Rizzo, *Business Community Representative (vice-chair)*

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