

Citizens' Bond Oversight Committee

Los Rios Community College District

2024-25 Annual Report



Science 2.1, Folsom Lake College

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



Natomas Center Phase II and III, American River 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 for \$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). 1. In September 2024, the District refunded its 2008 Series B bonds, bringing Los Rios' total cumulative debt savings to \$28.4 million.

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, 2024. 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, \$487.7 million has been appropriated for sixty-six 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, 2025.

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	\$182M	\$160M	3	18
Cosumnes River College	\$92M	\$83.2M	2	14
Folsom Lake College	\$97.6M	\$85.6M	4	4
Sacramento City College	\$97M	\$95.9M	3	13
District Office/District-Wide	\$19.2M	\$18.3M	2	3
Total	\$487.7M	\$443.4M	14	52

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 \$443 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 the Tech Ed Modernization construction phase. The project budget is \$730,000 with \$500,000 expended 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 \$34.1 million with \$19.1 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 buildings located behind the Technology Building, with new permanent space. The project is budgeted for \$47.7 million with \$41 million in expenditures to date.

Measure M ~ Completed Projects

Boiler Replacement Phase 2:

The Long Range Capital Needs Plan and local bond Measure M included funds to improve utilities infrastructure at American River College. This project improved HVAC infrastructure within the Central Utility Plant at ARC. This project removed and replaced boilers, pumps, associated piping and automated controls. Measure M contributed \$946,184 to this project.

Natomas TAP Phase 2 & 3:

The long range capital needs plan and local bond Measure M included funds to construct parking associated with the expansion of the Natomas Center. This project developed parking at an adjacent vacant lot at the corner of Del Paso Blvd and Via Ingoglia. This project was a joint venture with the City of Natomas and Natomas Unified School District, however; LRCCD took the lead as the constructing entity. This project added 245 parking spaces. Measure M contributed \$2.2 million to this project.

New Market Drive Improvements:

This project supported street improvements along New Market Drive adjacent to the American River College Natomas Center. The project improved traffic flow and access to the Natomas Center and the student parking lot expansion completed as part of the Natomas Center Phase II and III. Measure M contributed \$1.1 million to this project.

Infrastructure for Liberal Arts Modernization (STEM):

This project provided improvements to the underground infrastructure, hydronics and utilities that serve the new Liberal Arts (STEM) building. This project completed the campus hydronic loop and greatly improved the efficiency of our building's heating and cooling systems throughout the campus. Measure M contributed \$7.3 million to this project.

Liberal Arts Building Modernization (STEM):

This project provided a 36,976 asf new building to replace the Liberal Arts Building. The new building is used for Science, Technology, Engineering and Math (STEM). Measure M contributed \$12.3 million to this project.

New Swing Space Portable- Liberal Arts (STEM):

This project added 13 temporary housing units to house instructional programs displaced by the demolition and rebuild of the Liberal Arts building. These temporary units were leased at the end of the Liberal Arts construction. Measure M contributed \$1.3 million to this project.

Corp Yard Relocation:

This project relocated the existing corp yard located near the center of campus to the southern end of campus. The purpose of the relocation was to create ground space in the center of campus to allow for the future modernization of Davies Hall and a future instructional building. Measure M contributed \$640,000 to this project.

Central Utility Plant Upgrade:

This central plant infrastructure project at ARC supported ongoing campus-wide facility improvements and growth. These improvements 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 efficiency. Measure M contributed \$1.6 million to this project.

Infrastructure Projects:

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

Stadium Lighting Upgrade:

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

Infrastructure - Water Well Replacement:

This project replaced and relocated a deteriorated water well at American River College. 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 improved 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.

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

This project modified existing temporary housing to accommodate specific instructional programs displaced by the demolition and rebuild of the Liberal Arts building. This was a \$201,000 Measure M project.

P.E./Athletic Fields Improvements:

This \$6.5 million dollar project revitalized 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 provided 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 completed project included 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 Project

Central Plant Upgrade:

This project is waiting for a final draft of a feasibility study which we expect to receive any day. That study was funded with Infrastructure funds so the project still shows no encumbrances or expenditures. We are also expecting to receive a fee proposal from an architecture firm for the project by end of this week or early next week. The project budget is \$8 million with \$0 expended 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 project is budgeted for \$16.6 million with \$15.8 million in expenditures to date.

Measure M ~ Completed Projects

Elk Grove Center Phase 2-EVCS Parking Lot:

This project included construction of approximately 40 new parking stalls including 8 electrical vehicle charging stations (EVCS) and continues the parking upgrades set in the Facilities Master Plan. Measure M contributed \$1,054,866 to this project.

College Center MDF Relocation and Fiber Upgrade:

This project relocated essential IT infrastructure from the basement of the library to the newly expanded College Center. This project improved the equipment's reliability by providing dedicated heating and cooling, reliable and adequate power sources and work space required for maintenance and future improvement. Measure M contributed \$319,034 to this project.

Auto Tech Center Modernization/Expansion:

This project expanded 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. Measure M contributed \$5.2 million to this project.

Library Space Repurpose:

This project reconfigured temporary administrative spaces in the CRC library and repurposed them back into library/student engagement spaces. Upon completion of the CRC College Center, the administrative functions contained in these spaces were moved back into the new College Center, allowing for these areas to be returned to their original library-type function. Measure M contributed \$447,000 to this project.

College Center Expansion:

This project provided a 18,005 ASF expansion to the College Center building. The expansion is used for student services, administration and counseling. Measure M contributed \$21.6 million to this project.

Infrastructure to College Center Expansion :

This project provided improvements to the underground infrastructure – hydronics and utilities- that serve the College Center Expansion. Measure M contributed \$3 million to this project.

Portable 76 Removal:

This project completed the abatement and removal of 5 portables on the CRC campus including Portable 76 adjacent to PE and old temporary housing buildings near the tennis court. These buildings were past their useful life and no longer needed.

Infrastructure Projects:

\$971,000 was allocated from Measure M funds toward various infrastructure projects and for the 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-Hydronec 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:

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.



CRC College Center Expansion

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 accommodated 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 \$11.8 million.

Infrastructure Projects:

\$2.5 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, \$2.4 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 previous telecommunications system was outdated and no longer supported by vendors. This project provided 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 Phase 2 Parking:

This project will support the Rancho Cordova Center by expanding the offsite parking lot across from Paseo Drive to provide approximately 66 additional parking stalls. The project budget is \$3 million with \$2 million in expenditures to date.

Rancho Cordova Center Phase 2:

The project was the final project of our \$475 million Measure M bond program. It was preceded by four large bond-funded capital projects that required budget increases to cover significant cost increases in our local construction market caused by the COVID-19 pandemic over the last few years. While we had sufficient local bond funds to complete the design documents all the way through to DSA approval for the Rancho Cordova Phase 2 Center project, LRCCD no longer has sufficient local bond funds to match the State's contribution for the construction phase of the project. As a result, the project will be closed out and any remaining funds will be reverted back to the statewide GO bond program.

Central Plant Upgrade:

Upgrade of Central Plant heating and cooling quality capacity to accommodate near and long-term building needs. The budget is \$14.8 million with \$11.8 million 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 \$53.2 million with \$46 million in expenditures to date.



FLC Rancho Cordova Center Phase 2

Measure M ~ Completed Projects

El Dorado Student Center Expansion:

The project cost of the EDC Student Center expansion was \$2.2 million. The project provided 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 provided 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.



FLC Central Plant Upgrade

Sacramento City College

Measure M ~ Active Projects

Swing Space Portable Removal:

This project will remove all remaining swing space portable buildings on Campus except for one building used to house bathrooms and provide storage space. The project budget is \$500,000 with \$6,000 expended to date.

Natural Science Building (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 \$42.4 million with \$41.9 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 \$5.9 million, of which \$5.8 million has been 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.

Measure M ~ Completed Projects

Davis Center Phase 2:

This project constructed the phase 2 instructional building at the Davis Center. The cost for phase 2 is \$13.4 million, funded with \$5.6 million from Measure M and \$7.8 from the State.

Infrastructure Projects:

\$193,700 was allocated toward completion of a master plan that will incorporate the infrastructure needs for current and future facilities at Sacramento City College.

Davis Center TAP Phase 2:

This project provided 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. The previous switch gear was outdated and needed to be replaced and/or refurbished to insure reliable electrical power to the campus.



SCC Mohr Hall

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 needed to be replaced. Replacement reduced water leakage and waste, as well as greatly enhanced the efficiency of HVAC systems throughout the entire campus. The project cost was \$3.3 million from Measure M funds.

Swing Space Portable - Mohr Hall:

This project provided temporary portables used for instruction during the replacement of Mohr Hall. Measure M funded this project at \$410,000.

Swing Space Portable Modification- Mohr Hall:

This project provided 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 developed 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:

The remodel of the Lusk facility provided improvements for the College's electronics education program. The cost for this project was \$1.7 million.

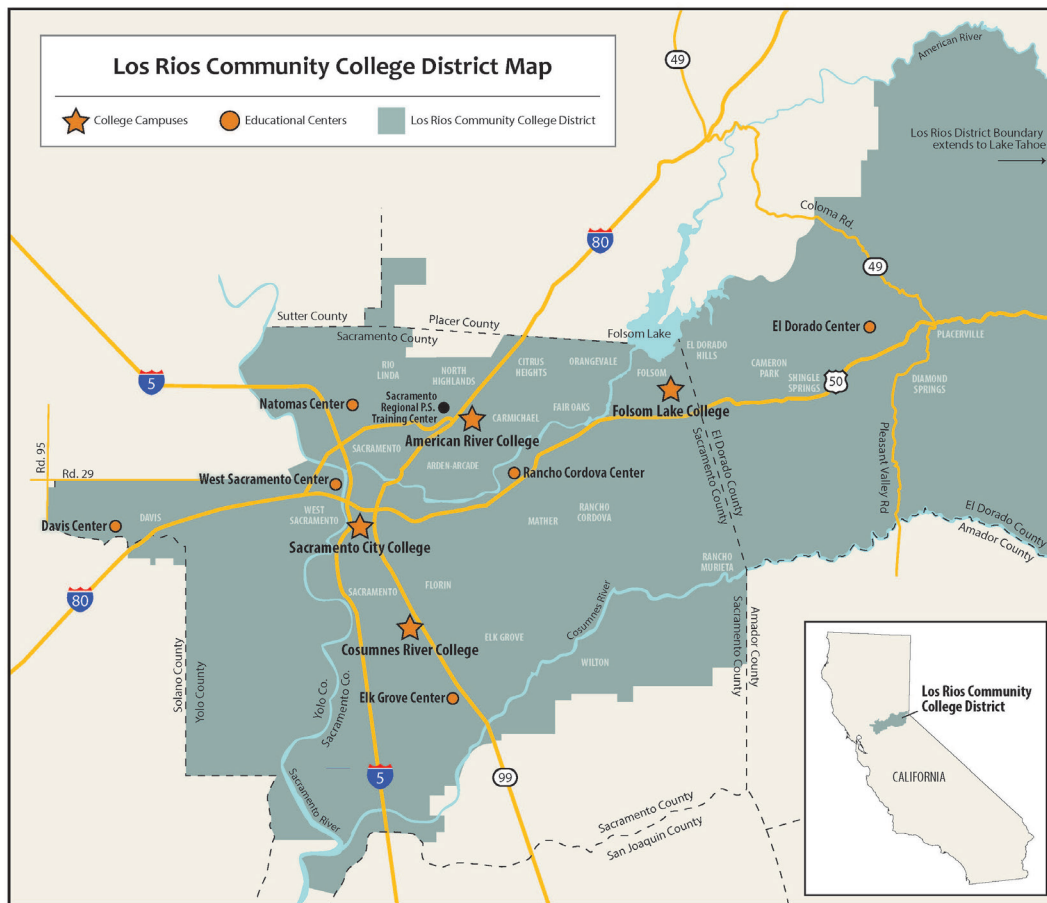
Hughes Stadium Modernization:

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 improvements 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.

2024-25 Members

Rita Gallardo Good, *Member at Large (chair)*

John Ruden, *Foundation Representative*

Connie Weatherholt, *Member at Large*

Sosan Madanat, *Member at Large*

Nathan Taylor, *Student Representative (vice-chair)*

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