

# CITIZENS' BOND OVERSIGHT COMMITTEE

*Barbara Dillmann, Chair*

*Margaret Dean*

*Robert McCrillis*

*Norman Shaskey*

*Greg Messer*

*Logan Castle*

*Isaiah Olson*

Signed by: 

*Barbara Dillmann, Chair  
Citizens' Bond Oversight Committee  
For Bond Measure A  
Siskiyou Joint Community College District*

## REPORT FROM THE CHAIR

January 15, 2016

To: The Governing Board, and the Citizens of the Siskiyou Joint Community College District

The College of the Siskiyou Citizens' Bond Oversight Committee is pleased to present the 7th Annual Report on the continued planned expenditures of the \$31.4/M in Bond monies approved via Measure A which was approved via ballot in November of 2005.

The Resolution associated with the Ballot Measure called for the establishment of a Bond Oversight Committee to assure proper expenditure of the funds which were meant to:

- Build and/or renovate facilities
- Modernize and equip facilities and,
- Upgrade deteriorating classrooms, restrooms plumbing and electrical systems
- Preclude use of Bond funds for salaries of teachers or administrative staff.

This report highlights many of the completed projects that will improve the learning experience of the students. There was no building/project activity during FY 2013-2014 or FY 2014-2015.

The Board's Resolution specifically charged the Oversight Committee and auditors to assure no monies were to go to teacher or administrative salaries.

The Citizens' Bond Oversight Committee has met numerous times since being established in June of 2006 and following audits by Matson & Isom (which disclosed no instances of non-compliance with the terms of Measure A), and after receiving updates from College staff, I am pleased to report Bond monies were not spent on instructor or administrative salaries but were expended only on projects approved by the Board and Voting Citizens of the Siskiyou Joint Community College District.

Truly yours,

Barbara Dillmann, Chair  
Citizens' Bond Oversight Committee

## **CITIZENS BOND OVERSIGHT COMMITTEE**

### **ANNUAL REPORT**

**For the Two-Year Period of July 1, 2013 through June 30, 2015**

In accordance with Education Code Section 15280, the following report is the fulfillment of the committee's annual requirement.

On April 4, 2006, the Governing Board of the Siskiyou Joint Community College District approved the appointment of 10 members to the Citizens' Bond Oversight Committee. Due to increased workloads, relocations or other conflicts, three members are no longer able to serve on the Citizens' Bond Oversight Committee as of July 1, 2015. As a result we have three new members Greg Messer (Support Organization), Logan Castle (At Large Community Member), and Isaiah Olson (Student), as of November 3, 2015.

#### **Measure A**

#### **Citizens' Bond Oversight Committee**

Pursuant to Section 15278 of the Education Code, the District is obligated to establish a Citizens' Bond Oversight Committee in order to satisfy the accountability requirements of Proposition 39. The Citizens' Bond Oversight Committee shall have the duties and rights set forth in its Bylaws; however, the Citizens' Bond Oversight Committee does not have independent legal capacity from the District.

A Bona-Fide Taxpayers Association Member is still needed for the Citizens' Bond Oversight Committee. Such a representative has been consistently solicited via newspaper advertisements and in newspaper stories on the Bond Oversight Committee.

The Citizens' Bond Oversight Committee initially established to hold meetings on a quarterly basis or as needed. All meetings are open to the public. Since there was no building/project activity in the Bond Program during the FY 2013-2014 the Administration chose not to meet. Further in FY 2014-2015 there was again no building/project activity. However, in light of the change in the financial environment since the first bond sale in 2006, the District reviewed the current status of the Measure A, Series A bond issue and determined it would be advantageous to pursue a Bond Refunding of the original Series A bonds. Additionally, the Administration, in review of the guidelines, found there should be at least one meeting a year even in years of no building/project activity to present an annual report.

The Citizens' Bond Oversight Committee verifies, by this report, that the Bond revenues were expended only on the specific projects approved by the voters and that no funds were used for any teacher or administrative salaries or other school operating expenses. As required, an audit of the Proceeds and Uses of General Obligation Bonds and a General Obligation Bonds Performance audit for the year ending June 30, 2013 were conducted by Matson & Isom, Certified Public Accounts. There has been no building/project activity since the issuance of that report and is therefore no performance report for the last two fiscal years.

## Measure A Summary

### *Project Background and Scope:*

The voters passed the 'Measure A' Bond in November 2005 for \$31,400,000. A Bond Resolution was adopted and signed by the Governing Board on July 21, 2005.

The following is the full proposition presented to the voters of the Siskiyou Joint Community College District.

**College of the Siskiyous Job/Career Training and Undergraduate Education Act:** To train and prepare students for jobs, careers and transfer to four-year universities, expand nursing, medical training, fire science and technology skills programs

- Build/renovate libraries, classrooms for healthcare, science, computer/job training programs,
- Acquire, construct, modernize and equip facilities,
- Repair, upgrade deteriorating classrooms, restrooms, plumbing, electrical systems,

The College staff prepared a list of 20 high priority projects that the funds resulting from Measure A might be used for. The highest priority items included:

- Build a new Rural Health Sciences Training Institute at the Yreka campus.
- Build a Fire Science Training Center to train future firefighters and emergency services personnel in the latest techniques and equipment.
- Complete the Distance Learning Network and upgrade and expand the technology network, instructional technology and infrastructure on campus.
- Renovate the Residence Halls
- Renovate the Life Sciences Building

The College staff, with the assistance of a bond specialist, prepared and issued the first Bond offering in February 2006, resulting in a net deposit of \$14,997,976.

In February 2008, a second Bond sale was planned for the remaining \$16.4M. After negotiations with the county regarding property valuations to support the issuance, a second Bond sale was completed and a net deposit of \$9,998,688 was received.

In February 2010, the District again started conversations with the County to go out for a third Bond issuance. After being unable to reach consensus with the County, the District obtained Bond Anticipation Notes (BAN) totaling \$998,775.

In September 2014, the District completed the refunding process and through this action saved an estimated \$1,078,323 in interest payments for the Siskiyou and Shasta County citizens who supported the Measure A Bond Program with their tax dollars.

As of June 30, 2015, a final Bond issuance for the remaining amount of \$6.4M has yet to be authorized.

**The Strategic Master Plan Reflects Seven Important Perspectives:**

- (i) In tough economic times community colleges including College of the Siskiyous, are critically important to re-train people who want to expand their job skills;
- (ii) College of the Siskiyous must provide more classrooms for healthcare job training programs such as nursing, dental hygiene, emergency medical care, lab technicians and medical assistant training to meet the increasing healthcare needs of the community and alleviate the local shortage of trained emergency medical, nursing, and fire safety personnel;
- (iii) Statewide budget cuts are damaging the College's ability to provide a high-quality affordable education for local students and provide programs for students who want to transfer to four-year colleges;
- (iv) College of the Siskiyous must provide modernized facilities and programs that expand access to English, reading, math, science, language, medical, and fire science programs;
- (v) College of the Siskiyous must provide facilities and programs that "connect" the College with all local high schools so that distance learning can be improved throughout the District;
- (vi) College of the Siskiyous must leverage local Bond money to qualify for State matching funds so that more classrooms can be modernized and constructed with less local Bond money;
- (vii) It would be less expensive to construct, upgrade and repair aging community college buildings and classrooms now, than in the future.

## Project Status

In early 2006, the firm of Nichols, Melburg and Rossetto were retained by the District to begin design of the upgrades of the residence halls and an Emergency Services Training Building.

Pace Engineering was awarded a contract to design utility upgrades to the campus sewer system and electrical supply to the campus needed to support the technology and building additions and upgrades resulting from the Bond funds.

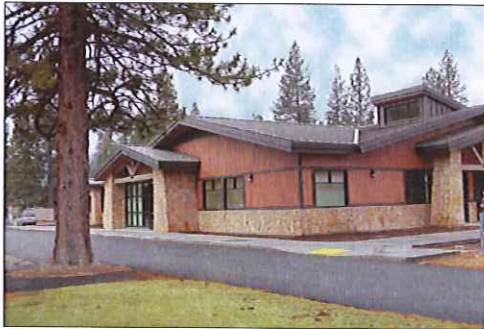
In September 2006, Parsons, 3D/I was awarded a contract to provide program management for the Bond Program and to assist in obtaining additional state funding that might be available. The agreement also included project management and construction management for selected projects under the Bond and other funding sources.

In November 2006, Parsons suggested the preparation of an abbreviated Facility Master Plan to facilitate planning and insure that the phased construction projects were efficiently coordinated. Once the Facility Master Plan was completed the Bond Program was segmented into discrete projects.

### ***ESTC – Emergency Services Training Center: Completed January, 2009***

#### ***Project Scope:***

This project is to provide a state of the art training facility for emergency services personnel. This will include Fire Fighters, EMT and Paramedics. This building will also be used for general education classroom space during the transition phase and needs to be completed before the demolition of the two buildings where the new Science Building is to be located.



### ***RHSI – Rural Health Science Institute - on the Yreka Campus: Completed January, 2010***

#### ***Project Scope:***

Several Program scope development meetings were held through 2006. This included meetings with several 4 year institutions and Health Services facilities and potential training partners. The goal was to identify the programs that could best be served by this new facility and would feed into rather than compete with those partners.

The result of these meetings was a commitment from the COS staff to create an expandable facility that is flexible to accommodate several programs in the near future but to focus on relocation on the nursing program currently in marginal facilities on the Weed Campus.

As the Master Schedule for the Bond Program was developed the need to remove the nursing from the current location on the Weed Campus became a significant consideration. This resulted in acceleration of this project by one year to accommodate planned demolition of the Abner Weed Hall for construction of a new Science Building.

### ***Life Sciences Modernization or New Science Building Completed December 2012***

#### ***Project Scope:***

Initial programming meetings in 2006 were held with a focus on modernizing the existing Life Sciences Building to provide:

- One additional Laboratory for Chemistry
- ADA accessible Restrooms
- Improved HVAC and segregated ventilation for the Biology and Anatomy Laboratories.
- Improved security and safe access for chemical storage

This design activity demonstrated that in order to comply with current design standards the number of student stations per existing laboratory would have to be reduced. In November 2006 in a meeting with the Chancellor's Office this problem was discussed and it was decided that based on the Life Safety issues the application for funding could qualify for Class A funding from the Chancellor's Office. The criteria would require evaluation and selection of the lowest cost alternative to restore the required and previously supported number of student laboratory stations.

Three alternative solutions were identified and evaluated. The project that best supported these criteria was to construct a new building for all of the science laboratories that would accommodate the current design criteria. Several design-programming sessions were held to modify the earlier sessions and a Final Project Proposal was submitted to the Chancellor's Office on March 1, 2007. Because of the state of California's budget issues this project was placed on hold in December 2008, but the funds were subsequently made available to the District to proceed with the project in 2011.

This Science building was approved for occupancy in August of 2012 with final completion of minor items over the course of the FY 2012-2013 year. The building is located on the site that was occupied by Green Shields Hall and Abner Weed Hall on the west side of campus. This site is consistent with the Facility Master Plan for a major new building on this site to form an access entry quad.

This project has been moved to projects managed by COS staff and **will not** be under the scope of the Citizens' Bond Oversight Committee since the project is fully funded by the Chancellor's Office.

### ***Temporary Classrooms & Maintenance Building Completed December 2008***

#### ***Project Scope:***

This project has several goals:

1. Provide two classrooms as transition space until the Science Building is completed.
2. Provide Maintenance Office space after transition space is no longer needed.
3. Provide shower and locker space for maintenance department.
4. The building should be manufactured and capable of permanent installation with a 60 pound per square foot snow load.



### ***Parking, Roads and Sidewalks Completed August 2008***

#### ***Project Scope:***

This project has several goals:

1. Re-align the Campus Entry from Campus Drive
2. Complete the loop road around the campus
3. Provide safe access to parking areas
4. Provide access to the student center for busses and delivery trucks
5. Formalize the vehicle drive areas and parking along the north fence line
6. Provide directional signage and entry statement monuments

Construction of an asphalt basketball court on the park grounds to ***replace one of the courts lost to the construction of the ESTC*** was included in the scope for this package because of its location adjacent to the north parking lot.

### ***Well Water Tie-in and Well Control System***

#### ***Completed September 2008***

#### ***Project Scope:***

- In the pursuit of LEED certification a small infrastructure improvement project has been defined to supply cooling water to the ESTC building.
- The scope of this project was to tie-in a new water well, provide a new pressure regulation surge tank and to convert one existing water well to a re-injection well along with upgraded controls and piping for tie-in and integration of the entire system.
- The scope also includes construction of a support building to house the controls and pressure tank out of the weather that will allow the demolition of the old pressure tank and shed structure.
- This project was bid and constructed separately but in parallel with the General Construction of the ESTC building.



## Project Schedule

### *Milestone Schedule:*

<i>Item</i>	<i>Date</i>	<i>Completion/Status</i>
➤ PM/PM/CM Contract Award	September 2006	Complete September 2006
➤ Program Definition	November 2006	Complete December 2006
➤ <b>Fire Technology Classroom</b>		
▪ Design Complete	December 2006	To DSA March 2007
▪ Construction Start	July 2007	Complete July 2007
▪ Building Occupancy	August 2008	Complete January 2007
▪ Contract Close out	September 2008	Complete October 2008
➤ <b>Life Science Modernization (see New Science Building)</b>		
▪ Design Complete	December 2007	Deleted May 2007
▪ Construction Start	April 2008	N/A
▪ Construction Completion	August 2009	N/A
➤ <b>New Science Building</b>		
▪ Design Complete	December 2007	FPP March 2007
▪ Design Funding Approved	October 2008	
▪ Construction Start	April 2008	Complete June 2011
▪ Construction Completion	August 2009	Complete August 2012
➤ <b>Emergency Services Training Center</b>		
▪ Design Complete	December 2007	To DSA December 2007
▪ Construction Start	April 2008	Complete March 2008
▪ Building Occupancy	August 2008	Complete January 2009
▪ Project Completion	October 2008	Complete February 2009
➤ <b>Rural Health Building (Yreka)</b>		
▪ Design Complete	December 2007	To DSA December 2007
▪ Construction Start	April 2008	Complete April 2008
▪ Building Occupancy	August 2009	Complete August 2009
▪ Project Completion	October 2009	Complete January 2010
➤ <b>Electrical Up-Grades</b>		
▪ Design Complete	December 2006	Complete January 2007
▪ Materials on order	April 2007	Complete April 2007
▪ Construction Start	June 2007	Complete May 2007
▪ Project Completion	August 2007	Complete August 2007
➤ <b>Locker Room Up-Grade</b>		
▪ Design Complete	April 2007	Complete May 2007
▪ Materials on order	May 2007	Complete June 2007
▪ Construction Start	June 2007	Complete June 2007
▪ Building Occupancy	August 2007	Complete September 2007
▪ Contract Close out	September 2007	Complete January 2008

- **Maintenance/ Temporary Classroom Building**
  - Design Complete                      December 2006                      To Bid May 2007
  - Contract Award                        June 2007                              Complete July 2007
  - Construction Start                     July 2007                              DSA Approval April 2008
  - Building Occupancy                    January 2008                        Complete January 2009
  - Contract Close out                     September 2008                      Complete February 2009
  - Classroom A/V & Technology        October 2008                        Complete December. 2008
  - Project closeout                        October 2008                        Complete February 2009
- **Well Water Controls And Tie In**
  - Design Complete                        March 2008                            Completed May 2008
  - Materials on order                      May 2008                              Complete July 2008
  - Construction Start                     June 2008                              Complete July 2008
  - System Functional                      August 2008                        Complete September 2008
  - Contract Close out                     September 2008                      Complete November 2008
- **Parking Lot Phase I Renovation:**
  - Design Complete                        April 2008                            Completed April 2008
  - Bid Construction Work                May 2008                              Completed May 2008
  - Construction Start                     May 2008                              Completed May 2008
  - Parking Lot Functional                August 2008                        Complete August 2008
  - Contract Close out                     September 2008                      Completed January 2009

## Project Budget

### *Original Budget:*

The Board approved the initial Master Budget at the May 2007 Board Meeting. Updates to that budget have been presented regularly to the Board.

“Measure A” was passed on November 8, 2005 for \$31.4M. The first Bond Issue was authorized not to exceed \$15M. The revenue from that Bond issue was \$14,997,976.

As of January 31, 2007, a second Bond Issue for the remainder of the Measure A Bond was initiated by the college but was rejected by the Siskiyou County Comptroller’s Office. After several meetings a second Bond sale was authorized not to exceed \$10M. The revenue from that Bond sale was \$9,998,688.

As of June 30, 2013, the interest for the funds on deposit added \$1,280,298. As of February 2010, Bond Anticipation Notes were issued as interim financing to complete Bond projects. The total of these actions is a total funding available of \$27,275,777.

As of June 30, 2013, a total of \$27,275,717 had been expended for Measure A Bond projects. With several projects having cost overruns and various change orders, the forecast cost at completion will exceed the projected funding by the time the Rural Health Sciences Institute is complete. In lieu of another Bond sale, the District obtained a Bond Anticipation Note (BAN) in February 2010 to bridge the difference between actual Bond revenues and Bond expenditures. The BAN matured on December 1, 2013, at which time the District made the final payment of \$1,225,000 to retire the debt, since the District was unable to secure the final Bond sale.

Project account codes have been established for accounting expenditures for each of the Bond Projects.

## Final Bond Project Summary:

<b>Project Bond Budget</b>	<b>\$31,400,000</b> <b>Plus Interest</b>
<b>Revenue from Bonds Issued</b>	<b>\$24,996,664</b>
<b>Revenue from Bond</b>	
<b>Anticipation Notes (BAN)</b>	<b>998,755</b>
<b>Interest Earned</b>	<b><u>\$ 1,280,298</u></b>
<b>Total available (without Hold)</b>	<b>\$27,275,717</b>
<b>Projected Final Bond Sale</b>	<b><u>\$ 6,403,336</u></b>
<b>Total Revenue &amp; Interest</b>	<b>\$33,679,053</b>

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### Construction Project Budgets

COS Projects (Paid to date)	\$ 6,382,457
COS Projects (Remaining not on hold)	\$ 0
3D/I Projects (Paid to date)	\$ 20,893,260
<b>Total Forecast at Completion</b>	<b><u>\$27,275,717</u></b>
<b>Payoff of BAN</b>	<b>1,225,000</b>
*Unassigned Funds & Projected Interest	<b><u>\$ 0</u></b>
<b>Total</b>	<b>\$28,500,717</b>
Work Completed (Approved Payments)	\$27,275,717

### Next Steps

Upon approval by the Citizens' Bond Oversight Committee, this Annual Report will be presented to the Governing Board of the Siskiyou Joint Community College District at its next regularly scheduled meeting. It will also be posted on the Internet at:

<http://www.siskiyous.edu/bond/>

A photo gallery of Measure A projects can be accessed at:

<http://www.siskiyous.edu/bond/images/imagesindex.htm>

Copies will be made available to the public, either electronically or hard copy, by contacting any of the following:

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College of the Siskiyous  
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Weed, CA 96094

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