



CITIZENS' BOND OVERSIGHT COMMITTEE MEASURES J & Q



**2020
COMMUNITY
ANNUAL REPORT**

(Fiscal Year July 1, 2019 — June 30, 2020)

CONTENTS

- 3 About CBOC
- 4 Welcome
- 6 Citizens' Bond Oversight Committee
- 8 Bond Project Funding Data
- 10 Financial & Performance Audits

ABOUT CBOC

Committee Members

Deborah Barocio Mirande,
College Support Organization

Cynthia White,
At Large Member

Geraldine (Jerrie) Libby,
Taxpayer's Organization

James White,
Senior Citizens' Organization

This is the Yuba Community College District's Citizens' Bond Oversight Committee (CBOC) 2020 Annual Report to the Community approved by the CBOC on January 19, 2021.

Contacting the CBOC

Additional questions can be addressed to the Citizens' Bond Oversight Committee in care of Yuba Community College District Office of the Vice Chancellor of Administrative Services.

Yuba Community College District
Attn: Kuldeep Kaur, Vice Chancellor of Administrative Services
425 Plumas Boulevard, Suite 200 Yuba City, CA 95991
(530) 741-6723
Kkaur@yccd.edu

This report is available from the district website at: www.yccd.edu/CBOC

WELCOME



Letter from the CBOC Chair

Dear Community Members and Fellow Taxpayers:

Thank you very much for your continued support of Measure J! It is with pleasure that I write to you on behalf of the Citizens' Bond Oversight Committee (CBOC) and present to you the 2019-2020 Annual Report to the Community.

As background, in March 2016, the District issued Measure J, Series D Bond Funds in the amount of \$26.5 million in order to leverage state dollars and meet matching fund requirements for the Yuba Community College District/Woodland Community College Performing Arts project. This is the remaining balance of the Measure J Bond Funds following the November 7, 2006 bond election and voter passage of the Measure J General Obligation Bond Funds in the amount of \$190 million. In November 2016, local voters passed Measure Q, which reauthorized the District to issue the remaining balance of Measure J bond funds of \$33.56 million. In October 2019, the District issued the 2016 Series A bonds in the aggregate principal amount of \$33.56 million.

The CBOC committee was reconstituted on May 10, 2018 to oversee spending of the Measure J, Series D and Measure Q General Obligation Bond Funds. The committee is comprised of four members who represent various organizations within our service area counties, Colusa, Sutter, Yolo and Yuba Counties. CBOC members are not compensated for their services. The principal duties of the CBOC are to ensure that bond proceeds have been expended for the purposes set forth in the ballot language, to report on progress annually to the public, and to provide a statement of compliance certifying that the District, during the reporting period has met all the requirements established in both the ballot language and by statute. The CBOC can state that, to the best of its knowledge based on current audit reports and regular reporting by the District to the CBOC, the committee finds that the Yuba Community College District is in full compliance with the responsibilities as described in Article XIII A, Section 1(b)(3) of the California State Constitution, which addresses bond indebtedness incurred by a community college district.

To date, the 2016 Measure J, Series D Funds have been instrumental in supporting the completion of the following projects:

- Yuba College, Veterinarians Program Building Upgrade Project
- Yuba College, Multi-Building Roof Replacement Project. (Nation-wide Project of the Year Award)
- Tesla Motors Energy Storage Systems for both Woodland Community College and Yuba College locations. These systems reduce ongoing electrical utilities

costs.

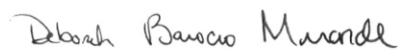
- Architectural Design Services and Roofing Replacement and Repair project for Yuba College, Woodland Community College and the Clear Lake Campus.
- Yuba College, Electrical Design Services, Transformer, Switchgear and Conductors replacement project at Building 700.
- Yuba College, Architectural Services to complete the Final Project Proposal (FPP) needed to request State Matching Funding for the Building 800 Modernization Project.
- Woodland Community College, Architectural Design Services associated with the Performing Arts Facility Project.
- Woodland Community College Building 600 Chiller Replacement.
- Woodland Community College, Building 800 Corridor Upgrades project.
- Woodland Community College, Building 800 Boiler Replacement Project.

Measure J and Q Financial and Performance Audits were conducted by an external independent audit firm (Cossolias, Wilson, Dominguez, and Leavitt) for 2019-2020 and concluded that funds were spent only for the specific projects developed by the District's Board of trustees and approved by voters in accordance with the requirements of Proposition 39, as specified by Section 1(b)(3)(C) of Article XIII A of the California Constitution.

I would like to close by saying that I am humbled to serve as the Citizens Bond Oversight Committee Chair and look forward to serving the taxpayers of this District. I encourage you to attend committee meetings as your input could prove to be a valued asset to the process. We very much appreciate the trust you, the community, have bestowed on us to oversee this important venture. We look forward to a successful year with the Measure J, Series D bond construction program.

If interested in becoming a member of the Yuba Community College District Citizens Bond Oversight Committee, please call the Office of the Vice Chancellor, Administrative Services for application details at (530) 741-6723.

Sincerely,



Deborah Barocio Mirande, Chair
Measure J, Series D and Measure Q Bond Funds

CITIZENS' BOND OVERSIGHT COMMITTEE

Roles and Responsibilities

The purpose of the Citizens' Bond Oversight Committee (CBOC) is to inform the public concerning the expenditure and use of bond revenues. The CBOC shall actively review and report on the expenditure of taxpayers' money for bond-funded school construction to ensure that bond funds are spent in accordance with the provisions of the ballot measure. The CBOC is comprised of volunteers who represent specific constituencies, including senior citizens, businesses, taxpayer organizations, support organization, students, and the community-at-large. The CBOC reviews and reports on the annual audits, in addition to their other monitoring and reporting activities.

Background

On November 7, 2006, a bond election was conducted within the boundaries of the Yuba Community College District with more than 55 percent of the voters approving passage of the Measure J General Obligation Bond Funds in the amount of \$190 million.

The Measure J Bond projects were historically approved by the Board of Trustees in 2007 (Series A and B issuance) and 2011 (Series C issuance) and were all completed/closed-out by the end of the first quarter 2014. Due to local economic conditions that precipitated a decrease in property values, future bond projects were postponed pending improved fiscal conditions. As the economy recovered from 2014-2016, the District considered options to renew the bond project work.

In March 2016, the District issued Measure J, Series D Bond Funds in the amount of \$26.5 million in order to leverage state dollars and meet matching funds requirements for the Woodland Community College Performing Arts project.

In November 2016, local voters passed Measure Q, which reauthorized the District to issue the remaining balance of Measure J Bond Funds of \$33.565 million.

Since the issuances of various bonds, the district had made a significant effort to refinance existing bonds to lower the interest rates which resulted in taxpayer savings of \$95M cumulatively. For more information related to these refinancing, click on [Taxpayers Savings](#).

As required by Education Code Section 15278, the Districts' Board established a Citizens' Bond Oversight Committee composed of community leaders with expertise in finance, accounting, education, construction, sustainability and local government. The committee is charged with the responsibility to assure voters that bond proceeds are expended only for construction, reconstruction, rehabilitation or replacement of College facilities in compliance with the ballot language approved by voters, and that no funds are used for teachers or administrator salaries or operating expenses.



Woodland Community College



Yuba Community College

Committee Activities

The committee convened and participated in several key activities central to their charge, such as preparing the annual report, reviewing program expenditures, and reviewing the annual audit for fiscal year 2019-2020. The full CBOC met Twice during the 2019-2020 fiscal year.

CBOC Statement to the Community

The Citizens' Bond Oversight Committee in reviewing the documents, reports and statements made by the Board of Trustees, Administration, their vendors and by visiting the physical properties is confident that the District follows the parameters of the Bond and that the District has made progress in Bond expenditure controls.

Of the remaining items on the project list and the remaining bond funds, the committee is satisfied that the administration is properly advancing towards completion in all aspects.

Monitoring Bond Fund Expenditures

During the past year, the Citizens' Bond Oversight Committee monitored the Bond Fund expenditures by reviewing the District's bond project plans, timelines and proposed expenditures. At the July 21, 2020 meeting, the committee was provided financial reports and project plan updates describing the bond-related activities undertaken by the District for fiscal year 2019-20.

As of June 30, 2020, the District has expended \$5,714,444.61 (Table on page 8) and committed an additional \$2,476,626.05 (Table on page 9) of the 2016 Measure J, Series D Bond Funds, which represents 17.38% of the total authorization. Upon draw-down of the Measure Q Bond Funds, the District will restore expensed Measure J Bond Funds (Series D) to support the local match requirement for the Woodland Community College Performing Arts Project. The charts on the next page represent current year expenditures, and balances available to complete current projects using Measure J Bond proceeds and other funding sources.



Clearlake Campus



Colusa County Campus



Yuba Campus-Sutter Center

BOND PROJECT FUNDING DATA

Citizen's Bond Oversight Committee (CBOC)

Bond Program Costs Summary as of June 30, 2020

Projects			Bond Project Funding		
Description	Project Vendor	Project Number	Budget	Year-To-Date Expenditures (As of 6/30/2020)	Available Bond Funding Balance (as of 6/30/2020)
Energy Storage Project - YC	Borrego Solar Systems	J-715001	549,322.45	520,391.64	28,930.81
Energy Storage Project - WCC	Borrego Solar Systems	J-715001	541,244.29	512,729.81	28,514.48
Total Energy Storage Project			1,090,566.74	1,033,121.45	57,445.29
Veterinary Technology Project - YC	* REM	J-715002	302,056.21	302,056.21	-
Multi Building Roof Replacement Project - YC	Brazos Urethan/Madsen Roofing	J-715003	2,714,907.71	2,714,907.71	-
Fire Alarm Systems - YC	tBP/Architecture, Inc.	J-715004	47,000.00	47,000.00	-
Analyze Solar Projects - District Wide	ARC Alternative	J-715005	22,300.00	22,300.00	-
Building 600 Chiller Project - WCC	Carrier	J-715006	265,996.00	265,996.00	-
Building 700 Electrical Design Services Transformers, Switchgears and Conductors	Sacramento Engineering	J-715007	59,260.00	50,415.00	8,845.00
Building 800 Corridor Remodel - WCC	RBDS	J-715008	135,082.00	96,761.85	38,320.15
Architectural Design Services Roof Replacements and Repairs - WCC,LCC,YC	STRATA	J-715009	1,894,339.00	427,158.22	1,467,180.78
Building 800 Modernization FPP - YC	tBP/Architecture	J-715010	48,000.00	48,000.00	-
Performing Arts Facility - WCC (Year 1 - Plans and Working Drawings)	tBP/Architecture	J-715011	1,427,000.00	706,728.17	720,271.83
Building 800 Boiler Replacement - WCC	Kendrick Boiler	J-715012	76,783.00	-	76,783.00
Building 400 Roof Replacement - LCC	STRATA	J-715013	109,780.00	-	109,780.00
Totals			\$ 8,193,070.66	\$ 5,714,444.61	\$ 2,478,626.05

Other Funding				Total Available
State Budget	Scheduled Maintenance Budget	Year-To-Date Expenditures (as of 6/30/2020)	Other Available Balance (as of 6/30/2020)	Bond and Other (As of 6/30/2020)
-	-	-	-	28,930.81
-	-	-	-	28,514.48
-	-	-	-	57,445.29
-	349,999.00	349,999.00	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	8,845.00
112,311.00	-	112,027.04	283.96	38,604.11
-	-	-	-	1,467,180.78
-	-	-	-	-
1,427,000.00	-	705,735.67	721,264.33	1,441,536.16
-	-	-	-	76,783.00
-	-	-	-	109,780.00
\$ 1,539,311.00	\$ 349,999.00	\$ 1,167,761.71	\$ 721,528.29	\$ 3,200,174.34

FINANCIAL & PERFORMANCE AUDITS

Results of Financial and Performance Audits

Measure J and Q Financial and Performance Audits were conducted by the independent audit firm of Cossolias, Wilson, Dominguez and Leavitt (Certified Public Accountants).

In the annual financial and performance audits for fiscal year 2019-20, the auditors reviewed 73% of 2006 Measure J, Series D Bond expenditures and reviewed 82% of 2019 Measure Q, Series A.

Conclusion:

Measure J and Q Bond Funds for the year ended June 30, 2020 were spent only for the specific projects developed by the District's Board of Trustees and approved by the voters in accordance with the requirements of Proposition 39, as specified by Section 1(b)(3)(C) of Article XIII A of the California Constitution.

For the 2020-2021 fiscal year, there are three completed and two ongoing projects funded by Measure J, Series D and Measure Q bond funding.

Woodland Community College, Performing Arts (and Culinary Services) Facility Project

On October 10, 2019, the Board of Trustees Authorized the District to award the Architectural Services to design and provide contract administration for the Woodland Community College, Performing Arts Facility to tBP Architecture for \$2,270,000. The Preliminary Planning Phase documents were completed in April 2020. On May 14, 2020, the Board of Trustees Authorized the District to award a change order for additional design services to tBP Architecture for \$554,938. This change order was issued due to an increase in the estimated total cost of the project of \$6,027,391.

The Governor’s Budget “May Revise” included funding for the “Working Documents” phase of the project. The California legislature adopted the Governor’s Budget (May Revise) with this project included. The Governor signed the revised State Budget on June 29, 2020. The revised State Budget includes the Working Drawings funding for this project. Completion of the Working Drawings and submittal of these documents is planned for December 21, 2020.

Working Documents Funding:

State Funding Match:	\$574,000
<u>Local Funding Match:</u>	<u>\$627,000</u>
Total Funding:	\$1,201,000

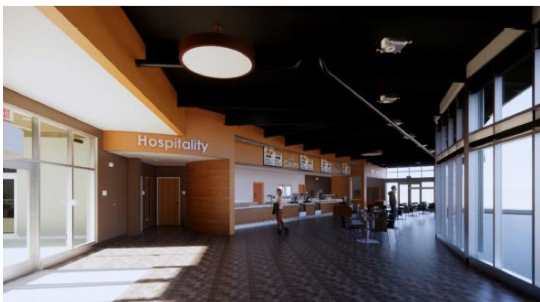
Total Project Funding:

State Funding Match:	\$17,899,000
Local Funding Match:	\$17,433,000
<u>Additional Local Match:</u>	<u>\$ 6,027,391</u>
Total Funding:	\$41,359,391

tBP Architecture and the College Project Team have had many meetings to collaboratively inform and design the project. This has been a wonderful project with many faculty and staff from both the Woodland Community College and Yuba College campus’s participating in the process.

The conceptual renderings shown on the left are shared to provide a high-level view of what the project might look like. The colors and finishes are still being determined.

This project continues to move forward on schedule. This project will be 100% completed by August 1, 2023.





Woodland Community College, Building 600
Replacement Project



Lake County Campus, Building 400 Roof and Retaining Wall
Replacement Project



Yuba College Building 600 Structural Roof Repairs
Project



Yuba College Building 600 Structural Roof Repairs
Project

Architectural Design Services and Roofing Replacements and Repairs Project

Roof Replacements Project: On March 14, 2019, the Board of Trustees authorized the District to award the Architectural Design services for the following projects:

- a. Woodland Community College, Building 600 Roof Replacement
Completed Roof Video:
https://www.youtube.com/watch?v=PcD9rLsWPP_E&feature=youtu.be
- b. Lake County Campus, Building 400 Roof and Retaining Wall
- c. Yuba College Campus, Building 600 and 1000 Structural Roof Repairs and Building 900 Concrete Stair Replacement

On April 25, 2019, STRATA Architects, Inc. was awarded this project for \$173,989. These projects were formally bid.

On April 9th, 2020, the Board of Trustees Authorized the District to award the Woodland Community College, building 600 Replacement to Clark Roofing for \$ 801,350. STRATA's (Architect's) cost estimate was \$1,168,566.98.

On June 11th, 2020, the Board of Trustees Authorized the District to award the Lake County Camus Building 400 Roof and Retaining Wall Replacement project to Pro-Builders for \$289,400. STRATA's (Architects) cost estimate was \$411,401. On May 14th, 2020, the Board of Trustees Authorized the District to award the Yuba College Campus, Buildings 300, 600, and 1000 Structural Roof Repairs; and Building 900 Concrete Stair Replacement Project to Pro-Builders for \$610,000. STRATA's (Architects) cost estimate was \$809,460. This project did have a few change orders due to the complexity of the project and due to uncovering of unforeseen conditions. All change orders totaled \$46,293.

All three projects together bid \$688,677 below the STRATA's (Architects) cost estimates. The District was extremely successful in bidding these projects.



Woodland Community College, Building 800 Corridor Upgrade Project

On January 9, 2020, the Board of Trustees Authorized the District to award the Woodland Community College, Building 800 Corridor Upgrades to REM Construction for \$207,403.

The Building 800 Corridor that provides access to the Student Tutoring and MESA lab areas was dark and dingy looking, with no windows. This project opened up and energized the space.

The scope of work included installing 15 extra large windows, replacing the ceiling tiles and installing new LED lighting, and painting the walls to brighten up the hallway and create synergy and view lanes between the Student Tutoring and MESA labs.

There were no change orders on this project.

This project is 100% Completed.



Woodland Community College, Building 800 Corridor Improvement Project

YCCD Board of Trustees

Richard Teagarden	Area 1
Dennise Burbank	Area 2
David Wheeler	Area 3
Juan Delgado	Area 4
Jessie Ortiz	Area 5
Susan Alves	Area 6
William Roderick	Area 7
Donovan Hutchins	2020-2021 Student Trustee, Woodland Community College
Rebecca Hawthorn	2020-2021 Student Trustee, Yuba College