

## Letter From the CBOC Chair



Eleanor Mackensen, Chair  
Measure J CBOC

Dear Community Members:

It is with great pleasure that I write to you on behalf of the Citizens' Bond Oversight Committee (CBOC) and present to you the 2008-2009 Annual Report to the Community on the Measure J Facilities Bond Construction Program. Thanks to your support the Yuba Community College District (YCCD) passed the Measure J Bond in 2006. Since that time, a great deal of construction activity has taken place at both the Yuba College and Woodland Community College campuses. In the 2008-09 year the District-Wide Furniture, Fixtures and Equipment (FF&E) effort to select educational furniture for new and renovated facilities was completed. In addition, at the Yuba College campus the Life Sciences and Nursing Building renovation was finalized as was the Distributive Education facility

reroofing project. The much-anticipated renovation of the Yuba College Theatre began in June 2009 and will be completed in Fall 2010, with a grand opening scheduled for October 8, 2010 in conjunction with the first performance of the academic year.

Similarly, at Woodland Community College (WCC), the relocation of the Campus Police Department office was finalized in December 2008 and the Geology Lab Renovation project was completed in January 2009. These were added to the list of successfully completed projects at WCC, which include the newly landscaped berm along East Gibson Road; parking lot improvements; and, in preparation for the Building 700 renovation which started in the Fall 2009, the swing space build-out in Administration Buildings 100 and 300. The Building 700 remodel is also now complete as of July 27, 2010 and is open for services to students. The remodel of Building 700 has given WCC the capacity to centralize all student services in one building. A ribbon cutting ceremony for the new WCC Student Services Center, Building 700, is slated for early October 2010. Plans for renovating WCC Buildings 100, 300, and 400 are being finalized and work will commence over the 2010-11 winter break.

The CBOC has continuously held quarterly meetings since 2007 to monitor the progress of Measure J projects. The CBOC is currently made up of 7 members who represent various organizations within the 5 primary counties of the District (Colusa, Lake, Sutter, Yolo and Yuba). I would encourage you to come to our meetings. Our meeting schedule, along with other pertinent information about the CBOC and the Measure J bond construction program can be found on our website at [www.yccd.edu/measurej/cboc](http://www.yccd.edu/measurej/cboc).

Part of the Measure J program was the development of new sites in Sutter and Colusa Counties. As many of you know the YCCD Board of Trustees authorized in September 2008 the purchase of 20 acres of land in Sutter County for the construction of the new Yuba College Educational Outreach Facility, which will house 20 classrooms, student services, and faculty offices. Also on the site will be the District Board Room, administrative offices, a business and industry training room and the YCCD Foundation. A groundbreaking for this facility is expected in Fall 2010.

Along with the Sutter facility, land was also acquired to construct the WCC Colusa County Educational Outreach Facility (CCEOF) in the City of Williams. The facility will house 3 permanent classrooms, office space for student services, faculty and administrative support, conference rooms, and a sustainable design. A groundbreaking ceremony was held earlier this year. The CCEOF will open in late fall for services to students and classes will begin in January 2011. A ribbon cutting for the CCEOF is scheduled for January 2011 as well.

The YCCD Board of Trustees has also taken action to move forward with acquiring a 3.17 acre parcel of land located adjacent to the Clear Lake Campus (CLC) at 15850 Dam Road Extension in Clearlake, CA for \$475,000. The acquisition of this property will allow for improved access to the campus, give CLC greater visibility, and provide the campus with more options for placement of its future Student Services Center. The Center, a 30,000 square-foot facility, will be the first permanent building at the Clear Lake Campus providing space for student services, library, learning resource center and administration. Science and culinary arts labs are also part of the construction project. The Student Services Center is a \$19 million construction project and is a part of the Measure J Facilities Bond Program.

As you can see, the Measure J Bond Program is moving along steadily. All this activity has us excited and as you can imagine, quite busy as we continue to oversee bond expenditures to ensure that taxpayer dollars are being used appropriately. The first audits of the Measure J Bond Construction Program for the 2007-08 year found that everything was in order. Similarly, I am proud to announce to you that the 2008-09 audits of the Measure J Bond Construction Program also found that the District was in compliance with the provisions of the bond measure. The CBOC has verified that expenditures of Measure J dollars have been properly made and that YCCD is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution.

I would like to at this time publically thank the District and its program management firm AECOM for another successful year. We, as the CBOC, take our role very seriously in representing the taxpayers of this community. Thank you for your continued support.

Sincerely,

Eleanor Mackensen, Chair  
Measure J CBOC

## Completed Projects



Above: Geology Lab at Woodland Community College

Below: DSPS Building at Yuba College



## Independent Auditor's Reports

The Yuba Community College District (YCCD) has complied in all material respects with the performance requirements set by Proposition 39 and Measure J through the fiscal year ending on June 30, 2009, according to a performance audit report conducted by the Certified Public Accounting Firm Matson and Isom. Measure J contains strict financial safeguards, including a requirement that independent audits be conducted annually to ensure that bond funds are spent only on the classroom and facility improvements as identified in the original ballot language.

Ms. Roxie Azparren, Auditor for Matson and Isom, presented the annual YCCD Proposition 39 and Measure J General Obligation Bonds Performance Audit to the Measure J Citizens' Bond Oversight Committee (CBOC) at its quarterly meeting on February 2, 2010. The performance audit verified that Measure J bond revenues were expended only for the construction, acquisition, furnishing, and equipping of the District projects approved by the voters and that no funds were used for salaries of school administrators or other operating expenses of the District. In addition, the audit found that the District properly accounted for the proceeds and expenditures of Proposition 39 and Measure J General Obligation Bonds. As such, the CBOC approved the audit report.

Ms. Eleanor Mackensen, Chair of the Measure J CBOC, presented the 2008-09 Proposition 39 and Measure J General Obligation Bonds Performance Audit to the YCCD Board of Trustees at their regular meeting in March 2010. The Board of Trustees unanimously accepted the report.

"It is my pleasure to present to the community the audit report on the expenditures of the Measure J Bond Program," Ms. Mackensen said. "The Audits were reviewed by the committee in February and approved."

The auditing firm also found that the bond fund financial statements presented fairly, in all material respects, the financial position of the Measure J Bond Program as of June 30, 2009, and the changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United State of America. No material weaknesses were found and auditing tests disclosed no instances of noncompliance.

## Future Projects



Above: Yuba College Health and Public Safety Building  
Below: Student Services Center at the Clear Lake Campus



## 2008-2009 CBOC Members

Name	County	Category
Marc Boomgaarden	Sutter	College Support Organization
Ernest Garcia, DDS, Vice Chair	Yuba/Sutter	Business Member
Thomas Hewlett, DDS	Lake	Community Member At-Large
Eleanor Mackensen, Chair	Sutter	Taxpayers' Association
Juan Cervantes	Yuba	YCCD Student
Jeff McCallum	Yolo	Community Member At-Large
Cynthia White	Colusa	Senior Citizens Group

## Local Vendor Commitment

The Yuba Community College District (YCCD) and the Measure J Citizen's Bond Oversight Committee (CBOC) both have an overarching goal to use as many local vendors as possible to keep Measure J Bond dollars in our local communities. Specifically, the District has a target/goal of getting 60% to 70% local help in its lease-leaseback projects. This goal has been shared with the Developer-Contractors and was emphasized during the open Request for Qualifications (RFQ) process. Specifically, the District's local employment criteria for lease-leaseback firms is that they be within 60 miles of the project location, that they have a willingness to work with local vendors, suppliers & contractors, and that they follow an open book policy, i.e., contractors will collect and evaluate all bids with the District prior to establishing the Guaranteed Maximum Price (GMP). Since the District has an open book policy and doesn't have hard bids with its lease-leaseback projects, but rather GMPs, the District is able to ensure that local vendors are not excluded.

\* The CBOC's annual reports to the community are aligned with the yearly audits of the Measure J Bond Construction Program. These audits always cover the previous academic/fiscal year when all the books are finalized and closed.

## We are Hard at Work



Above: Colusa County Outreach Facility  
Below: Filling of the pool for the new athletic fields at Yuba College

