



MEASURE L BOND PROGRAM ♦ *Citizens' Oversight Committee* ♦ 2007-2008 ANNUAL REPORT ♦ *San Joaquin Delta College*





## Role of the Oversight Committee

AS PROVIDED IN CALIFORNIA  
EDUCATION CODE SECTION 15278,  
A CITIZENS' OVERSIGHT COMMITTEE  
WAS FORMED BY THE SAN JOAQUIN  
DELTA COMMUNITY COLLEGE  
DISTRICT'S BOARD OF TRUSTEES.

The major role of the Committee is to inform the public concerning the District's expenditure of revenues received from the sale of bonds authorized by the voters in the March 2004 general election. In particular, the Committee provides oversight ensuring that:

- ✦ Bond revenues are expended only for the construction, reconstruction, rehabilitation or replacement of college facilities, including the furnishing and equipping of college facilities or the acquisition or lease of real property for college facilities.
- ✦ No bond revenues are expended for any teacher or administrative salaries or other college operating expenses.

To carry out its role, the Citizens' Oversight Committee may:

- ✦ Receive and review copies of the annual independent performance audit conducted to ensure that the bond revenue is expended only on the specific projects listed in the bond proposition.
- ✦ Receive and review copies of the annual independent financial audit of the bond revenue and expenditures.
- ✦ Inspect college facilities and grounds to ensure that the bond revenue is expended in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- ✦ Receive and review copies of deferred maintenance proposals or plans developed by the District.
- ✦ Review efforts by the District to maximize bond revenues by implementing various cost saving measures.

Cover and photos left: Construction on the new Lawrence and Alma DeRicco Student Services building is well underway.

**Role of the Oversight Committee**

# To the Residents of the San Joaquin Delta Community College District

**THE SAN JOAQUIN DELTA COLLEGE** Citizens' Oversight Committee is pleased to present its 2007-2008 Annual Report for the period ending June 30, 2008. The report contains financial and performance audits as well as detailed information regarding pending and completed Measure L projects. This information is intended to provide the public with a better understanding of how Measure L funds are benefiting the San Joaquin Delta College District and more important, the community it serves.

The voters of the San Joaquin Delta Community College District passed Measure L, a \$250 million bond measure, in March 2004. Shortly after the passage of Measure L, the District formed this Citizens' Oversight Committee in accordance with Proposition 39. The Citizens' Oversight Committee is charged with reviewing spending to ensure that bond funds have been used in accordance with Measure L ballot language, informing the public, and producing an annual report summarizing the committee's activities for the preceding year.

Established by the San Joaquin

Delta College Board of Trustees, this committee began meeting quarterly in October of 2004. The seven member Committee consists of community leaders with a wide variety of experience and expertise representing specific constituencies within the community.

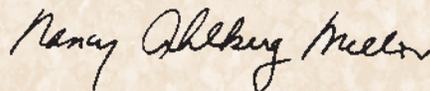
Each year since the inception of the Bond, the staff of San Joaquin Delta Community College District has provided this Committee with quarterly project and program updates. These updates include progress reports related to bond projects in various stages of development and expenditure of bond funds as well as future plans and financial projections.

The list of completed bond projects continued to grow throughout the period of this report with the conclusion of several projects including the Lawrence A. DeRicco Football Stadium renovation, the state of the art track and the Lady Mustangs Softball Field. Many other projects are in various stages of construction, including the new Lawrence and Alma DeRicco Student Services Building, renovation of the Goleman

Building, and the new District Data Center. In addition, the College's new South Campus at Mountain House, consisting of more than 30,000 square feet of modular instructional space, is nearing completion with classes scheduled to begin in August of 2009.

The audit statements included in this report have been prepared by an independent third party audit firm, approved by the San Joaquin Delta College Board of Trustees and reviewed by the Citizens' Oversight Committee. For the period of this report, there were no findings or exceptions.

There is still much work to be done, but the outlook for San Joaquin Delta College is bright. The Citizens' Oversight Committee will continue its work on behalf of the residents of the College District to ensure that their generous support for education is rewarded in the form of a first rate learning institution of which we can all be proud.



Nancy Ahlberg Mellor  
Committee Chair

## Measure L

### **IN NOVEMBER OF 2003**

*the San Joaquin Delta Community College District's Board of Trustees placed Measure L, a \$250 million bond, on the March 2, 2004, ballot. Measure L is the District's first bond measure since 1969.*

*This bond measure represents a large portion of the District's \$370 million Facilities Master Plan.*

*The purpose of the bond measure is to renovate, upgrade and expand buildings, many of which are over 30 years old.*

# Summary of Major Projects

## Physical Education/ Recreation and Athletics (PERA)

**PROGRESS HAS CONTINUED** on the renovation of the athletic complex. The first major enhancements to the facilities since their initial construction occurred during the 2006-2007 fiscal year with the completion of a comprehensive update to the Nick Checcetti baseball field. This project included state of the art FieldTurf synthetic playing surface as well as

enhancements to the scoreboard and dugouts. Today, the Nick Checcetti Field is one of the premier college fields in California. Additional work performed in 2006-07 included relocating the soccer field in preparation for work to be completed during the 2007-08 fiscal year.

2007-08 saw more activity on the athletic complex project which is now nearing completion. Construction projects recently completed include a much needed and complete overhaul of the track. The new surface was upgraded for free by the vendor and

is now one of just a few Mondo SX competition track systems in the world. The beautiful new track surrounds the Lawrence A. DeRicco football field which received a new FieldTurf synthetic playing surface complete with new graphics. The Mustangs first football season on the upgraded field was an unqualified success. The Mustangs went undefeated at home for the 2008 season.

In addition to work completed on the track and football field, the softball field was relocated, reoriented and topped with the same FieldTurf synthetic playing surface as the baseball field. The relocation made room for a new parking area which now provides improved access and way-finding to all events held at the complex.

## Stockton Main Campus

**WITH SEVERAL OF THE** college's major building projects under construction, the Stockton campus has been a hub of activity this year. Work is



well underway on the Lawrence and Alma DeRicco Student Services building, Goleman modernization project, District Data Center, Police Department, and the Central Plant. Supporting projects such as the North Road and North East infrastructure projects are substantially complete.

In addition, several other projects are in their initial phases.

Safety modifications to the Tillie Lewis and Atherton theaters are scheduled to occur in mid 2009. Upgrades to the Budd Locker rooms and training rooms are slated for the summer of 2010 and the planning phase of the Science and Math Building is expected to progress throughout 2009 with construction scheduled to follow.



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## Atherton and Tillie Lewis Theater Safety Modifications

**HEAVY USAGE IN THE** Tillie Lewis and Atherton theaters since they first opened more than 30 years ago have taken their toll on both the seating areas and the behind the scenes rigging which is located above the stages. Materials have been selected and ordered. With construction scheduled intermittently to accommodate show schedules, the theaters will soon begin receiving substantial improvements.



This will consist of new seating, hand rails, and safety modifications to the rigging systems. Work is expected to continue through late summer 2009.

### **Project Summaries**

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## Clever Planetarium

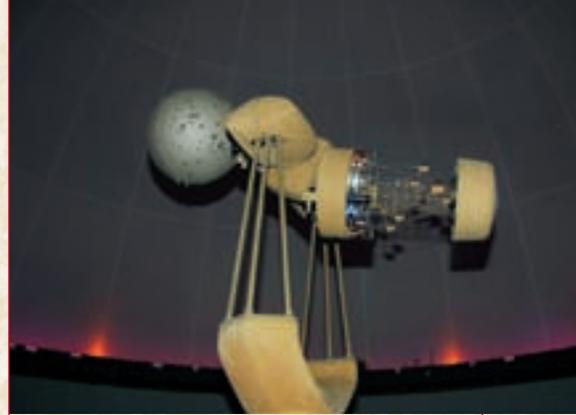
**THE CLEVER PLANETARIUM** project consisting of ADA improvements, new seating and enhancements to the Spitz star projector is substantially complete. Since it was first opened, the George Clever Planetarium has been a favorite destination for local school field trips as well as a unique and useful classroom for astronomy related coursework. Reopening is scheduled for the fall semester and is eagerly anticipated by students and staff alike.

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## Lawrence and Alma DeRicco Student Services Building

**IN ADDITION TO** providing a strong architectural statement and an official "Gateway" to the campus, the Lawrence and Alma DeRicco Student Services building (*cover and inside cover photos*) will allow for the centralization of a variety of student services including Admissions and Records, Financial Aid, Counseling, and Disabled Student Programs and Services.

The DeRicco building continues to progress on schedule. A January topping out ceremony attended by



more than 200 people marked the end of vertical construction and crews continue to move the project forward. Exterior framing is complete and mechanical systems are in place including ductwork, fire suppression, and electrical rough-in work. The building is expected to be ready for occupancy in October 2009.

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## District Data Center

**THE NEW DISTRICT** Data Center will for the first time locate all Information Services employees under a single roof. New back up generators will provide an uninterrupted electric supply during regional and local power

outages to ensure that critical systems have a steady and reliable power supply while new digital switchgear will provide redundancy and data carrying capacity.

While designed to be at the cutting edge of technology, the facility will accommodate expansion as student and staff needs drive innovative technological solutions well into the future.

The District Data Center project is divided into four distinct phases that include constructing the building shell, site work in and around the structure, technological components and interior improvements. The shell of the building is complete; site work around the center has been approved with construction to begin during June. Design work on the



interior improvements continues with construction scheduled to begin by August or September 2009.



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## Goleman Learning Resource Center

**THE RENOVATION OF THE** Goleman Learning Resource Center will create a student friendly but technologically advanced hub of learning right in the center of the Stockton campus. While the Library will be expanded to more than 50,000 square feet and will include group and individual

study areas as well as other amenities expected by today's students, the technology housed inside will set it apart. Universal internet access and improved services such as reference and cataloging will be redesigned and modernized as part of this important project.

The Goleman Learning Resource Center modernization project kicked

off during the summer of 2008 and construction is scheduled for completion in early 2010. The first portion of the project consisting of asbestos abatement throughout the building is complete as well as significant demolition to prepare for structural modifications. Interior framing and improvements will continue throughout the summer months of 2009.

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## Central Plant

**UPGRADES TO THE** College Central Plant are nearing completion. A new thermal energy storage tank and chilling tower have been installed in order to bring the overall capacity of the plant in line with new demands placed on heating and air conditioning by increased space inventory. The remainder of the project consists of an upgraded electronic integrated energy management system to maximize plant efficiency and reduce energy usage.

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## Infrastructure

**THE INFRASTRUCTURE PROJECTS** necessary to support new construction on campus are nearing completion. The North Road project intended to address large truck access to the North East entrance to the college off



of Pershing Avenue and to supply data and other utility services to the new construction projects is now complete. The North East Infrastructure project intended to supply underground utilities to the new Science and Math and Student Services is drawing to a close.

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## Math and Science Center

**THE MATH AND SCIENCE** Center will replace the existing Cunningham building and will be located in the western portion of what is now Cunningham 6 parking lot. This will necessitate relocating the Shima Child Development Center currently in the proposed footprint of the new building to a location closer to the main Child Development Center.

Funded by a combination of Measure L and state matching funds, the Math and Science building will provide state of the art science labs

and lecture space necessary to expand and improve offerings on the main campus. The three story building is currently in the planning stages with design documents being processed by the Department of State Architects. Construction is tentatively scheduled to begin near the end of 2009.

## South County Campus at Mountain House

FALL SEMESTER BRINGS with it the opening of the San Joaquin Delta College South Campus at Mountain House. The facility consisting of more than 30,000 square feet of modular classrooms will feature science and math curriculum as well as a substantial general education pattern. The center will offer students

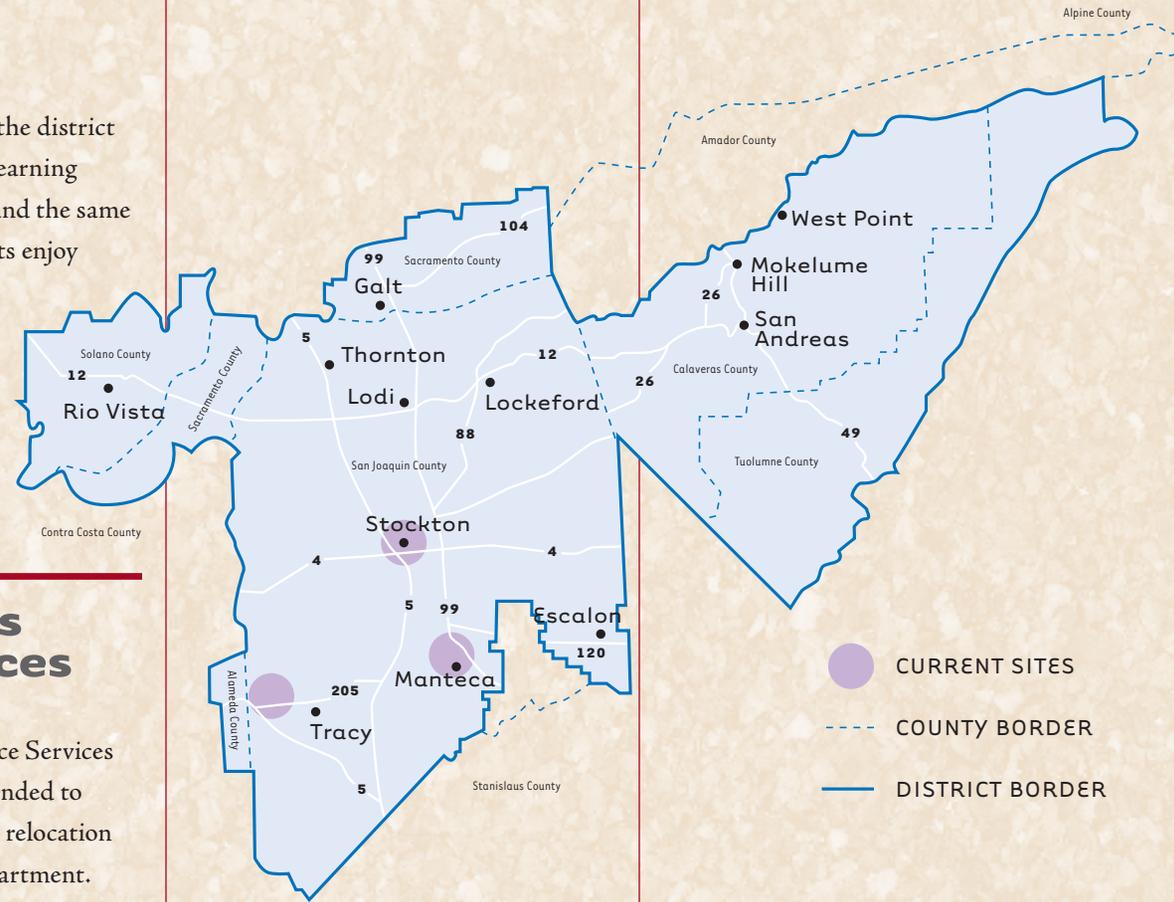
from the southern part of the district technologically advanced learning spaces, excellent teachers and the same quality instruction students enjoy on the main campus but closer to home. With the project in its final stages, the focus is now on landscaping, signage and other finishing touches.

## Lourn Phelps Police Services Building

THE LOURN PHELPS Police Services Department project is intended to provide for a much needed relocation of the Campus Police Department. The new 4,000 square foot modular building is in place with interior

modifications underway. The new Police building will have many features lacking in the current building including a holding cell, an armory and separate locker

rooms for men and women. The new location adjacent to the new District Data Center provides better access to the campus core as well as improved access to high speed network infrastructure. Move in is currently scheduled for early Fall 2009.



# San Joaquin Delta Community College District Measure L General Obligation Bond

Agreed-Upon Procedures, June 30, 2008

## Agreed-Upon Procedure (1)

**PROCEDURE:** Verify that District procedures for disbursement of funds related to the voter approved general obligation bonds were applied in accordance with applicable laws and regulations, as well as policies approved by the San Joaquin Delta Community College District Board of Trustees. This will be accomplished through the inspection of specified documents evidencing certain types of transactions and detailed attributes thereof, including, but not limited to, the specific documents related to bid procedures for contracts and services, invoices for services rendered, and other appropriate documents deemed necessary to provide a basis for the results of our review.

**RESULTS:** The results of our procedures noted no exceptions in the procedures for disbursement of funds related to voter approved general obligation bonds as described to us.

## Agreed-Upon Procedure (2)

**PROCEDURE:** Verify compliance with expenditure allowances related to local bond funding in accordance with approved contracts and planning documents and Bond Initiative documents placed on the Local Election Ballot.

**RESULTS:** The results of our procedures noted no exceptions in compliance with expenditure allowances related to local bond funding.

## Agreed-Upon Procedure (3)

**PROCEDURE:** Verify that the local bond proceeds and expenditure of funds are accounted for separately as required.

**RESULTS:** The results of our procedures noted the local bond proceeds and expenditures are accounted for separately as required.

## Agreed-Upon Procedure (4)

**PROCEDURE:** Select and test at least 25 percent of total dollar expenditures for the year ended June 30, 2008. Obtain supporting documentation (invoices, purchase orders, receiving documentation, contracts, etc.) and verify that the funds expended complied with the purpose that was specified to the registered voters of the District. Election materials, District resolutions, master plan, and other documents available at the District will be used to determine the purpose of expenditures.

**RESULTS:** At the request of the District, we reviewed 34 percent of the total dollar expenditures charged to the Measure L General Obligation Bond Fund for the 2007-2008 fiscal year. All expenditures tested complied with the purpose that was specified to the registered voters of the District.

As stated in the District's audited financial statements as of June 30, 2008, the total expenditures and other outgo from the Measure L Bond Fund were \$31,043,494 for fiscal year 2007-2008, totaling \$72,057,173 to date. Interest revenue earned during the current fiscal year of \$3,605,480 provides \$47,046,007 from the initial issuance and the partial refunding for future expenditures.

**THE FOLLOWING SCHEDULES**

are additional supplementary information for San Joaquin Delta Community College District Capital Projects Fund. The District's Capital Projects Fund was included in the Audited Financial Report for the year ended June 30, 2008. This schedule exhibits multiple funding sources including State Funds, Measure L General Obligation Bond Funds and Other Local Funds. The District is committed to the efficient use of Measure L funds by leveraging state and local funds to accomplish capital projects activity objectives.

**Total Bond Program Budget Reconciliation**

2005 Series A Release	\$ 90,000,000
2005 Series A Premium	1,809,984
2005 Series A Interest to Date	9,285,126
2006 Refunded	15,500,000
2006 Refunded Interest to Date	1,345,990
<b>Budget to Date</b>	<u>\$117,941,100</u>
<b>Future Releases</b>	<u>\$160,000,000</u>
<b>Total Bond Program Budget</b>	<u><u>\$277,941,100</u></u>

**Total Bond Program Expenditures**

	FY 04-05	FY 05-06	FY 06-07	FY 07-08
2005 Measure L Series A	\$ 17,935,370	\$ 8,033,955	\$ 13,869,194	\$ 30,362,081
2006 Measure L Refunding	0	1,162,080	117,324	577,169
2008 Measure L Series B	0	0	0	0
<b>Total Bond Program Expenditures</b>	<u>\$ 17,935,370</u>	<u>\$ 9,196,035</u>	<u>\$ 13,986,518</u>	<u>\$ 30,939,250</u>

**Statements of Revenues, Expenditures, and Changes in Fund Balance for the Year Ended June 30, 2008**

	State Fund	GO Bond Funds	Other Local Funds	Total Projects
<b>Revenues</b>				
State revenues	\$ 1,696,144	\$ -	\$ -	\$ 1,696,144
Local revenues	-	3,605,480	75,368	3,680,848
<b>Total Revenues</b>	<u>1,696,144</u>	<u>3,605,480</u>	<u>75,368</u>	<u>5,376,992</u>
<b>Expenditures</b>				
Capital outlay	1,696,144	31,043,494	2,208,281	34,947,919
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>-</u>	<u>(27,438,014)</u>	<u>(2,132,913)</u>	<u>(29,570,927)</u>
<b>Other Financing Sources (Uses)</b>				
Operating transfers in	-	-	1,680,949	1,680,949
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses</b>	<u>-</u>	<u>(27,438,014)</u>	<u>(451,964)</u>	<u>(27,889,978)</u>
<b>Fund Balance, Beginning of Year</b>	<u>391,150</u>	<u>74,484,021</u>	<u>3,387,064</u>	<u>78,262,235</u>
<b>Fund Balance, End of Year</b>	<u><u>\$ 391,150</u></u>	<u><u>\$ 47,046,007</u></u>	<u><u>\$ 2,935,100</u></u>	<u><u>\$ 50,372,257</u></u>

# Independent Accountants' Report on Applying Agreed-Upon Procedures

GOVERNING BOARD AND CITIZENS' OVERSIGHT COMMITTEE  
SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT  
STOCKTON, CALIFORNIA

**WE HAVE PERFORMED THE AGREED-UPON PROCEDURES** enumerated in Exhibit A, which were agreed to by the management of San Joaquin Delta Community College District (the District) for the purpose of determining compliance with Measure L General Obligation Bond requirements for the period ended June 30, 2008. This engagement to perform Agreed-Upon Procedures was performed in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures we performed and the results of findings and recommendations are described within this report.

We were not engaged to, and did not, perform an examination, the objective of which would be the expression of an opinion relating to the matters included in the Agreed-Upon Procedures. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the San Joaquin Delta Community College District Governing Board, Independent Citizens' Oversight Committee, and District administrators and is not intended to be and should not be used by anyone other than those specified parties.



Vavrinek, Trine, Day & Co., LLP  
Certified Public Accountants & Consultants

*Vavrinek, Trine, Day & Co., LLP*

Rancho Cucamonga, California  
February 9, 2009

## San Joaquin Delta Community College District

	POSITION
STEVE CASTELLANOS	President
JANET RIVERA	Vice President
DR. TERESA BROWN	Clerk
DR. MARY ANN COX	Member
TAJ M. KHAN	Member
TED SIMAS	Member
C. JENNET STEBBINS	Member

## Citizens' Oversight Committee Members

	REPRESENTATIVE	TERM
NANCY AHLBERG MELLOR	Chairperson	Two Years, 2008-10
GARY YOCUM	Vice-Chairperson	Two Years, 2008-10
BOB BENTZ	Member	Two Years, 2008-10
PAUL CAVANAUGH	Member	Two Years, 2008-10
BRUCE JONSSON	Member	Two Years, 2008-10
JANET LILLY	Member	Two Years, 2007-09

*The current members of the Measure L Citizens Oversight Committee wish to thank the past committee members listed below for their service to the Measure L Bond and the taxpayers of the San Joaquin Delta Community College District.*

DONNA GALE 2006-2008	PERFECTO MUNOZ 2006-2008
WINNIE LLAMERA 2005-2007	DAN SCHROEDER 2006-2008
SCOTT MALM 2006-2008	PIERRE TAPIA 2005-2007
RAY MCCRAY 2005-2007	JEFFREY THOMPSON 2006-2008

## Upcoming Meeting Dates

THE CITIZENS' Oversight Committee invites community members to attend its regularly scheduled quarterly meetings. Committee meetings are held in the Board Room of the San Joaquin Delta College Stockton Campus, 5151 Pacific Ave, Stockton, CA 95207. All meetings are open to the public, meeting dates and agendas are posted on the Measure L Bond Web Site at [www.bond.deltacollege.edu](http://www.bond.deltacollege.edu).

## Contact Information

FOR MORE INFORMATION regarding Measure L and the Citizens' Oversight Committee please visit the Measure L Bond Web Site at [www.bond.deltacollege.edu](http://www.bond.deltacollege.edu) or call 209.954.5022.

ATTN: Bond Management Office  
Measure L—Citizens' Oversight Committee, 5151 Pacific Avenue, Stockton, CA 95207





**SAN JOAQUIN DELTA COLLEGE**

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