

**SONOMA COUNTY JUNIOR
COLLEGE DISTRICT
PROPOSITION 39 MEASURE H
GENERAL OBLIGATION
BONDS**

SANTA ROSA, CALIFORNIA

**PERFORMANCE AUDIT
YEAR ENDED JUNE 30, 2023**

**SONOMA COUNTY JUNIOR COLLEGE DISTRICT PROPOSITION 39
MEASURE H GENERAL OBLIGATION BONDS**

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JUNE 30, 2023**

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INDEPENDENT AUDITOR'S REPORT

**Board of Trustees
Sonoma County Junior College District
Santa Rosa, California**

We have conducted a performance audit of the Sonoma County Junior College District's (the District's) Measures H General Obligation Bonds for the year ended June 30, 2023.

We conducted our performance audit in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for the findings and conclusions based on our audit objectives.

Our audit was limited to the objectives listed on page 2 of this report, which includes determining the compliance with the performance requirements for the Proposition 39 and Measure H General Obligation Bonds under the applicable provisions of Section 1(b)(3)(C) of Article XIII A of the California Constitution and Proposition 39 as they apply to the bonds and the net proceeds thereof. Management is responsible for the Sonoma County Junior College District's compliance with those requirements.

Solely to assist us in planning and performing our performance audit, we obtained an understanding of the internal controls of the District to determine if internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39, as specified by Section 1(b)(3)(C) of Article XIII A of the California Constitution. Accordingly, we do not express any assurance on the internal controls.

The results of our tests indicated that, in all significant respects, the Sonoma County Junior College District expended Measure H General Obligation Bond funds for the year ended June 30, 2023, 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.



**GILBERT CPAs
Sacramento, California**

December 7, 2023

SONOMA COUNTY JUNIOR COLLEGE DISTRICT PROPOSITION 39 MEASURE H GENERAL OBLIGATION BONDS

PERFORMANCE AUDIT JUNE 30, 2023

OBJECTIVES

The objectives of our performance audit were to document the expenditures charged to Measure H General Obligation Bonds (the Measure) which was approved under Proposition 39; determine whether expenditures for fiscal year ended June 30, 2023, charged to the Bond Funds have been made in accordance with project budgets and guidelines; note any incongruities or system weaknesses; and provide recommendations for improvements.

SCOPE OF THE AUDIT

The scope of our performance audit covered the fiscal year ended June 30, 2023. Expenditures incurred prior to July 1, 2022, were covered in a previous examination. The expenditures included all object and project codes associated with the Bond projects. The propriety of expenditures for capital projects and maintenance projects funded through other State or local funding sources were not included within the scope of our audit. Expenditures incurred subsequent to June 30, 2023 were not reviewed or included within the scope of our audit.

BACKGROUND INFORMATION

On November 4, 2014, \$410,000,000 in general obligation bonds was authorized by voters' approval of Measure H. The first series (A) of Bonds in the amount of \$125,000,000 was issued in December 2016. The second series (B) of Bonds in the amount of \$180,000,000 was issued in November 2019. The third series (C) of Bonds in the amount of \$105,000,000 was issued in November 2022. The total proceeds from these bond series less the bond issuance costs are to be used to upgrade, maintain, and improve Santa Rosa Jr. College facilities, classrooms, and technology.

A Citizens Bond Oversight Committee (the Committee) was appointed on June 11, 2002, to comply with the California Constitution and the Education Code. The purpose of the Committee is to inform the public, at least annually, regarding the appropriate use of the Bond proceeds. California Constitution, Article XIII A, Section 1(b)(3), requires an annual performance audit be conducted to ensure that the funds have been expended only on the specific projects publicized by the District.

SONOMA COUNTY JUNIOR COLLEGE DISTRICT PROPOSITION 39 MEASURE H GENERAL OBLIGATION BONDS

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PROCEDURES PERFORMED

We obtained the General Obligation Bond Funds general ledger and the project expenditure summary reports and detail prepared by the District for the fiscal year ended June 30, 2023. Within the year audited, we obtained the actual invoices and other supporting documentation for a sample of expenditures to ensure compliance with Proposition 39 and Measure H General Obligation Bond funding. We performed the following procedures:

- We reviewed the list of projects being performed to verify that the list of intended projects is consistent with the District's Facilities Projects Lists.
- We verified that the District created the required debt service fund and capital outlay fund in order to account for the bond proceeds and expenditures.
- We verified that the proceeds from the sale of bonds were deposited in an appropriate debt service fund and a capital outlay projects fund.
- We selected a sample of expenditures in the fiscal year ended June 30, 2023, and reviewed supporting documentation to ensure that funds were properly expended on the specific projects outlined on the publicized list and met the requirements for bidding, if applicable.
- We verified that funds were used for the construction, acquisition, furnishing, and equipping of District facilities, and we verified that funding was not used for salaries of school administrators or other operating expenses of the District.

RESULTS OF PROCEDURES PERFORMED

The District utilized Measures H Bond funds for 57 projects. The District incurred total expenditures of \$330,417,286 through June 30, 2023, for the Measure H projects listed on the following pages.

SONOMA COUNTY JUNIOR COLLEGE DISTRICT PROPOSITION 39 MEASURE H GENERAL OBLIGATION BONDS

PERFORMANCE AUDIT JUNE 30, 2023

	<u>Previous Expenditures</u>	<u>2022-2023</u>	<u>Grand Total</u>	<u>Project Budget</u>	<u>Status of Project</u>
EXPENDITURES					
Eligible Bond Program Costs	\$ 8,050,462	\$ 1,212,912	\$ 9,263,374	\$ 12,029,439	In Progress
Program Planning and Project Development	6,836,251	332,078	7,168,329	8,000,000	In Progress
<u>EXPANSION AND NEW CONSTRUCTION</u>					
W. Terry Lindley Center for Science, Technology, Engineering and Math (STEM)	14,362,993	37,152,413	51,515,406	67,253,580	In Progress
Jeff Kunde Hall	25,181,149	45,008	25,226,157	27,066,149	Complete
Roseland Center Modular Buildings	5,491,551	945,091	6,436,642	22,877,545	In Progress
Petaluma Campus Science Laboratory	7,768,300		7,768,300	7,768,300	Complete
Property Acquisition	3,021,397		3,021,397	3,021,397	Complete
Swing Space	5,259,848	1,198,865	6,458,713	6,490,121	In Progress
Shone Farm Various Upgrades	5,911,234	1,100,157	7,011,391	7,159,631	In Progress
Public Safety Training Center Advanced Labs and Classrooms	50,387	(3,283)	47,104	47,104	In Progress
Parking and Traffic Improvements	2,331,532	591,494	2,923,026	3,328,131	In Progress
Facility and Site Demolition	972,254	348,412	1,320,666	1,492,202	In Progress
Demonstration Classrooms	491,556		491,556	491,556	Complete
Veterans Affairs Expansion	386,120		386,120	386,120	Complete
<u>RENOVATION AND MODERNIZATION</u>					
Luther Burbank Auditorium Renovation	36,884,483	1,680,727	38,565,210	38,579,147	Complete
KAD Renovations (Track, Pool, Fieldturf, Quinn & Heahl)	33,556,409	562,543	34,118,952	34,618,954	Complete
C. J. Tauzer Gym Renovation / Health, PE & Wellness Center	1,101,138	(84,286)	1,016,852	19,337,882	In Progress
Emeritus Hall Renovation	95,930	320,621	416,551	500,000	In Progress
Petaluma Campus Student Services and Food Service	6,423,283	887,677	7,310,960	8,300,406	In Progress
Public Safety Training Center Modernization	7,008,967	8,628	7,017,595	7,317,594	In Progress
A. M. Garcia Hall Renovation	5,122,137	1,036,976	6,159,113	6,176,458	In Progress
Peter W. Bussman Hall Modernization	1,505,647	897,668	2,403,315	2,499,995	In Progress
Milo Baker Hall Renovation	2,035,922	12,727	2,048,649	2,048,649	Complete
Foundation Renovation	1,524,947	1,567,825	3,092,772	3,092,771	Complete
Lawrence A. Bertolini Hall Modernization	1,470,586	(29,941)	1,440,645	1,440,645	In Progress *
Frank P. Doyle Library Modernization	58,048	(58,048)			In Progress *
Albert Maggini Hall Modernization	1,400		1,400	1,400	Complete
Analy Hall Modernization					Complete
Bernard C. Plover Hall Remodel	968,129	(32,543)	935,586	975,851	Complete
Pioneer Hall Modernization	45,979	34,653	80,632	80,632	In Progress
Lounibos Remodel	51,167	32,104	83,271	199,999	In Progress
Project Oversight	13,685		13,685	13,685	Complete
Miscellaneous Projects Greater Than \$50,000 Per Project (see page 6)	3,574,665	(1,109,163)	2,465,502	2,378,156	See Next Page
Minor Projects Less Than \$50,000 Per Project	1,656,334	311,565	1,967,899	2,134,835	In Progress
<u>INFORMATION TECHNOLOGY</u>					
Instructional Computing	4,269,696	1,052,045	5,321,741	14,500,000	In Progress
Student Information System	167,014	1,949,513	2,116,527	13,000,000	In Progress
Media Services	4,318,534	1,501,014	5,819,548	7,499,999	In Progress
Faculty and Staff Computers	2,098,423	4,813,790	6,912,213	7,200,000	In Progress
Frank P. Doyle and Herold Mahoney Libraries	1,168,922	1,428,213	2,597,135	3,000,000	In Progress
Network Infrastructure Equipment	3,653,411	31,391	3,684,802	3,999,998	In Progress
Network Upgrade	3,896,436	41,764	3,938,200	3,999,999	In Progress
Equipment for Student Services, Administration, Human Resources, Police	504,008	53,585	557,593	799,999	In Progress

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	<u>Previous Expenditures</u>	<u>2022-2023</u>	<u>Grand Total</u>	<u>Project Budget</u>	<u>Status of Project</u>
<u>INFRASTRUCTURE, MAINTENANCE AND REPAIRS</u>					
Energy Conservation and Sustainability Projects (see page 6)	37,050,068	(954,113)	36,095,955	36,218,670	see next page*
Site Improvements (Signage/Fuel Storage/Bike Path/Herit Green/Generator)					
Miscellaneous Maint/Repairs Greater Than \$50,000 Per Project (see page 6)	14,304,972	(398,390)	13,906,582	13,913,054	see next page*
Minor Maintenance and Repairs Less Than \$50,000 Per Project	1,517,759	102,723	1,620,482	1,675,856	In Progress
<u>HEALTH AND SAFETY IMPROVEMENTS</u>					
Access Control	9,393,421	181,269	9,574,690	9,870,000	In Progress
Americans with Disabilities Act (ADA) Compliance	26,300	68,743	95,043	4,000,000	In Progress
Contingencies / TBD				<u>3,410,272</u>	
TOTAL EXPENDITURES	<u>\$ 271,582,854</u>	<u>\$ 58,834,427</u>	<u>\$ 330,417,281</u>	<u>\$ 420,196,181</u>	

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	<u>Previous Expenditures</u>	<u>2022-2023</u>	<u>Grand Total</u>	<u>Status of Project</u>
EXPENDITURE DETAIL - MISCELLANEOUS PROJECTS AND REPAIRS				
Miscellaneous Projects Greater Than \$50,000 Per Project:				
Bailey Hall Remodel	\$ 270,241	\$ 47,386	\$ 317,627	Complete
Bailey Kiosk (Food Pantry)	14,525		14,525	Complete
Bussman Data Center Renovation	341,783	1,210	342,993	Complete
Bussman Remodel	285,531		285,531	Complete
Doyle Interior Remodel	1,216,651	(1,161,897)	54,754	Complete
Button Building Remodel	257,847		257,847	Complete
Forsyth Remodel	31,680		31,680	Complete
Garcia Remodel	219,921		219,921	Complete
Lounibos Remodel	18,900		18,900	Complete
Maggini AV	231,230		231,230	Complete
Pioneer Remodel	646,092	4,138	650,230	Complete
Plover Minor Remodel	40,264		40,264	Complete
TOTAL	<u>\$ 3,574,665</u>	<u>\$ (1,109,163)</u>	<u>\$ 2,465,502</u>	
Miscellaneous Maint and Repairs Greater Than \$50,000 Per Project:				
Baker HVAC and Roof	\$ 1,675,617		\$ 1,675,617	Complete
Bech Lot Transformer Replacement	183,947		183,947	Complete
Burdo Boiler	15,760		15,760	Complete
Bussman Roof	301,410		301,410	Complete
Emeritus Cooling Tower	188,773		188,773	Complete
Facility Operations Building Roof	489,262		489,262	Complete
Groundwater Reclamation	235,317		235,317	Complete
Haehl Flooring	97,720		97,720	Complete
Haehl Roofing		\$ 2,135	2,135	
Lounibos Mech. Construction	530,500		530,500	Complete
Lounibos Roof	1,814,879		1,814,879	Complete
Maggini & Call Energy Control	853,373		853,373	Complete
Maggini Water Intrusion and Roof	1,265,319		1,265,319	Complete
Pedroncelli Roof	410,391	38,112	448,503	Complete
Petaluma Chiller	1,360,309		1,360,309	Complete
Petaluma Roof - Building 300	52,803		52,803	Complete
Petaluma Server Room A/C	160,220		160,220	Complete
Pioneer Roof	536,652		536,652	Complete
Public Safety Training Center Pavement Rehabilitation	457,870	(457,870)		Complete
Public Safety Training Center Roof/HVAC	312,706	4,978	317,684	Complete
Public Safety Training Center Water Intrusion	50,294		50,294	Complete
Retro Commissioning	633,596		633,596	Complete
Shone Farm Ag Pavilion Roof	1,218,271		1,218,271	Complete
Switchgear	657,768	9,749	667,517	Complete
Tauzer Roof	802,215	4,506	806,721	Complete
TOTAL	<u>\$ 14,304,972</u>	<u>\$ (398,390)</u>	<u>\$ 13,906,582</u>	
Energy Conservation and Sustainability Projects:				
Photovoltaic	\$ 16,692,927		\$ 16,692,927	Complete
Cogeneration Plant Replacement	13,502,540	\$ (954,113)	12,548,427	In Progress
Geothermal Burbank	4,885,055		4,885,055	Complete
Submetering	624,697		624,697	In Progress
LED Lighting	1,057,556		1,057,556	Complete
Electric Vehicle Charging Stations	230,690		230,690	Complete
Sustainability Equipment	56,603		56,603	Complete
TOTAL	<u>\$ 37,050,068</u>	<u>\$ (954,113)</u>	<u>\$ 36,095,955</u>	

**SONOMA COUNTY JUNIOR COLLEGE DISTRICT PROPOSITION 39
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Each of the projects under Measure H has been given a specific project identification number within the District's General Obligation Bond Funds. Budgets for each project are included in the financial reporting system and actual expenditures are matched against this budget.

CONCLUSION

Based upon the procedures performed, we found that for the items tested, the Sonoma County Junior College District has properly accounted for the expenditures of the Measures H General Obligation Bonds. Further, it was noted that the funds were not used for salaries of school administrators or other operating expenditures. Our audit does not provide a legal determination on the District's compliance with specific requirements.

MANAGEMENT COMMENTS AND RECOMMENDATIONS

None.