RIVERSIDE COMMUNITY COLLEGE DISTRICT
Board of Trustees - Special Meeting – December 3, 2003 - 6:00 p.m.
Board Room AD122, Riverside Campus

AGENDA

ORDER OF BUSINESS

Pledge of Allegiance

Anyone who wishes to make a presentation to the Board on an agenda item is requested to please fill out a “REQUEST TO ADDRESS THE BOARD OF TRUSTEES” card, available from the Public Affairs Officer. However, the Board Chairperson will invite comments on specific agenda items during the meeting before final votes are taken. Please make sure that the Secretary of the Board has the correct spelling of your name and address to maintain proper records. Comments should be limited to five (5) minutes or less.

I. Riverside Community College District Facilities Improvement Plan
   - Recommend accepting and approving the facilities improvement plan.
   **Recommended Action: Request for Approval**

II. Resolution to Order an Election for March 2, 2004 – Resolution No. 20-03/04
   - Recommend adopting the resolution to order an election for March 2, 2004.
   **Recommended Action: Request for Approval**

III. Adjournment
RIVERSIDE COMMUNITY COLLEGE DISTRICT
PRESIDENT’S OFFICE

Report No.: I

Date: December 3, 2003

Subject: Riverside Community College District Facilities Improvement Plan

The overriding goals of the Facilities Improvement Plan are to provide repair, modernization, upgrades, and expanded instructional facilities on the Moreno Valley, Norco and Riverside Campuses to serve the educational needs of students, faculty and the community well into the future.

It is recommended that the Board of Trustees accept and approve the Riverside Community College District Facilities Improvement Plan.

Salvatore G. Rotella
President
RCCD Facilities Improvement Plan

Introduction

Today, Riverside Community College is at a crossroads. Poised to move from a multi-campus to a multi-college district, the District faces the challenge of ensuring that the Moreno Valley and Norco campuses continue to grow to achieve full college status to meet the increased demand of the communities served. At the same time, we must expand instructional and student service areas on the Riverside Campus, while addressing the needs of aging, overextended facilities and infrastructure. This balancing act requires a reasoned approach to resource management—particularly facility development.

In conjunction with the Educational Master Plan and continuing strategic planning efforts, with broad representation from campus and community stakeholders, the RCCD Facilities Improvement Plan is an important step in identifying projects critical to providing classrooms, laboratories, and other facilities and infrastructure necessary to provide the highest quality academic and job training instruction to meet the needs of students and the community.

Just as the college is a vibrant, ever-changing environment, the Facilities Improvement Plan is a fluid document that reflects the best thinking of RCCD faculty, students, administrators, and planners at this time. As individual projects get underway, aspects of the plan will be developed in a collaborative process to incorporate user-group input and evolving technologies.

As this community’s college of choice for more than 85 years, Riverside Community College has played a significant role in the lives of generations of residents. As RCCD moves toward a three-college system, I am confident that the Facilities Improvement Plan provides a roadmap to ensure each campus—Moreno Valley, Norco, and Riverside—continues to be an integral part of the community it serves.

RCC Faces Growth and Funding Challenges

One of the oldest community colleges in California, Riverside Community College District currently serves more than 30,000 students at campuses in Moreno Valley, Norco and Riverside.

In response to increasing demand, fueled by dramatic growth region-wide, RCCD opened the Moreno Valley and Norco campuses ten years ago. Since then, enrollment growth has continued at a strong pace. Today, both campuses must deal with enrollments that equal or exceed many community colleges in the state, and new enrollments continue to place high demands on the College’s facilities. New classrooms, science and technology laboratories, and student support centers must be constructed to increase student access to academic and job training programs.

As the oldest and original campus, the RCC Riverside faces a serious shortage of adequate classrooms, labs, parking and student support facilities, while at the same time existing classroom buildings and infrastructure have critical repair and renovation needs that must be addressed to ensure students have a safe, healthy and adequate learning environment.
Aging roofs, deteriorating plumbing and sewer systems, inefficient heating, cooling and ventilation units are in desperate need of repair and modernization in order to meet current student needs and provide for increased enrollment in the future.

Rapid changes in instructional technology, critical to prepare students for the workforce and transfer to four-year universities, have made it difficult for the campuses’ electrical power and data systems to support up-to-date instruction. The electrical system, while well maintained, is overextended and nearing the end of its useful life.

Installation of more energy efficient materials and equipment is needed and will result in cost savings in ongoing operations and maintenance costs.

With the California State University and the University of California raising tuition and reducing new enrollment, more students will choose to attend Riverside Community College. The growing demand for a high-skilled, local workforce to fill the critical shortage of health care and public safety workers also places additional burden on the college campuses. While this presents a tremendous opportunity for RCCD to be integral to the economic vitality and quality of life for area residents, it may further increase enrollment growth and demand for new facilities beyond that which is currently projected over the next decade.

The overriding goals of the Facilities Improvement Plan are to provide the repair, modernization, upgrades, and expanded instructional facilities on the Moreno Valley, Norco and Riverside campuses needed to serve the educational needs of students, faculty, and the community well into the future.

The majority of projects in the Facilities Improvement Plan can be attributed to one of the following categories:

- Repair, modernization, and upgrading of existing classrooms/buildings
- Addition of new classrooms, science/technology labs, instructional areas for academic and job-training programs
- Improvements needed for student health/safety and campus security
- Reconstruction/replacement of major infrastructure systems
- Improvement/installation of technology infrastructure/equipment
- Energy efficiency/Cost saving measures

The estimated costs to fully implement the Facilities Improvement Plan take into account not only costs associated with building new or modernizing existing facilities, but also design, engineering, plan-review, testing, inspection and other mandated costs. Allowances for escalation in the cost of construction and prudent contingencies for unforeseen circumstances are also included. It is anticipated that implementation of the Facilities Improvement Plan will require a combination of state money for facilities, the required local contribution, and other funds as identified. The amount of state money the District may be eligible for is calculated based on the current program, which requires local contribution equal to the cost of design and preliminary plans. In the future, the requirement and importance of the local contribution portion will likely increase. Community college districts unable to provide the current or future required level of local
contribution will have a lower priority in efforts to access state funds than districts with the required local contribution. The overall estimated costs and scope of projects identified in the Facilities Improvement Plan are preliminary in nature. The appropriate levels of refinement, details and budgets will be developed as funding is identified, and throughout the implementation program, to ensure that the projects included are implemented in the most cost-effective manner possible.

**Local Funding and Taxpayer Safeguards**

The proposed Facilities Improvement Plan is frugal, cost-conscious, and based on identified need.

Additional evidence of RCCD’s ongoing efforts to address maintenance needs is the district’s annual participation in the state’s scheduled maintenance program. Through this program the state will provide matching funds to districts implementing a consistent, scheduled maintenance plan. Unfortunately, the level of state funding for scheduled maintenance is inadequate to keep pace with the needs of Riverside Community College’s aging and heavily used facilities. Furthermore, in tough economic times such as those experienced recently, the state may curtail or suspend funding their share of scheduled maintenance.

It is anticipated that a local General Obligation bond measure will be placed before RCCD voters on the March 2, 2004. If passed, the measure would authorize issuance of facilities bonds to fund the projects identified in the Facilities Improvement Plan.

At this time, the College has identified more than $591 million in needed facility improvement and capital construction costs, including required scheduled maintenance matching funds. Based on historical data and future projections of state funding levels, we believe that up to $195 million may be available in state capital construction money for these projects, leaving RCC to fund approximately $395 million. A general obligation bond that provides local funding would enable the College to maximize its opportunities to qualify for this state funding.

In implementing the Facilities Improvement Plan and local bond funds, the Board of Trustees will work with the community, pursuant to law, to ensure strict accountability and taxpayer safeguards are imposed:

- Funds generated by local facilities bonds can only be used for the construction, reconstruction, acquisition, rehabilitation, or replacement of college facilities, including furnishing and equipping college facilities. By law, bond funds cannot be used for faculty, staff or administrator salaries or other operating costs.
- An annual, independent performance audit will be conducted to ensure that the funds have been expended only on the projects identified in the bond project list. Additionally, an annual independent financial audit of the proceeds from the sale of the bonds will be conducted until all of those proceeds have been expended.
- Following a successful local bond election, the District’s Board of Trustees will appoint a Citizens’ Oversight Committee to monitor that funds are spent as promised and specified. The Citizens’ Oversight Committee must include, among
others, representation of a bona fide taxpayers association, a business organization and a senior citizens organization. No district employees or vendors are allowed to serve on the Citizens’ Oversight Committee.

**Riverside Community College District Facilities Improvement Plan**

**Classroom Buildings, Student Support and Instructional Facilities**
*Repair, modernization, and upgrading of existing classrooms, labs, buildings, etc.*
*Construction of new classrooms/buildings, science and technology labs, etc.*

Modernization of the A.G. Paul Quadrangle Building
*Renovate all classrooms, labs and faculty offices.*  *Upgrade electrical system and capacity.*  *Replace roof and windows.*  *Provide temporary classrooms.*

Student Academic Support Services Facility
*Construct/centralize student support facility on the Moreno Valley, Norco and Riverside campuses to include admissions, university transfer assistance, counseling, job placement, financial aid, disabled student and health services, etc.*

Academic/Classroom Buildings
*Expand existing facilities, construct new buildings on the Moreno Valley, Norco and Riverside campuses to provide academic, nursing, allied health care, job training classrooms, science labs, faculty offices, lecture/large group instruction space to increase student access and program availability.*

Engineering & Industrial Technology Building
*Construct classrooms, technology labs, lecture/large group instruction space on the Norco campus to increase student access and availability of programs in engineering, architecture, CIS, business and environmental science.*

Major Infrastructure Systems
*Replace, reconstruct, repair and upgrade campus electrical, sewer, storm water, plumbing, and other infrastructure systems to address age, condition, and inadequacy, as well as increased demand/usage.*

Improve Parking Facilities
*Construct/expand parking by providing additional spaces/parking structures. Reduce impact on surrounding neighborhoods. Improve traffic circulation, entrances and exits for student safety and emergency access. Provide facilities for campus police, instructional support services.*

Repair and Renovation of Existing Facilities
*Repair/renovation/upgrading of existing academic and job-training classrooms/buildings, building systems on the Moreno Valley, Norco and Riverside campuses as recommended in the Facilities Condition Analysis.*
Academic/Physical Education, Health & Wellness Facilities
  Repair, renovate, and provide health and safety upgrades to existing gymnasium/physical education buildings, stadium, bleachers, fields/track, lighting. Construct fitness/wellness facility and classrooms.

Fine, Applied and Performing Arts Facilities
  Construct, expand classrooms, labs, studios, faculty/staff office space to meet transfer, job-training, certificate and degree curriculum requirements in fine, applied, visual, and performing arts at the Moreno Valley, Norco and Riverside campuses.

Instructional, Information & Data Technology
  Continue/complete upgrade of network, fiber-optic backbone and infrastructure to include data systems, modernization of existing facility, and provide facility to house network operation systems on Moreno Valley, Norco, and Riverside campuses.

Classroom Buildings, Student Support and Instructional Facilities
  Estimated Cost $382,295,004

Job and Career Training Projects

Nursing/Health Care Facilities
  Construct/provide classrooms, science labs, buildings, faculty/staff offices for nursing and allied health care classes/labs.

Teacher Training Facility
  Construct/provide classrooms, labs, for collaborative teacher training and preparation program.

Public Safety, Law Enforcement, Fire Training Center
  Construct/provide training facilities, classrooms for firefighters, law enforcement officers, public safety programs.

Job and Career Training Projects
  Estimated Cost $153,909,886

Health and Safety Projects

Repair/Upgrade Campus Wide Fire and Emergency Alarm Systems
  Includes sprinklers, alarms, emergency communications.

Improve Access for Disabled
  Make improvements required by the American with Disabilities Act to increase access.

Upgrade/Retrofit to Meet Health & Safety Standards
Upgrade/retrofit existing classrooms, facilities, and buildings to meet current health, safety, and seismic codes.

**Health and Safety Projects**  
*Estimated Cost $29,212,519*

**Site Safety, Security and Improvement Projects**

Extend Campus Drive
*Improve emergency, fire, and traffic circulation as required.*

Improve Campus Lighting
*Provide/intensify exterior lighting campus wide at the Moreno Valley, Norco, and Riverside campuses to increase student/faculty/staff/community safety and security.*

Maintenance/Storage Facilities
*Provide/increase facilities for maintenance staff/operations. Add storage/warehouse space.*

**Site Safety, Security and Improvement Projects**  
*Estimated Cost $17,255,893*

**Energy Efficiency/Cost Saving Measures**

Alternative Energy/Co-Generation/Recycling Projects
*Provide alternative energy and recycling systems to improve efficiency and reduce operating/maintenance costs, as well as meet standards/requirements.*

**Energy Efficiency/Cost Saving Measures**  
*Estimated Cost $8,400,000*

*Estimated Grand Total $591,073,302*

Dated and approved on December 3, 2003
Subject: Resolution to Order an Election for March 2, 2004 – Resolution No. 20-03/04

The Board is being asked to adopt this resolution in order to improve local student access to job training and four-year college preparation classes, improve campus safety, and provide upgraded and expanded instructional facilities on the Moreno Valley, Norco and Riverside Campuses to serve the educational needs of students, faculty and the community well into the future.

It is recommended that the Board of Trustees adopt Resolution No. 20-03/04 to order an election for March 2, 2004, and authorize the President of the Board of Trustees to sign the resolution.

Salvatore G. Rotella
President
WHEREAS, the Board of Trustees (the "Board") has determined that certain properties and equipment within the Riverside Community College District (the "District"), within Riverside County ("Riverside County") need to be acquired, constructed, improved, and equipped to enable the District to maintain Riverside Community College as a valuable community resource, to train and retrain local residents for higher-paying and skilled jobs, and to enhance the educational opportunities of the students in the District who desire to transfer to four-year colleges; and

WHEREAS, due to the rapid growth in the District's service area, thousands of new students are entering college each year and Riverside Community College needs to respond to such growth by expanding its campuses and constructing new facilities; and

WHEREAS, the Board has determined that the addition of new classrooms, laboratories, buildings, improved sites, and instructional equipment for job training and academic classes; the installation of fire safety equipment; the improvement of electrical, lighting, ventilation and fire detection systems in existing classrooms; the need for handicapped access improvements; the increase of available parking spaces; and the improvement of campus safety are also among the highest priorities of the Board; and

WHEREAS, notwithstanding ongoing efforts to obtain sufficient facility money from the State of California (the "State"), the State has been unable to provide the District with enough money for the District to adequately maintain and expand Riverside Community College for all its students; and

WHEREAS, in the judgment of the Board, it is advisable to provide additional funding for such facility improvements, and technology safety needs by means of a general obligation bond; and

WHEREAS, Proposition 46, approved by the voters of the State of California on June 3, 1986 ("Proposition 46"), amended Section 1(b) of Article XIII A of the California Constitution by adding a provision which exempts from the 1% of full cash value limitation, those ad valorem taxes used to pay for debt service of any bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by voters voting on the proposition; and

WHEREAS, on November 7, 2000, the voters of California approved the Smaller Classes, Safer Schools and Financial Accountability Act ("Proposition 39") which, as of its effective date, reduced the voter threshold for ad valorem tax levies used to pay for debt service or bonded indebtedness to 55% of the votes cast on a community college district general obligation bond; and

WHEREAS, concurrent with the passage of Proposition 39, Chapter 1.5, Part 10, Division 1, Title 1 (commencing with Section 15264) of the Education Code (the "Act") became operative and established requirements associated with the implementation of Proposition 39; and
WHEREAS, the Board desires to make certain findings herein to be applicable to this election order and to establish certain performance audits, standards of financial accountability and citizen oversight which are contained in Proposition 39 and the Act; and

WHEREAS, the Board determines that the restrictions in Proposition 39 which prohibit any bond money to be used for administrator salaries and expenses be strictly enforced by a Citizens' Oversight Committee; and

WHEREAS, the Board now desires to authorize the filing of a ballot argument in favor of the proposition to be submitted to the voters at the election; and

WHEREAS, pursuant to the California Elections Code, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on March 2, 2004, and to request the Riverside County Registrar of Voters to perform certain election services for the District; and

WHEREAS, in the judgment of the Board, it is advisable to request the Riverside County Registrar of Voters to call an election pursuant to Proposition 39 on the question of whether general obligation bonds shall be issued and sold on behalf of the District for purposes set forth below;

NOW THEREFORE, THE BOARD OF TRUSTEES OF THE RIVERSIDE COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the Board, pursuant to Education Code Sections 15100 and Government Code Section 53506, hereby requests the Riverside County Registrar of Voters to call an election under the provisions of Proposition 39 and the Act and submit to the electors of the District the question of whether bonds of the District in the aggregate principal amount not to exceed $350 million (the "Bonds") shall be issued and sold to raise money for the purposes described in Exhibits "A" and "B" hereto.

Section 2. That the date of the election shall be March 2, 2004.

Section 3. That the purpose of the election shall be for the voters in the District to vote on a proposition, a copy of which is attached hereto and marked Exhibit "A" and incorporated by reference herein, containing the question of whether the District shall issue the Bonds to pay for improvements to the extent permitted by such proposition. In compliance with Proposition 39 and the Act, the ballot proposition in Exhibit "A" is subject to the following requirements and determinations:

(a) the proceeds of the sale of the Bonds shall only be used for the purposes set forth in the ballot measure and not for any other purpose, including teacher and administrator salaries and other college operating expenses;

(b) that the Board, in compliance with Proposition 39, and in establishing the projects set forth in Exhibit "B", evaluated the safety, enrollment, class size and information technology needs of the District;

(c) that the Board will cause to be conducted an annual, independent performance audit to ensure that the Bond moneys get expended for the projects identified in Exhibit "B" hereto;
(d) that the Board will cause an annual, independent financial audit of the proceeds from the sale of Bonds to be conducted until all of the Bond proceeds have been expended;

(e) that the Board will cause the appointment of a Citizens' Oversight Committee in compliance with Education Code Section 15278 no later than 60 days after the Board enters the election results in its minutes pursuant to Education Code Section 15274;

(f) that the tax levy authorized to secure the bonds of this election shall not exceed the Proposition 39 limit per $100,000 of taxable property in the District when assessed valuation is projected by the District to increase in accordance with Article XIII A of the California Constitution; and

Section 4. That the authority for ordering the election is contained in Education Code Sections 15100 et seq. and 15264 et seq. and Government Code Section 53506.

Section 5. That the authority for the specifications of this election order is contained in Section 5322 of the Education Code.

Section 6. That the Riverside County Registrar of Voters and the Riverside County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on March 2, 2004 within the District.

Section 7. That this Resolution shall stand as the “order of election” to the Riverside County Registrar of Voters to call an election within the boundaries of the District on March 2, 2004.

Section 8. That the Secretary of the Board is hereby directed to send a certified copy of this Resolution to the Riverside County Registrar of Voters no later than December 5, 2003.

Section 9. That the maturity of any Bonds issued pursuant to Section 15100 of the Education Code, and Bonds issued pursuant to Section 53506 of the Government Code shall not exceed the maturity limits set forth therein, respectively. The maximum interest rate on any Bond shall not exceed the maximum rate allowed by Education Code Sections 15140 to 15143, as modified by Government Code Section 53531.

Section 10. That the Board requests the governing body of any such other political subdivision, or any officer otherwise authorized by law, to partially or completely consolidate such election and to further provide that the canvass be made by any body or official authorized by law to canvass the returns of the election, and that the Board consents to such consolidation.

Section 11. Pursuant to Section 5303 of the Education Code and Section 10002 of the Elections Code, the Board of Supervisors of Riverside County is requested to permit the Registrar of Voters to render all services specified by Section 10418 of the Elections Code relating to the election, for which services the District agrees to reimburse Riverside County, such services to include the publication of a Formal Notice of School Bond Election and the mailing of the sample ballot and tax rate statement (described in Section 9401 of the Elections Code) pursuant to the terms of Section 5363 of the Education Code and Section 12112 of the Elections Code.

3
ADOPTED, SIGNED AND APPROVED this 3rd day of December, 2003.

BOARD OF TRUSTEES OF THE RIVERSIDE COMMUNITY COLLEGE DISTRICT

By ____________________________
Board President

Attest:

______________________________
Superintendent/President and Secretary to the Board of Trustees
I, __________________ do hereby certify that the foregoing is a true and correct copy of Resolution No. 20-03/04, which was duly adopted by the Board of Trustees of the Riverside Community College District at meeting thereof held on the 3rd day of December, 2003, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

By ___________________________  
Secretary
EXHIBIT A

"Riverside Community College Improvement Measure. To improve local student access to job training and four-year college preparation classes, improve campus safety, add and upgrade science, health, technology, academic classrooms/laboratories; expand public safety, police, firefighting, paramedics and healthcare training facilities; repair, acquire, construct, equip buildings, sites, classrooms; shall Riverside Community College District issue $350,000,000 in bonds, at legal rates, with no proceeds going to the State, all funds remaining locally, independent citizen oversight, guaranteed annual audits, and no money for administrators' salaries?"

Bonds - Yes                   Bonds - No
EXHIBIT B

FULL TEXT BALLOT PROPOSITION
OF THE RIVERSIDE COMMUNITY COLLEGE DISTRICT
BOND MEASURE ELECTION MARCH 2, 2004

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

"Riverside Community College Improvement Measure. To improve local student access to job training and four-year college preparation classes, improve campus safety, add and upgrade science, health, technology, academic classrooms/laboratories; expand public safety, police, firefighting, paramedics and healthcare training facilities; repair, acquire, construct, equip buildings, sites, classrooms; shall Riverside Community College District issue $350,000,000 in bonds, at legal rates, with no proceeds going to the State, all funds remaining locally, independent citizen oversight, guaranteed annual audits, and no money for administrators’ salaries?"

Bonds - Yes
Bonds - No

PROJECTS

The Board of Trustees of the Riverside Community College District evaluated the District’s urgent and critical facility needs, including safety issues, enrollment growth, class availability, energy cost reduction and information and computer technology, in developing the scope of projects to be funded, as outlined in the Riverside Community College District Facilities Improvement Plan, dated and approved by the Board of Trustees on December 3, 2003, incorporated herein, and as shall be further amended from time to time. In developing the scope of projects the faculty, staff and students have prioritized the key health and safety needs so the most critical needs are addressed. The Board conducted independent facilities evaluations and received public input and review in developing the scope of college facility projects to be funded. This input of faculty, community and business leaders concluded that if these needs were not addressed now, the problems would only get worse. In identifying the most urgent projects, the Board of Trustees made four important determinations:

(i) Riverside Community College must both upgrade laboratories for science, health and technology programs and expand facilities for public safety and healthcare training programs like police, paramedics, nursing and firefighting;

(ii) Riverside Community College must provide facilities and classes for academic programs for students who want to transfer to four-year colleges;

(iii) In tough economic times community colleges, including Riverside Community College, are critically important to re-train people who want to expand their job skills; and

(iv) Riverside Community College must provide a place of learning where recent high school graduates and adults, as well as other individuals who qualify for admission, can come to receive an education in a broad range of subjects.
CLASSROOM BUILDINGS AND FACILITIES

- Build and acquire college classrooms, facilities and sites to accommodate more students who want to enroll in classes and improve the quality of learning and expand academic and workforce learning opportunities. Renovate and upgrade buildings, facilities, maintenance areas, police station, data processing building, gym, fields and classrooms for safety, efficiency, and expanded enrollment. **Upgrade laboratories for science, health and technology programs.** Upgrade early childhood education classrooms and facilities to train teachers, student center, business education, life science and physical science facilities.

- Redesign and wire classrooms and buildings to increase the uses of technology, computers and high speed Internet access for teaching including enhancement of distance learning.

- Build new academic classroom facilities and increase classes in math, English, fine and performing arts and languages.

- **Expand Riverside Community College Campus in Norco to Accommodate Growth and Increasing Student Enrollment:** Upgrade classrooms, provide permanent classrooms, labs, job training and college transfer counseling including “college status” facilities for engineering, architecture, science, academic studies, humanities, student activities, computer and technology studies, manufacturing and environmental science, upgrade technology infrastructure; build a new student/academic services center, labs for performing arts, alternative energy cogeneration facility, warehouse, parking lot, academic classrooms, science labs and lecture hall.

- **Expand Riverside Community College Campus in Moreno Valley to Accommodate Growth and Increasing Student Enrollment:** Provide “college status” permanent classrooms, labs, job training and college transfer counseling buildings and facilities including a health technology center, student support building, technology lab, upgrade technology infrastructure, Internet access, library, maintenance facility, add parking structure, and alternative energy, cogeneration plant.

JOB AND CAREER TRAINING PROJECTS

- Provide facilities for nursing training and other professions that will allow Riverside Community College to increase the number of trained nurses, medical assistants, physician assistants, dental hygienists, emergency medical technicians and paramedics, and help relieve the serious shortage of healthcare professionals in the local area.

- Provide public safety, sheriff/fire training classrooms to train fire fighters, police officers and other public safety personnel in administration of justice, fire fighting technology, and police officer standards.

- Build new classrooms for job training and retraining, workforce preparation and skills upgrading.

HEALTH AND SAFETY PROJECTS

- Repair and maintain deteriorating campus flooring, roofs, walls, windows, plumbing and electrical systems.

- Install new fire alarm and communication systems and energy efficient lighting.

- Reduce earthquake risks by seismic retrofitting older buildings.
- Upgrade water, storm drains, sewer, mechanical, heating, ventilation and gas infrastructure to current safety codes.
- Improve facilities and sites to meet legal requirements for disabled persons access.

SITE SAFETY AND SECURITY PROJECTS
- Improve pedestrian access routes across campus for safety.
- Improve campus safety and security by adding exterior lighting.
- Implement safety upgrades to relieve traffic flow and parking congestion, build parking facilities.
- Repair or replace outdated natural gas, water, sewer, storm drain systems.
- Acquire property to expand student capacity.
- Improve emergency access and evacuation routes to improve student safety, redesign campus road network to eliminate dangerous intersections and unsafe conditions, reduce gridlock, improve pedestrian safety and increase access for emergency vehicles.

ENERGY EFFICIENCY IMPROVEMENT PROJECTS
- Replace/upgrade energy systems, heating, electrical, ventilation and air conditioning systems and related utility systems.
- Construct an alternative energy cogeneration facility to provide an alternative source of energy in emergency situations.

REFINANCE EXISTING OBLIGATIONS TO LOWER COSTS AND INCREASE FUNDS AVAILABLE FOR INSTRUCTION AND ONGOING MAINTENANCE OF CLASSROOMS AND BUILDINGS

Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of equipment, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The allocation of bond proceeds will be affected by the District’s receipt of State bond funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District’s control. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed.

The bond program is designed to provide facilities which will serve current and expected enrollment. In the event of an unexpected slowdown in development or enrollment of students at the college, certain of the projects described above will be delayed or may not be completed. In such case, bond money will be spent on only the most essential of the projects listed above. Bond money must all be spent locally on Riverside Community College facilities and projects. The District will work with the Citizens’ Oversight Committee on prioritizing those projects in the event factors beyond the District’s control require that projects be reconsidered.

FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS’ OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS’ OVERSIGHT
COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

NO ADMINISTRATOR SALARIES. PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE CONSTRUCTION, RECONSTRUCTION, ACQUISITION, REHABILITATION, OR REPLACEMENT OF COLLEGE FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF COLLEGE FACILITIES, AS DESCRIBED, AND NOT FOR ANY OTHER PURPOSE, INCLUDING FACULTY, STAFF AND ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES. BY LAW, ALL FUNDS CAN ONLY BE SPENT ON THE DESCRIBED PROJECTS.
RIVERSIDE COMMUNITY COLLEGE DISTRICT
BOND PROGRAM SUMMARY

There are five key variables in developing the Riverside Community College District’s (“RCCD”) bond program: (1) the total dollar amount of the bond or “Bond Authorization”, (2) the number, timing and length of the issuances, (3) the tax rate, (4) the projected assessed value growth rate, and (5) future interest rates.

**Bond Authorization - $350 Million**
The Bond Authorization is the total dollar amount of bonds that RCCD will ask its voters to approve. This amount is based on RCCD’s anticipated capital project needs and the sources of funds available to meet these requirements.

**Number, Timing & Length of Issuances**
The bond issuance schedule is based on RCCD’s projected expenditures for the capital projects supported by the bond program. The preliminary issuance schedule is comprised of six series of bonds issued approximately two to three years apart. Each bond issuance is estimated to have a term of approximately twenty-five years. This proposed schedule is not binding on RCCD. The actual issuance schedule will be actively managed and adjusted based on RCCD’s financial needs and variances in assessed value growth and/or interest rates.

**Assessed Value Growth Rate**
Between fiscal years 1994 and 2004, RCCD’s assessed value has grown at a compounded annual rate of approximately 4.53%, with exceptionally strong growth during the past five years (i.e. a compounded annual growth rate of approximately 9.11%). Based on these historical figures, a growth rate of 4.50% was assumed for the life of the bonds.

**Interest Rates**
In general, the current long-term interest rate for a 25-year general obligation bond is approximately 4.77%. The average interest rate during the past ten years for 25-year general obligation bonds is approximately 5.47%. Given that the current market is slightly above historic lows, it is prudent to use a higher interest rate when planning RCCD’s bond program. Based on historic averages and current expectations on interest rate trends, a 5.50% average interest rate was used for the preliminary issuance schedule.

**Tax Rate**
Under a Proposition 39 election, the maximum tax rate a community college district can impose per election is $25 per $100,000 of assessed value. Based upon the assumptions stated above, an annual tax rate not to exceed $18 per $100,000 of assessed value for the life of the bonds is estimated for RCCD’s bond program.
PRELIMINARY BOND ISSUANCE SCHEDULE & ASSUMPTIONS

Issuance Schedule

<table>
<thead>
<tr>
<th>Series</th>
<th>Issue Date</th>
<th>Proceeds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue 1</td>
<td>August 2004</td>
<td>$40,000,000</td>
</tr>
<tr>
<td>Issue 2</td>
<td>August 2006</td>
<td>$60,000,000</td>
</tr>
<tr>
<td>Issue 3</td>
<td>August 2009</td>
<td>$75,000,000</td>
</tr>
<tr>
<td>Issue 4</td>
<td>August 2012</td>
<td>$75,000,000</td>
</tr>
<tr>
<td>Issue 5</td>
<td>August 2015</td>
<td>$50,000,000</td>
</tr>
<tr>
<td>Issue 6</td>
<td>August 2018</td>
<td>$50,000,000</td>
</tr>
</tbody>
</table>

Total Proceeds $350,000,000

Tax Rate Summary

Maximum Estimated Tax Rate

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Per $100,000 of AV</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.01800%</td>
<td>$18.00</td>
</tr>
</tbody>
</table>

Assumptions

<table>
<thead>
<tr>
<th>Average Interest Rate</th>
<th>5.50%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed Value Growth</td>
<td>4.50%</td>
</tr>
</tbody>
</table>

Assessed Value Growth History

<table>
<thead>
<tr>
<th>5-yr Compounded Avg.</th>
<th>9.11%</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-yr Compounded Avg.</td>
<td>4.53%</td>
</tr>
</tbody>
</table>
RIVERSIDE COMMUNITY COLLEGE DISTRICT ASSESSED VALUE HISTORY

Total Assessed Value
(1994-2004)
RIVERSIDE COMMUNITY COLLEGE DISTRICT'S 2004 ASSESSED VALUE BY UNDERLYING UNIFIED SCHOOL DISTRICTS

Jurupa Unified
Total AV: $4,770,587,767
% of Total: 10.8%

Riverside Unified
Total AV: $12,791,676,948
% of Total: 28.9%

Alvord Unified
Total AV: $4,026,616,064
% of Total: 9.1%

Moreno Valley Unified
Total AV: $6,144,877,792
% of Total: 13.9%

Corona-Norco Unified
Total AV: $14,421,490,753
% of Total: 32.6%

Val Verde Unified
Total AV: $2,050,751,293
% of Total: 4.6%

Riverside Community College
Total AV: $44,206,000,617
% of Total: 100%
Bond Buyer 20 Weekly G.O. Bond Index
(10-Year History)

Percentage of Time Above the Average Rate (Since 11/14/93): 45.6%
Percentage of Time Below the Average Rate (Since 11/14/93): 54.4%

Bond Buyer 20 Index
Average Rate: 5.47%
Weekly Rate (as of 11/14/03): 4.77%