



# 2020 ANNUAL REPORT

## Measure L Citizens' Bond Oversight Committee



**TOP:** All the perimeter roads around the SLO Campus received a slurry seal and striping as part of the Phase 2 Asphalt Project.

**ABOVE:** Parking Lot 5 received a 2" asphalt grind and overlay as part of Phase 1 in July 2020.

**RIGHT: (TOP)** Parking Lot 6 was discovered to have been constructed on native soil, to improve the durability, the lot was over-excavated to allow for 4" of Class 2 base and a new 3" section of asphalt. **(BOTTOM)** The all dirt Parking Lot 1, servicing the track and fields, was converted into an asphalt lot with ADA parking.

**District wide Road & Parking Lot Improvements:** COVID-19 put a halt to most in-person classes and resulted in many staff and faculty employees working remote. The Bond team used the opportunity to complete asphalt projects on both the SLO and North County Campuses. Phase 1 consisted of the SLO main entrances off Hwy 1, Parking Lot 5 & 6, 4000 complex engineering/technology yard, bookstore loading area and the service road. Phase 1 construction commenced in June and was completed prior to the fall semester in August. Due to the historically low cost of oil, another silver lining to COVID-19, the final project costs came in below the engineer's estimate and budget. As a result, the Bond team elected to roll out a Phase 2 asphalt project which consisted of converting the dirt parking Lot 1 to an asphalt lot, asphalt replacement in Parking Lot 2, 2A & 7, North County Parking Lot 11, the Facilities Services parking lot, and slurry seal of all perimeter roads. Phase 2 commenced September 2020 and is scheduled to be complete in early 2021.



## Citizens' Bond Oversight Committee Members

**Gilbert Stork**  
Committee Chair  
Senior Citizens'

**Kathy Smith**  
Vice Chair  
Community Member

**John Paul Drayer**  
Business Community

**William Appleton**  
Student Representative

**Robert Mancell**  
Community Member

**Susan Middleton**  
Community Member

**Linda Mielke**  
Community Member

**Duane Leib (2020)**  
Committee Chair  
Community Member

**Susan Dressler (2020)**  
Vice Chair  
Support Organization

**Scott Lathrop (2020)**  
Taxpayers' Organization

**Trinity Leland (2020)**  
Student Representative

**Gayla Chapman (2020)**  
Community Member

**Patrick O'Hara (2020)**  
Business Community

**George Galvan (2020)**  
Senior Citizens'

## Committee Meeting Dates:

March 13, 2020  
March 27, 2020  
December 4, 2020  
May 14, 2021  
October 2021

For more information about the Citizens' Bond Oversight Committee, past meetings agendas, reports to the community, annual audits, and policies and procedures go to:

<http://www.cuesta.edu/aboutcc/planning/oversightcommittee/index.html>

Cuesta College is an EEO/AA institution.

# A Message from the CBOC Chair

The Measure L Citizens' Bond Oversight Committee is pleased to report significant progress on projects funded under the voter approved Measure L. The committee has the responsibility to verify to the best of its knowledge and belief that Measure L Bond revenues have been spent only for the purposes identified in Measure L.

The committee relies heavily upon the Independent Auditor's Report of financial statements, as well as a Performance Audit Report performed by certified public accountant firm, EideBailly. The 2020 Fiscal Year-End financial statements for Measure L were given a clean, "no audit findings," recommendation, and the performance audit testing indicated the San Luis Obispo County Community College District has properly accounted for expenditures held in the Measure L Bond Fund and that such expenditures were made for authorized Bond projects.

This annual report lists many projects completed and underway using Bond funding as provided by the First Issuance of Measure L Bond funds of \$75 Million in March 2015, the Second Issuance of \$73 Million in January 2018, and the Third Issuance of \$70 Million in February 2021. One final Bond Issuance will occur in 2024. The projects have been essential to both the San Luis Obispo and North County Campuses and the results are outstanding.

The future looks bright for the San Luis Obispo County Community College District with facilities improved to provide a quality education and life experience. The contribution of Cuesta College to the county is enormous and the Citizens' Bond Oversight Committee is proud to be part of this most beneficial program.

The San Luis Obispo County Community College District Measure L Citizens' Bond Oversight Committee wishes to report that, to the best of its knowledge and belief, the Cuesta Community College District is in full compliance with the responsibilities described in Article XIII A, Section 19b0930 of the California State Constitution.

Sincerely,



Dr. Gilbert H. Stork, Chair  
Measure L Citizens' Bond Oversight Committee

## Message from the President

I cannot thank you enough for your support of Measure L and your interest in the Measure L Citizens' Bond Oversight Committee (CBOC) 2020 Annual Report. Cuesta College was able to fast track many renovation and upgrade projects while few were on campus due to the pandemic. This unexpected COVID impact provided both cost savings and opportunity to complete repairs scheduled for the third and fourth issuances.

Over the last year the District completed projects funded by the second issuance including district-wide road improvement and asphalt resurfacing and the final finishing touches of the R&B Shultz Early Childhood Education Building on the North County Campus. The San Luis Obispo Campus roofing, HVAC and ADA upgrades, electrical switchgear replacement, and telecom and wireless access point technology upgrades projects have also been completed. Ongoing projects under the second issuance include the North County sitework improvements and IT back-up generator projects.

This annual report provides a summary of how taxpayer money is being spent and details the progress Cuesta College has made with regard to its promise to the citizens of San Luis Obispo County.

Cuesta College continues to champion student success through its improvement of District facilities, increasing our ability to provide a safe and current learning environment for all students. I hope you find this report informative and valuable with regard to all activities and expenditures under Measure L. Please visit the College's official bond website: <https://cuestacollegebond.info/about-measure-l> for additional information.

Sincerely,



Jill Stearns, Ph.D.  
Superintendent/President

# Status Report

## Tax Rate Increment 2019-2020

<i>Year</i>	July 1, 2019 – June 30, 2020
<i>Actual Tax Rate</i>	\$19.25 per \$100,000 of assessed property valuation for the San Luis Obispo County Community College District
<i>First Bond Issuance</i>	March 2015   \$75 Million
<i>Second Bond Issuance</i>	January 2018   \$73 Million
<i>Third Bond Issuance</i>	February 2021   \$70 Million
<i>Fourth Bond Issuance</i>	2024   \$57 Million
<i>Bond Ratings</i>	Standard & Poor's Rating: AA- Moody's Rating: Aa2

## SLOCCCD Measure L General Obligation Bond Under the Provisions of State Proposition 39

San Luis Obispo County residents voted November 4, 2014, to approve Measure L - Cuesta College affordable education, job training and campus repair Bond, a \$275 million general obligation bond. Funding from the bond is helping the college modernize technology, upgrade the failing infrastructure of decades-old classrooms and labs, and build new teaching and learning spaces.

After voter approval of Measure L, the College Board of Trustees established the Measure L Citizens' Bond Oversight Committee (CBOC) appointing ten members of the community serving staggered terms providing objective oversight of District bond fund expenditures.

The role of the Citizens' Bond Oversight Committee is to determine whether or not the use of the funds is consistent with the original bond measure, inform the public on District expenditures of bond proceeds and to publish an annual report of the year's Measure L activities for taxpayers of San Luis Obispo County Community College District.

The CBOC would like to thank our outgoing committee members for their service to the District and Measure L Bond; Duane Lieb (committee chair, at-large member), Susan Dresser (committee vice chair, support organization), Scott Lathrop (taxpayer organization), George Galvan (senior citizens' representative), Patrick O'Hara (business community representative), Gayla Chapman (at-large member), and Trinity Leland (student representative).

# Independent Auditors' Financial and Performance Audits

## Fiscal Year Ending June 30, 2020

The Citizens' Bond Oversight Committee received the Independent Auditor's Report for the financial statements of the general obligation bonds of the San Luis Obispo County Community College District as well as a Performance Audit report on the uses of bond monies for the period of July 1, 2019 to June 30, 2020. The reports were prepared by certified public accountant firm EideBailly.

The Independent Auditor's Report states:

We have audited the accompanying financial statements of the San Luis Obispo County Community College District's (the District), General Obligation Bond Fund (Measure L), as of and for the year ended June 30, 2020... Our responsibility is to express an opinion on these financial statements based on our audit... In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the General Obligation Bond Fund (Measure L) of the District at June 30, 2020, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Performance Audit states that the objectives of our performance audit are to:

1. Determine whether expenditures charged to the General Obligation Bond Fund (Measure L) have been made in accordance with the Bond project list approved by the voters through the approval of Measure L.
2. Determine whether salary transactions charged to the General Obligation Bond Fund (Measure L) were in support of Measure L and not for the District's general administration or operations.

Conclusion: The results of our tests indicated that, in all significant respects, San Luis Obispo County Community College District has properly accounted for the expenditures held in the General Obligation Bond Fund (Measure L) and that such expenditures were made for authorized Bond projects.

To view these reports online, go to <http://www.cuesta.edu/aboutcc/planning/oversightcommittee/financials.html>



## About SLOCCCD

San Luis Obispo County Community College District is a small-sized rural single college district that offers instruction and student support services as Cuesta College at three locations: the San Luis Obispo Campus, the North County Center, and the South County Site. In addition to serving as locations to offer instructional programs and student services, Cuesta College hosts various public events, recreational activities, and community education programs.

## Technology Planning & Implementation Update

During the 2020 year, the Information Technology department continued to utilize the Technology Implementation Plan and has successfully brought 90% of the San Luis Obispo Campus up to date with new CAT6A cabling, Alcatel-Lucent switches, Aruba Wireless Access Points and single mode fiber. In addition, IT has taken the District's phone system digital. This migration to VoIP (Voice over Internet Protocol) has provided each end user with new phone hardware while improving the reliability and quality of all communications. Moreover, this department specified and installed all technology for the newly opened Early Childhood Education Center on the Paso Robles campus.



**TOP:** New CAT6A cabling install in progress in building 6100.



**ABOVE:** New exterior wireless access points (WAPs) were installed throughout campus as part of the Technology Upgrades. Pictured is the new location outside Building 5300.

**LEFT:** Included in the Technology Upgrades was all new cabling, data drops, racks, and wireless access points throughout the buildings within the 4000s-7000s complexes. The project kicked-off in December 2020 and is scheduled to be complete in February 2021.

# Bond Measure L Project Overview

- First Issuance**  
March 2015 - \$75 Million
- Temporary classroom replacement and new classroom facilities:**  
Instructional Building – SLO  
Campus Center – North County  
Interim Offices & Classrooms – SLO & NC
- Critical Repairs & Upgrades:**  
Roofing & HVAC  
Aquatic Center Renovation (Design)  
Infrastructure & Utilities
- 21<sup>st</sup> Century Technology Upgrades**
- Debt Retirement**
- Second Issuance**  
January 2018 - \$73 Million
- New Facilities:**  
R&B Shultz Early Childhood Education Building – NC  
Aquatic Center Complex – SLO  
Data Center – SLO  
North County Sitework Improvement Campus Center Design – SLO
- Critical Repairs & Upgrades:**  
ADA, Roofing & HVAC  
Hollister Adobe Stabilization  
SLO Gym Floor Replacement  
Electrical Switchgear Replacement
- 21<sup>st</sup> Century Technology Upgrades**
- Debt Retirement**
- Third Issuance**  
February 2021 - \$70 Million
- New facilities:**  
North County Sitework Improvement Campus Center – SLO  
Trades and Technology Center Design – NC
- Repairs & Upgrades:**  
Roof/HVAC - Complex by Complex
- 21<sup>st</sup> Century Technology Upgrades**
- Fourth Issuance**  
2024 - \$57 Million
- New classroom facilities:**  
Trades and Technology Center – NC
- Repairs & Upgrades:**  
Building 3100 TI – SLO  
ADA/Roof/HVAC - Complex by Complex
- 21<sup>st</sup> Century Technology Upgrades**
- Program/Project Completion**

## 2<sup>nd</sup> Issuance Project Updates

### R&B Shultz Early Childhood Education Center

Construction is nearly complete on the new one-story, 11,000 sq. ft. Early Childhood Education Center with 12,000 sq. ft. play yard and two exterior storage buildings. The new building will provide two levels of childcare (toddler and preschool) and include faculty offices, additional parking adjacent to the new building, and a dedicated teaching space for the Applied Behavioral Sciences Early Childhood Education program. The furniture was delivered and installed throughout the building in mid-December. The new Children’s Center is scheduled to move operations from the old modular buildings to the new building in March 2021. Although COVID-19 has impacted operations, most notably capacity limitations and separation of “shared spaces”, the Children’s Center is looking forward to expanding capacity with the additional preschool class by Summer 2021.

### 2000 Complex Renovations

All buildings within the 2000 complex, except for building 2500, underwent HVAC, re-roofing, and ADA upgrades as part of the 2<sup>nd</sup> issuance. ADA upgrades were completed in 2019 along with re-roofing for Buildings 2100, 2300, and 2400. In December 2019, construction for the HVAC upgrades commenced for buildings 2100, 2200, 2300, and 2400 along with the re-roofing of building 2200. All work on the 2000 complex renovations was completed in June 2020. The renovation for building 2500 is planned for the 3<sup>rd</sup> issuance under the Districtwide Roofing and HVAC Modernization project.

### SLO Campus Center Design

Early in 2020, the Bond Team, along with Administration, evaluated options to renovate existing or build new for a San Luis Obispo Campus Center. The goal was to enhance and simplify the experience for the first-time student or visitor of Cuesta College. The outcome of the evaluation and planning effort resulted in moving forward with the original plan, a new SLO Campus Center building. The team kicked off the conceptual design process in June 2020 and by December the new SLO Campus Center concept was finalized. The new (approx.) 32,000 square foot, two-story building will reside where the existing Administration Building sits now. The project will also include re-design of the Education Drive entrance and loop along with modifications to both parking lots 3 and 4 to tie the design all together. Design will continue into the third issuance with construction anticipated for spring 2023.

### North County Sitework Improvements

The Sitework Improvements project consists of a new main entrance loop off Buena Vista Drive and a central campus pedestrian promenade. The project will be constructed in two phases, the first phase of construction commenced in August 2020 and is anticipated to be complete in early 2021. Phase 1 features a pick-up/drop off area, flagpole plaza and bus stop. Phase 2, central campus improvements will be completed in 2021 and will tie the existing and future buildings of the campus together. Anchored on either end by the Campus Center and Learning Resource Center, the project includes interlocking pathways and gathering spaces, landscaping and trees, electronics charging stations and hydration stations.

The North County Sitework Improvement project’s new main entry off Buena Vista Drive welcomes visitors with the beautiful Campus Center, one of the first capital projects completed under the Measure L Bond in 2018.



## ACTIVE BOND PROJECTS SERIES A

SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT December 31, 2020	PROGRAM TOTALS
<b>Total General Obligation Bond Authorization</b>	<b>\$275,000,000</b>
Series A Issuance (Non-Taxable)	\$72,400,000
Series A-1 Issuance (Taxable)	\$2,600,000
General Obligation Bond Balance to be Issued	\$200,000,000
<b>Revenue</b>	
Series A Issuance	\$75,000,000
Premium on Sale of Bonds Issuance A	\$6,114,164
Interest Income	\$909,444
Miscellaneous Income	\$650
Total Available Revenue	\$82,024,258
<b>Cost of Issuance Debt</b>	
Cost of First Issuance	\$195,186
Underwriter's Discount Series A and A-1	\$300,000
Transfer for Debt Services	\$5,828,692
Total Cost of Issuance	\$6,323,878
<b>Description / Project Name</b>	
<b>Series A Total Expenditures (January 1 – December 31, 2020)</b>	<b>Current Year</b>
Interim Housing	\$15,615
Site Infrastructure	\$282,673
NC Sitework Improvement	\$70,844
Gym Floor Replacement	\$1,054
1400 Building HVAC	\$56,325
7300 Building Upgrades	\$7,612
<b>TOTAL EXPENDITURES 2020</b>	<b>\$434,123</b>
Total Prior Period Expenditures	\$75,266,257
<b>TOTAL PROGRAM EXPENDITURES TO DATE</b>	<b>\$75,700,380</b>
<b>UNAUDITED ENDING BALANCE</b>	<b>\$0</b>

# ACTIVE BOND PROJECTS SERIES B

**SAN LUIS OBISPO COUNTY  
COMMUNITY COLLEGE DISTRICT**

December 31, 2020

PROGRAM TOTALS

<b>Total Remaining of the General Obligation Bond Authorization</b>	<b>\$200,000,000</b>
Series B Issuance (Non-Taxable)	\$73,000,000
General Obligation Bond Balance to be Issued	\$127,000,000

Revenue	
Series B Issuance	\$73,000,000
Premium on Sale of Bonds Issuance B	\$7,451,575
Interest Income	\$2,536,384
Cost of Issuance Returned	\$4,404
<b>Total Available Revenue</b>	<b>\$82,992,363</b>

Cost of Issuance Debt	
Cost of Second Issuance	\$196,909
Underwriter's Discount Series B	\$288,350
Transfer for Debt Services	\$7,163,225
<b>Total Cost of Issuance</b>	<b>\$7,648,484</b>

## Series B Total Expenditures (January 1 – December 31, 2020)

Description/Project Name	Current Year	Description/Project Name	Current Year
Program Management	\$1,463,458	Interim Faculty Offices	\$8,800
Bond Program District	\$192,091	Gym Floor	\$28,268
Technology Upgrades	\$1,887,975	SLO Campus Center	\$138,478
Fiber Loop	(\$66)	Bond Planning	\$38,653
Aquatic Center Complex	\$73,532	9100 Building Upgrades	\$12,645
1000 Complex	\$156,975	Hollister Adobe	\$217,155
2000 Complex Renovation	\$2,762,440	Road Asphalt Improvements	\$2,060,400
Data Center	\$474,859	SLO Campus Interiors	\$48,728
Early Childhood Education Center	\$6,345,790	Roof Repairs District Wide	\$950,009
NC Sitework Improvements	\$881,591	NC Chiller Line	\$19,437
Wayfinding	\$70,363	Electric Vehicle Charging Stations	(\$109,599)
Site Infrastructure	\$227,780	Switchgear 8	\$149,863
ADA Upgrades	\$232,100	1400 Building Upgrades	\$14,062
Switchgear Replacement	\$610,312	Campus Safety	\$16,384
Interim Offices and Classrooms	\$59,680		
<b>TOTAL EXPENDITURES 2020</b>			<b>\$19,032,163</b>
Total Prior Period Expenditures			\$38,022,767
<b>TOTAL PROGRAM EXPENDITURES TO DATE</b>			<b>\$57,054,930</b>
<b>UNAUDITED ENDING BALANCE</b>			<b>\$18,288,949</b>



## The future facilities of Cuesta College

**TOP:** The R & B Shultz Early Childhood Education Center is nearly complete as 2020 came to a close. Program is eagerly awaiting the grand opening anticipated for March 2021.

**RIGHT:** The prefabricated single stall restroom building was craned onto the pool deck in April 2020.

**BOTTOM:** Concept Design wrapped up in 2020 on the new SLO Campus Center. Construction is anticipated to start in spring 2023.

For more Information:  
[www.cuestacollegebond.info](http://www.cuestacollegebond.info)





# Measure L Completed Projects

## LEGEND

**TIER 1**

Re-Roof & Rooftop HVAC Equipment Replacement

**TIER 2**

Interior Carpet/Paint/Re-lamping, Exterior Envelope Finishes

**TIER 3**

Ceiling Replacement, Wall Surface Remove and Replacement, Sound Dampening, Exterior Envelope Renovation

**TIER 4**

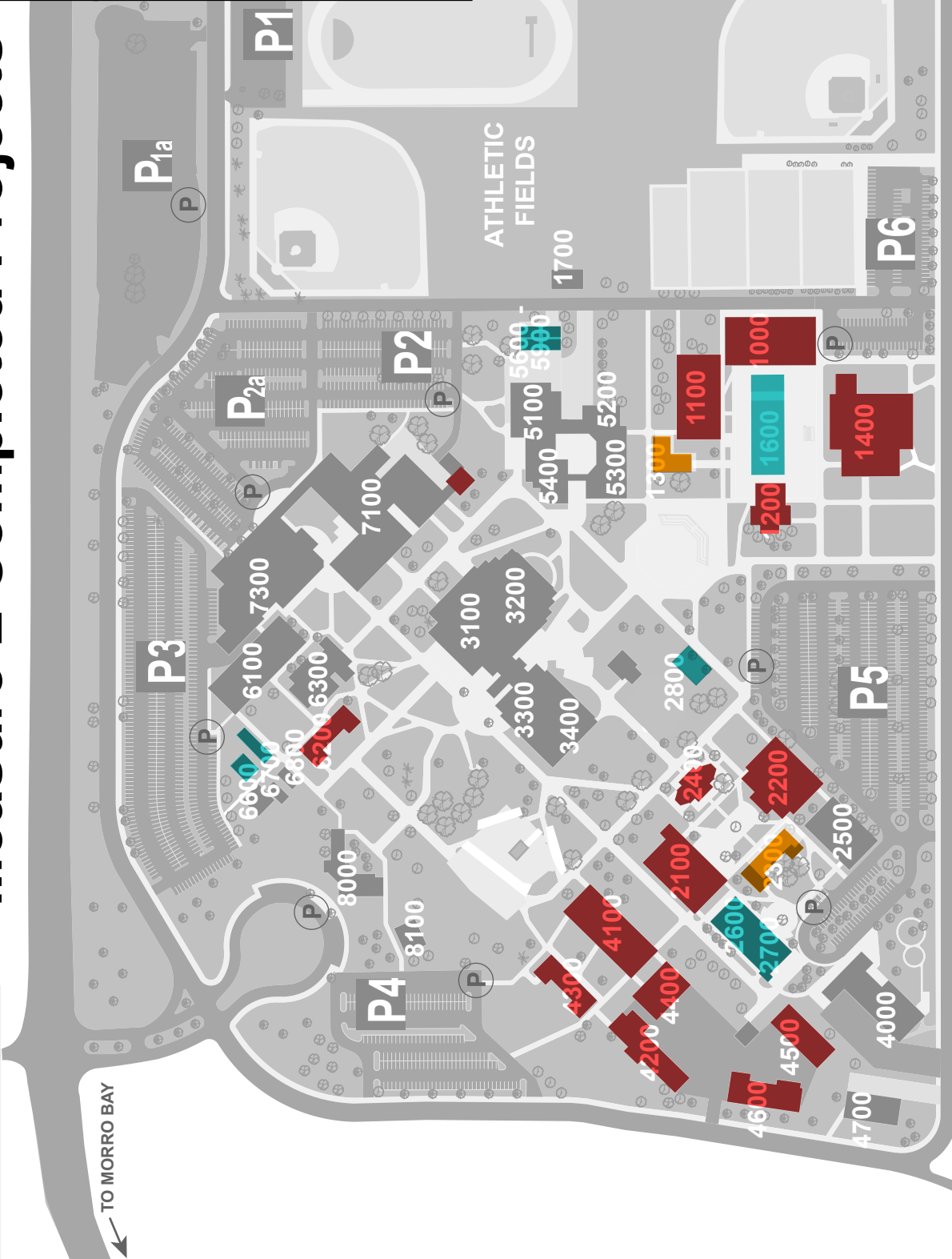
Full Building Electrical/Mechanical/Controls Renovation

**CP**

Measure L Bond - Capital Project

Work completed in existing buildings may not be inclusive of all scope items within the Tier. Building scope is determined by need and available budget.

Projects highlighted on the map were completed or in construction as part of Measure L between the dates of March 2015 and December 2020. The projects to date have been primarily under the Tier 1 category, the funding through Measure L does not have the ability to address all buildings on campus at a higher tier of renovation. The third issuance will address the Tier 1 renovations for the remaining existing buildings on campus.



## Building Legend

1000	Men's PE
1100	Women's PE
1200	Weight Room
1300	Faculty Offices-PE
1400	Stork Gymnasium
1600	Pool
1700	Classrooms
1800	Track and Field
1805	Softball Field
1807	Baseball Field
1900	Old Gymnasium
2100	Physical Sciences
2200	Biology
2300	Nursing/Phac Offices
2400	Science Forum
2500	Gallahan Living Nursing and Health
2600	Martinez Building - Classrooms
2700	Martinez Building - Faculty Offices
2800	Track and Field
3100	Data Center
3200	Library
3300	Student Success Center
3400	Dovica Learning Resource Center
4000	Child Care Center
4100	Business Education
4200	Auto Technology + Welding
4300	Faculty Offices
4400	Engineering Technology
4500	Electronics Lab
4600	Auto Shop
4700	Community Programs
4800	Construction Technology
5100	Cafeteria
5200	Bookstore
5300	Student Services
5400	Associated Students Auditorium
5600-5900	Temporary Building Classrooms
6000	Language Arts
6200	Faculty Offices/Language/Social Sci
6300	Humanities Forum
6600	Campus Police/Public Safety
6600 C/D	Faculty Offices/Language/Social Sci
6700	Reprographics
6800	Business Entrepreneurship
7100	Art Music
7200	Missi Gallery
7300	Missi Performing Arts Center
7400	Interact Theater
7500	Shipping/Receiving
8000	Yard Loomis Administration Bldg
8100	Advancement Foundation

# Measure L Completed Projects

## LEGEND

**TIER 1**  
Re-Roof & Rooftop HVAC Equipment Replacement

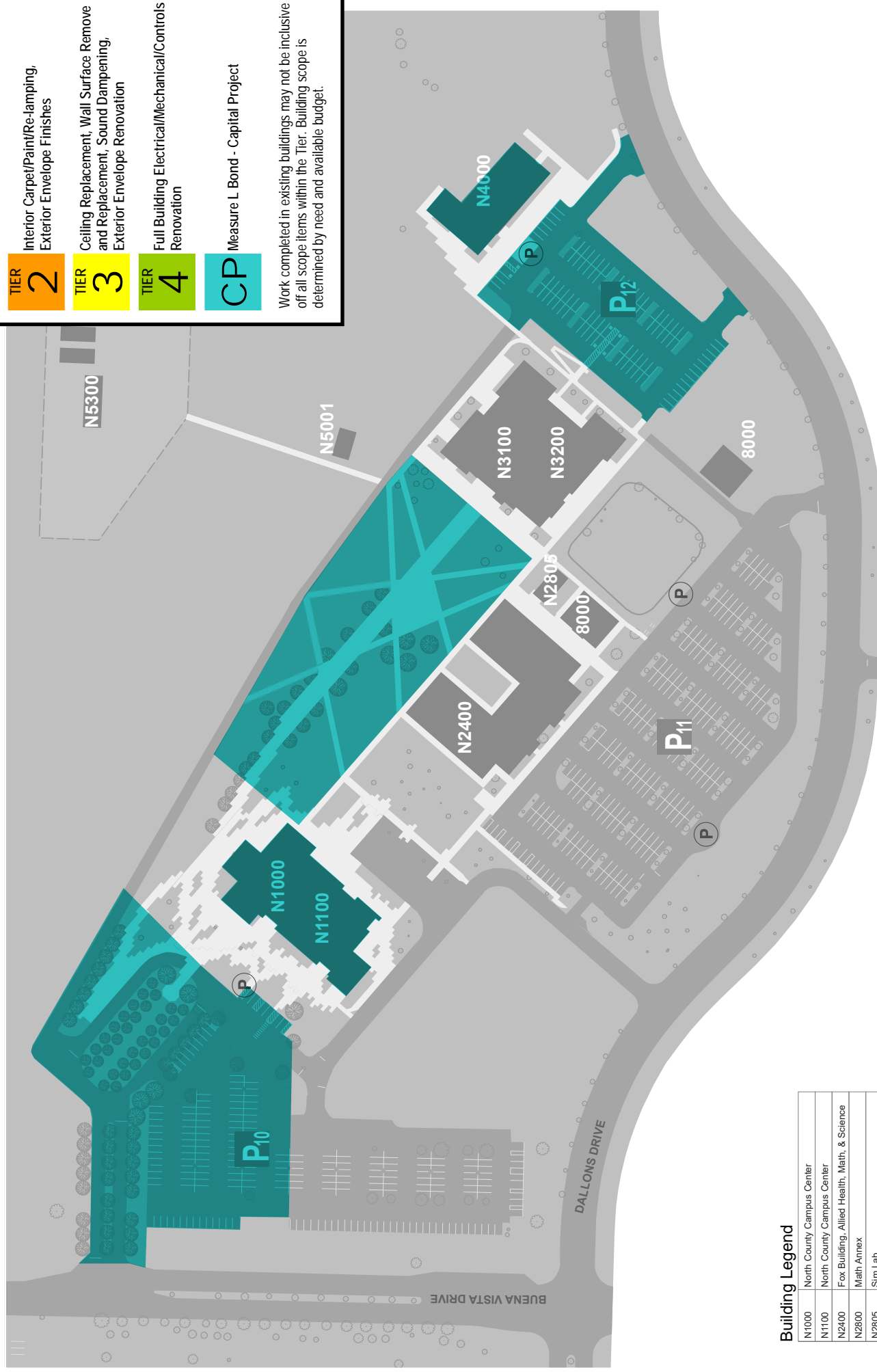
**TIER 2**  
Interior Carpet/Paint/Re-lamping, Exterior Envelope Finishes

**TIER 3**  
Ceiling Replacement, Wall Surface Remove and Replacement, Sound Dampening, Exterior Envelope Renovation

**TIER 4**  
Full Building Electrical/Mechanical/Controls Renovation

**CP**  
Measure L Bond - Capital Project

Work completed in existing buildings may not be inclusive of all scope items within the Tier. Building scope is determined by need and available budget.



### Building Legend

N1000	North County Campus Center
N1100	North County Campus Center
N2400	Fox Building, Allied Health, Math, & Science
N2800	Math Annex
N2805	Sim Lab
N3100	Schwartz Learning Resource Center
N3200	Schwartz Learning Resource Center
N5001	Kinesiology
N5300	Plant Science Facility

Projects highlighted on the map were completed or in construction as part of Measure L between the dates of March 2015 and December 2020. The projects to date have been primarily under the Tier 1 category, the funding through Measure L does not have the ability to address all buildings on campus at a higher tier of renovation. The third issuance will address the Tier 1 renovations for the remaining existing buildings on campus.

# Your Measure L Dollars at Work!

## Modernization/Renovation Project Updates

### ADA Upgrades

Early in 2020, design commenced for the ADA upgrades in the 4000s, 5000s, and 6000s complexes. The scope of work includes complete remodels of all the restrooms and drinking fountains. The drawings received DSA approval towards the end of the year and construction is anticipated to commence in late spring 2021. The ADA Upgrades Districtwide project will be funded by the 2<sup>nd</sup> Bond issuance.

### Building Electrical Switchgear Replacement

During winter 2019, electrical switchgear was replaced for the 1000s and 2000s complexes. The electrical switchgear is nearing end of life for the remaining complexes. As part of the 3<sup>rd</sup> issuance, the electrical switchgear will be design and replaced in/around buildings 3100, 4100, 5200, and 6100. The work is anticipated to take place during winter breaks, starting in 2022, to minimize the impact as complexes will be without power during construction.

### Roofing & HVAC Upgrades

Re-roofing and HVAC replacement projects for the 4100, 4300, 4400, 6200 and 7100 annex buildings were publicly bid in July and September respectively. The re-roofing project started in August and by the end of 2020, the project was substantially complete with only minor punch list items remaining. Due to the long lead time for equipment, the replacement of the HVAC is scheduled to start in January 2021.



## District-wide Project Updates

### Signage & Wayfinding

The Measure L Bond Team completed the conceptual design for the district wide signage and wayfinding project towards the end of 2020. Pictured below (top to bottom) are the concepts for the Vehicular Directional Sign, Campus Directory/Info Kiosk and Pedestrian Directional Sign. Design will continue into 2021 with construction anticipated to start by early 2022.



**ABOVE:** Re-roofing project before and after of the 4100 building. **BELOW:** Furniture was installed in December 2020 for the R&B Shultz Early Childhood Education Center. Kids will soon be pretend playing in the toddler size kitchens and snuggling up for reading time on the couch.

