

**INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES**

Board of Trustees and
Independent Citizens' Bond Oversight
Committee for Measure C
Marin Community College District
Novato, California

We have performed the procedures enumerated in Attachment II, which were agreed to by Marin Community College District (the "District") and the Independent Citizens' Bond Oversight Committee for Measure C (the "Committee"), solely to assist the Committee in evaluating District management's assertions concerning disbursements of bond funds as of June 30, 2005. This agreed-upon procedures engagement was performed in accordance with standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the District and the Committee. Consequently, we make no representation regarding the sufficiency of the procedures described in Attachment II either for the purpose for which this report has been requested or for any other purpose.

The procedures performed and conclusions reached as a result of these procedures are identified in Attachment II. Attachment I contains background information about the Measure C Bonds and the Project List as provided by the District. Attachment III is the compiled Schedule of Measure C General Obligation Bonds.

We were not engaged to, and did not, perform an examination, the objective of which would be the expression of an opinion on management's assertions. Accordingly, we do not express such an opinion. Had we performed other 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 Marin Community College District and the Independent Citizens' Bond Oversight Committee for Measure C and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes.

Perry-Smith LLP

December 19, 2005

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION**

LEGISLATIVE HISTORY

On November 7, 2000, California voters approved Proposition 39, the Smaller Classes, Safer Schools, and Financial Accountability Act. Proposition 39 amended portions of the California Constitution to provide for the issuance of general obligation bonds by school districts, community college districts, or county offices of education, "for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities", upon approval by 55% of the electorate.

MARIN COMMUNITY COLLEGE DISTRICT GENERAL OBLIGATION BONDS, MEASURE C

The Marin Community College District, Marin County, California Election of 2005 General Obligation Bonds, Measure C were authorized at an election of the registered voters of the Marin Community College District held on November 2, 2005 at which more than fifty-five percent of the persons voting on the proposition voted to authorize the issuance and sale of \$249,500,000 principal amount of general obligation bonds of the District. The Bonds are being issued to finance the acquisition, construction and modernization of certain District property and facilities. The Bonds are general obligations of the District, payable solely from *ad valorem* property taxes. The text of the ballot language was as follows:

To repair and rehabilitate school buildings for student health and safety, qualify for State matching funds, upgrade inadequate plumbing, electrical, heating and ventilation systems, renovate restrooms, repair deteriorating roofs, repair dry rot, upgrade fire safety systems, provide needed classrooms and make other improvements to school sites and buildings, shall Marin Community College District issue \$249.5 million of bonds at any legally authorized interest rates, with annual audits and citizens oversight?

The project list voted upon by faculty, staff, administration, students, and the community in the ballot is provided on the following pages:

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)**

Kentfield Campus

Preparatory Costs

K.1 Site, Roadways, Infrastructure, Development Plans and Impact Reports

- Detailed project implementation planning for environmental impacts, project definitions, finalizing master plan, program management mobilization.

Modernization Projects

K.2 Learning Resource Center Conversion to Technology Center

- Upgrade classrooms, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, and remove hazardous materials. Renovate to new use as Technology focused facility. Add space and redesign exterior.

K.3 Harlan Center

- Upgrade classrooms and labs, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, and improve exterior appearance.

K.4 Fusselman Hall

- Upgrade classrooms, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, and recapture original architectural style.

K.5 Science Center

- Upgrade classrooms, building systems, renovate labs to state-of-the-art teaching facilities, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, improve exterior appearance.

K.6 Fine Arts Center

- Upgrade classrooms, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, and improve exterior appearance.

K.7 Student Center

- Upgrade classrooms and meeting spaces, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, improve exterior appearance; return to student life functions.

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)**

Kentfield Campus (Continued)

Modernization Projects (Continued)

K.8 Diamond Physical Education Center

- Upgrade classrooms and locker rooms, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, and remove hazardous materials.

Infrastructure Projects

K.9 Accessibility Improvements

- Improve walkways, stairs, ramps, building entrances, safety lighting for compliance with ADA requirements.

K.10 Fire Alarm Replacement

- Install modern fire alarm system throughout the campus.

K.11 New Way finding System

- Provide comprehensive informational and directional signage system including path-finding signage on roadways.

New Construction

K.12 Student Center

- Add space for individual and group study areas, clubs, and meeting rooms.

K.13 Child Care / Development Center

- Provide state-of-the-art training and teaching facility with childcare services.

K.14 Entrance Plaza and Enhanced Perimeter Landscaping

- Create a new "front door" and identifying landscape feature at the corner of Sir Francis Drake and College Ave.

K.15 Facilities Management Center

- Develop consolidated, efficient, climate-controlled purchasing, shipping and receiving, warehouse, maintenance and grounds facility. Opens up space on campus and removes small dilapidated structures.

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)**

Kentfield Campus (Continued)

New Construction (Continued)

K.16 Multi-Purpose Academic & Support Facility

- Replace Administration, Olney Hall, and Business Management with new student services facility for "one-stop-shop" processing, classrooms & offices, updated administrative suite, Olney theater replacement.

K.17 Campus Landscape Renovation, Amphitheater, & Creek Bank Improvement

- Upgrade landscape, construct a student gathering place at Student Center, enhance banks of Corte Madera Creek as a feature of the campus.

K.18 Campanile

- Recapture an icon of the original campus with a vertical feature that helps establish a sense of place on the central green.

K.19 Learning Resource Center

- Create a modern library, research and learning center with increased learning assistance and study areas, computer access. Requires demolition of Dickson Hall, Dance/Landscape Building, and Disabled Students Center; replace functions in new facility.

K.20 Parking Structure

- Locate along College Ave. south of creek in current parking lot, displace temporary buildings.

K.23 General Purpose Academic Facility

- Long-term classroom, offices, and support spaces.

Indian Valley Campus

Preparatory Projects

I.1 Site, Roadways, Infrastructure Development Plans and Impact Reports

- Detailed project implementation planning for environmental impacts, project definitions, finalizing master plan, program management mobilization.

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)**

Indian Valley Campus (Continued)

Modernization Projects

1.2 Modernization of Pomo Cluster

- Upgrade classrooms and labs, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, improve exterior appearance.

1.3 Capital Preservation of Ohlone Cluster

- Preventive maintenance to forestall further deterioration, replace expired building systems, fix roofs and walls, improve exterior appearance.

1.4 Capital Preservation of Miwok Cluster

- Preventive maintenance to forestall further deterioration, replace expired building systems, fix roofs and walls, improve exterior appearance.

1.5 Modernization of Administrative Center, Children's Center

- Upgrade offices and meeting rooms, building systems, fix roofs and walls, replace outmoded equipment, improve technology and accessibility, remove hazardous materials, improve exterior appearance, enhance playground and training facilities.

1.6 Capital Preservation of Library

- Preventive maintenance to forestall further deterioration, replace expired building systems, fix roofs and walls, improve exterior appearance.

1.7 Capital Renewal and Expansion of Central Plant

- Upgrade outmoded equipment and increase energy efficiency, prepare for expanded loads from new facilities.

1.8 Modernization of Bolinas Marine Biology Lab

- Major renovation to extend life of marine facilities, upgrade classroom, lab, and boat maintenance facilities.

Infrastructure Projects

1.9 Fire Safety System Project

- Install modern fire alarm and protection/suppression systems throughout campus.

**MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)**

Indian Valley Campus (Continued)

Infrastructure Projects (Continued)

I.10 Gas Main Replacement

- Replace deteriorated and unsafe piping.

I.11 Campus Accessibility Improvements

- Improve walkways, stairs, ramps, building entrances, safety lighting for compliance with ADA requirements.

I.12 New Way Finding System

- Provide comprehensive informational and directional signage system including path-finding signage on roadways.

I.13 New Pedestrian Bridges and Entrance Gate Feature

- Link parking lots to each education center (cluster) with pedestrian bridge, safety lighting, enhanced visibility and destination recognition.

I.14 Enhanced Entrance Road Landscaping

- Upgrade irrigation and lighting.

New Construction

I.15 Community / Conference Center

- Construction of new theater, large meeting room, classrooms, and community and senior education focused facilities.

I.16 Commons/Connector/Quad (links all clusters, enhances existing open space)

- Link the several clusters and enhance setting for the multi-tenant Educational Park.

I.17 College of Marin Building at Pomo Cluster

- Provide new, appropriate, modern educational space for consolidated COM functions to augment Pomo cluster facilities.

MARIN COMMUNITY COLLEGE DISTRICT
BACKGROUND INFORMATION
(Continued)

Indian Valley Campus (Continued)

New Construction (Continued)

I.18 Planetarium and Observatory

- Construct planetarium theater and observatory facility.

I.19 Amphitheater and Clock Tower

- Enhance Commons with vertical icon and gathering / performance space.

The above listing does not suggest any particular priority for construction amongst the proposed projects.

All bond expenditures are subject to review by a Citizens Oversight Committee which reports to the public, as provided in Education Code Section 15278 *et seq.*

**MARIN COMMUNITY COLLEGE DISTRICT
PROCEDURES PERFORMED AND CONCLUSIONS**

PROCEDURES PERFORMED

Marin Community College District provided a list of all Measure C project expenditures (the "List"). An approximate total of 97 warrants were identified representing \$755,564 in expenditures from July 1, 2004 to June 30, 2005. We performed the following procedures to the List of Measure C bond expenditures:

- Verified the mathematical accuracy of the List.
- Selected a sample of 25 expenditures totaling \$572,206. The sample was selected to provide a representation across specific construction projects, vendors, and expenditure amounts. The sample represented 26% of the total number of expenditures and 76% of the total expenditure value. Verified that funds were used for the construction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities and that funds were not spent for salaries or other administrative expenses.

CONCLUSIONS

- The List was mathematically accurate.
- Each of the 25 expenditures tested represented valid Bond expenditures, were properly charged to the location indicated, were properly coded as to the nature of the expenditure, and were determined to represent construction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities and were not spent for salaries or other administrative expenses.

Board of Trustees and
Independent Citizens' Bond Oversight
Committee for Measure C
Marin Community College District
Novato, California

We have compiled the accompanying Schedule of Measure C General Obligation Bonds for the fiscal year ended June 30, 2005 (Attachment III), in accordance with Statement on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying Schedule of Measure C General Obligation Bonds for the fiscal year ended June 30, 2005 and, accordingly, do not express an opinion or any other form of assurance on them.

Perry-Smith LLP

Sacramento, California
December 19, 2005

MARIN COMMUNITY COLLEGE DISTRICT
SCHEDULE OF MEASURE C GENERAL OBLIGATION BONDS

Fiscal Year Ended June 30, 2005

Revenues:		
Proceeds from the issuance of bonds	\$ 75,000,000	
Interest and investment income	<u>282,353</u>	
		<u>75,282,353</u>
Expenditures:		
Contract services	2,927	
Capital outlay	<u>752,637</u>	
		<u>755,564</u>
Net activity		<u>74,526,789</u>
Fund balance:		
Beginning of year		<u>-</u>
End of year		<u>\$ 74,526,789</u>