

CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM

12TH ANNUAL REPORT OF THE CITIZENS' OVERSIGHT COMMITTEE

DECEMBER 31, 2020

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Meetings are open to the public. Check the website for meeting times, agendas, and minutes.

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To: The Board of Trustees and the Citizens' of the Cajon Valley Union School District

The Citizens' Oversight Committee (COC) is pleased to present this 12th Annual Report to the Community. The COC is an independent committee appointed to inform the public concerning the Cajon Valley Union School District's voter-approved bond programs. This report provides financial data and project status information for the both the school construction bond program and the educational technology bond program.

The District has completed the planned projects for its current construction bond program (Prop C) under budget and is using project savings to complete additional high priority projects.

In addition, educational technology bond funds will be stretched further than originally planned due to COVID stimulus funds, which the District was able to apply to classroom technology devices.

The bond financial and performance audit reports and additional bond program information can be found on the COC's Bond Program website by going to www.cajonvalley.net and clicking on the "Bond Program" link.

Sincerely,



Deanne Markle
Chair, CVUSD Citizens' Oversight Committee

2020 PROJECT HIGHLIGHTS

- ◇ **Bostonia Global:** Initial programming/planning was done to create conceptual designs for the District's new charter high school.
- ◇ **Emerald Middle School:** The final phase of Emerald Middle School's new building project includes renovation of the school's old administrative wing to be used for the Assistant Principal's offices and the Knight Academy.
- ◇ **Johnson Elementary School:** Construction of a new 2-story classroom building began in late December 2019 and was substantially completed September 2020. The new classrooms replaced nine old portable buildings and provided additional restrooms and learning support spaces.



- ◇ **Naranca Elementary School:** Construction of two new classroom buildings at Naranca began in December 2020. These new classrooms will replace seven old, portable classroom buildings and include additional restrooms and learning support spaces. Construction completion and occupancy is expected in August 2021.

Architect's Rendering: Colors and finishes have not been finalized.



- ◇ **Security Lighting:** Exterior, LED motion-controlled lighting was installed at several campuses for improved security.
- ◇ **Sidewalk/Walkway Replacements:** Old, cracked walkways were replaced with new concrete walkways at Greenfield Middle School.
- ◇ **Classroom Technology (Prop EE):** Short-term (3-year), Proposition EE bonds were used for student and teacher computers, classroom projectors, and document cameras in support of the District's 1:1 technology initiative.

PLANNED FOR 2021

- ⇒ **Erosion Control:** Erosion control will be installed at Crest and Rios Elementary Schools.
- ⇒ **Naranca Elementary School:** Construction of Naranca's new classroom buildings will continue through summer 2021.
- ⇒ **Security Lighting:** The District-wide exterior security lighting project will continue until all campuses are complete. Final completion is expected by fall 2021.
- ⇒ **Contingency:** Remaining contingency/project savings will be used for additional high-priority projects.

COMPLETED PROJECTS

Anza Elementary School — New Classroom

Buildings: Six old portable classrooms were replaced with new, permanent classroom buildings, which include restrooms, and learning support spaces. A new playground was also added. The new buildings were occupied in August 2019.



Johnson Elementary School — New Classroom

Buildings: Nine old portable classrooms were replaced with new, permanent 2-story classroom building, which include restrooms, and learning support spaces. The new building was occupied in September 2020.

Lexington Elementary School — Rebuilding:

This new school was constructed adjacent to the original (60-year old) school on the existing 9 acre campus. The original school buildings served as interim housing during construction, and were demolished when the new facility was completed in summer 2015.

Lighting Retrofits: Energy efficient lighting was installed at all sites.

Magnolia Elementary School — New Classroom

Building and Renovations: Old portable classroom buildings were removed and replaced with a new building, which included: 8 classrooms; 2 staff restrooms; and 2 office/small group instruction spaces. The renovations include: multipurpose building remodeling; kitchen expansion; creation of additional small group instruction spaces and a library/maker space; as well as, classroom and playground renovations.



Minor Renovations: Minor Renovations were completed at Bostonia, Chase, Flying Hills, Fuerte, Hall, Johnson, Madison, Magnolia, Naranca, and Rios Elementary Schools, as well as Hillsdale Middle School and Sevvick Preschool. The renovations were primarily remodeling/reconfigurations to increase security.

Cajon Valley Middle School Rebuilding Project:

Construction of the final new building was completed in August 2011. This



project, which completes the rebuilding of the entire school campus, consists of 20 classrooms, a library, and serving kitchen.

Clock Systems: New Clock Systems were installed at Anza, Chase, Fuerte, Hall, Johnson, Madison, Magnolia, Meridian, and Naranca Elementary Schools, as well as, Emerald and Greenfield Middle Schools, and EJE Charter Academy.

Electrical Upgrades: Electrical upgrade projects were completed over the Summer 2010 at Chase Elementary, Madison Elementary and Emerald Middle School.

Fencing Projects: Fencing enhancements were completed at all schools to improve security.

Heating Ventilation & Air Conditioning

Replacements: The HVAC replacements were completed each summer at the following sites: Anza, Chase, Crest, Madison, Meridian and Naranca in 2010; Emerald, Flying Hills, Fuerte, Johnson, Magnolia, and Rancho San Diego in 2011; EJE/Cuyamaca in 2012; Vista Grande in 2013; Bostonia and Montgomery in 2016.

COMPLETED PROJECTS (continued)

Modernization — Rancho San Diego: The Rancho San Diego Modernization project was completed in September 2012. This project included renovation of the existing campus, as well as replacement of three portable classroom buildings with new steel/wood-framed modular classrooms, including restrooms. Additional remodeling to move the office to the front of the campus, for improved security, was completed in the summer of 2017.

Modernization – Vista Grande: The Vista Grande modernization project, which included renovation of the existing campus, as well as replacement of four portable classroom buildings with new steel/wood-framed modular classrooms, was substantially completed over the summer of 2012. New porticos and accessible parking improvements were completed over winter break of 2012/2013. Additional remodeling to move the office to the front of the campus, for improved security, was completed in the summer of 2017.

Multipurpose Building Expansion — Flying Hills Elementary School: A 1162 sq. ft. addition was added to the multipurpose building, as well as, a 1162 sq. ft. basement below for storage of props and costumes. Construction began in October 2009 and was completed in April 2010.

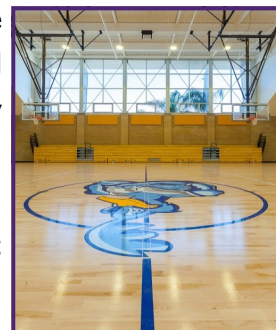
New Gymnasium/ Multipurpose Building/ Administration & Kitchen Buildings (Emerald Middle School) This project, which includes a new indoor gymnasium/ multipurpose building, locker rooms, kitchen, lunch shelter, and school office was constructed using the design-build procurement method. The new buildings were occupied in August 2016.



New Gymnasium / Multipurpose Building (Greenfield Middle School): This project, which includes: a gymnasium; locker rooms; theater; music/band room; serving kitchen; school offices; and six classrooms, was completed April 2013.



New Gymnasium & Renovation (Montgomery Middle School): The Montgomery Middle School project includes: a new gymnasium/multipurpose building; swimming pool, tennis court, and locker room renovations; painting; reroofing; new classroom skylights; and landscape/ hardscape improvements. The project was completed in the summer/fall 2015.



Parking Lot Upgrades: Parking lot upgrades were completed at Avocado and WD Hall Elementary Schools in 2013.

Playground Upgrades: New playground equipment was installed at Anza, Meridian, Naranca, and W.D. Hall Elementary Schools in summer 2009. Blossom Valley Elementary School playground upgrades were completed in summer 2010. Additionally, new playground equipment was installed at Lexington and Magnolia elementary schools as part of the new construction projects at those sites.



Security Cameras: Security cameras were installed at Anza, Avocado, Bostonia, Flying Hills, Hall, Johnson, Madison, and Naranca Elementary Schools and Cajon Valley, Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools from 2009 through 2017.

COMPLETED PROJECTS (continued)

Parking Lot Upgrades: Parking lot upgrades were completed at Avocado and WD Hall Elementary Schools in 2013.

Playground Upgrades: New playground equipment was installed at Anza, Meridian, Naranca, and W.D. Hall Elementary Schools in summer 2009. Blossom Valley Elementary School playground upgrades were completed in



summer 2010. Additionally, new playground equipment was installed at Lexington and Magnolia elementary schools as part of the new construction projects at those sites.

Security Cameras: Security cameras were installed at Anza, Avocado, Bostonia, Flying Hills, Hall, Johnson, Madison, and Naranca Elementary Schools and Cajon Valley, Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools from 2009 through 2017.

Security Lighting: Exterior, LED motion-controlled lighting was installed District-wide for improved security.

Sidewalk/Walkway Replacements: Old, cracked walkways were replaced with new concrete walkways at Greenfield Middle School.

Technology (Infrastructure): Technology infrastructure upgrades were completed at all schools. The upgrades include: cabling; data storage and management system; IDF (Intermediate Distribution Frame) and MDF (Main Distribution Frame) equipment room modifications; campus-wide wireless access; infrastructure for Internet-accessible projectors; and Voice Over Internet Protocol (VoIP) phone systems.



Technology (Educational Technology): Short-term bonds were used to fund a portion of the cost for educational technology devices for the District-wide 1:1 initiative.

Waterline Project: A new waterline was installed at Meridian Elementary in Spring 2008.

Window Replacements: Windows were replaced at Blossom Valley Elementary, Jamacha Elementary and Hillsdale Middle School from 2016 to 2018.

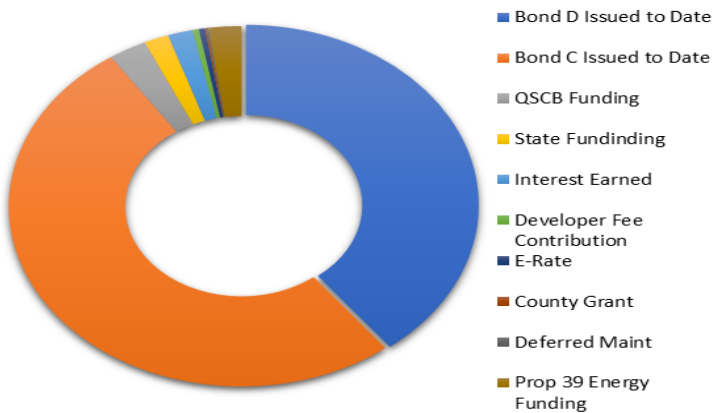
FINANCIAL INFORMATION

CAPITAL IMPROVEMENT/SCHOOL CONSTRUCTION BONDS — PROPOSITIONS C & D

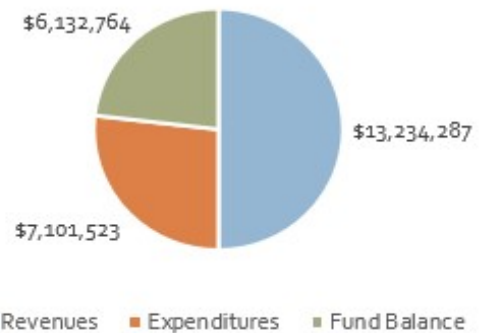
Budget Overview 7/1/2008 - 6/30/2020 PROPOSITIONS C & D

	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	\$ 156,500,000			
Bond D Issued to Date	\$ (68,092,992)	\$ 68,092,992		
Bond C Issued to Date	\$ (88,400,000)	\$ 88,400,000		
QSCB Funding		\$ 4,551,940		
State Funding		\$ 2,992,789		
Interest Earned		\$ 2,970,793		
E-Rate		\$ 727,656		
Developer Fee Contribution		\$ 777,265		
County Grant		\$ 228,057		
Deferred Maintenance		\$ 200,000		
Prop 39-Energy Efficiency		\$ 3,927,181		
Bond Program Expenditures			\$ 161,714,093	
Totals as of 6/30/2020:	\$ 7,008	\$ 172,868,673	\$ 161,714,093	\$ 11,154,580

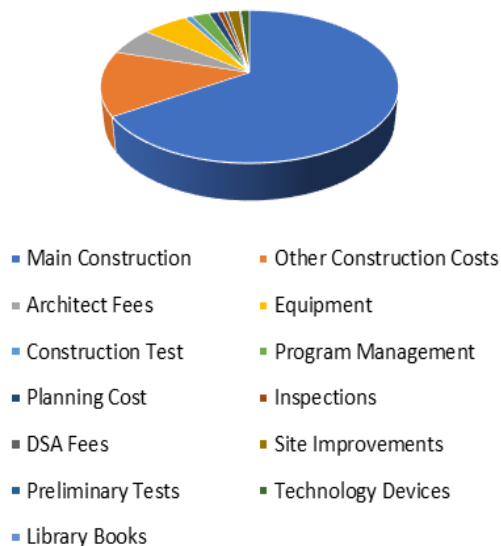
Revenue Sources Total \$172,868,673



PROP C&D Revenues, Expenditures, and Fund Balance as of 6/30/20



Prop C & D Program Expenditures \$161,714,093



Expenditure Detail

Main Construction	\$ 106,586,692	65.91%
Other Construction	\$ 22,255,340	13.76%
Architect Fees	\$ 9,571,575	5.92%
Furniture & Equipment	\$ 9,537,808	5.90%
Program Management	\$ 3,669,503	2.27%
Site Improvements	\$ 2,459,724	1.52%
Planning Costs	\$ 1,877,450	1.16%
Technology Devices (short-term bonds)	\$ 1,800,000	1.11%
Construction Testing	\$ 1,543,833	0.95%
Inspections	\$ 1,231,222	0.76%
DSA fees	\$ 882,243	0.55%
Preliminary Tests	\$ 298,703	0.18%
Total Expenditures	\$161,714,093	100.00%

FINANCIAL INFORMATION (continued)

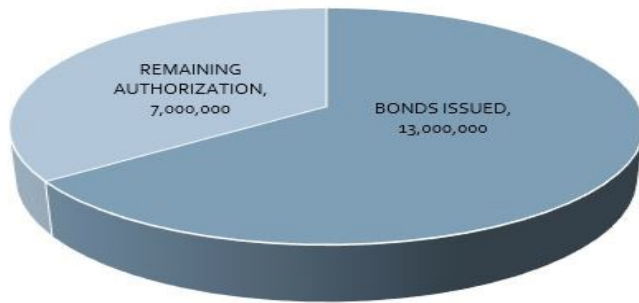
EDUCATIONAL TECHNOLOGY BONDS — PROPOSITION EE

(Short-term Bonds Structured with a 3-year payback for Educational Technology)

Budget Overview 7/1/2016 - 6/30/2020

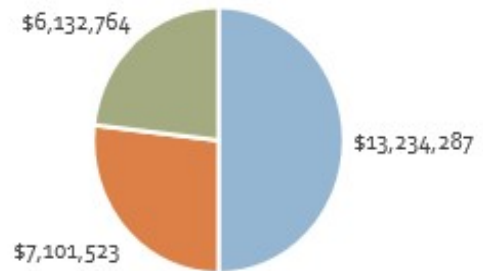
	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	20,000,000			
Prop EE Bonds Issued to Date	-13,000,000	13,000,000		
Interest Earned		234,287		
Bond Program Expenditures			7,101,523	
Totals as of 6/30/20:	\$7,000,000	\$13,234,287	\$7,101,523	\$6,132,764

PROP EE
Total Bond Authorization = \$20,000,000



■ BONDS ISSUED ■ REMAINING AUTHORIZATION

PROP EE Revenues, Expenditures, and Fund Balance as of 6/30/20

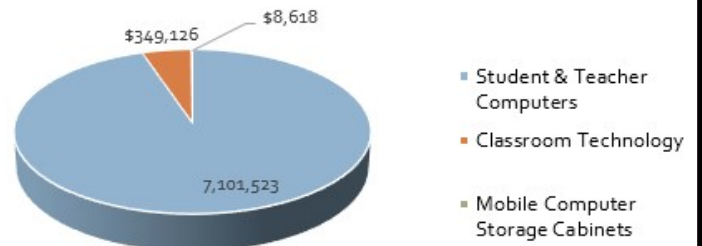


■ Revenues ■ Expenditures ■ Fund Balance

Expenditure Detail

Student & Teacher Computers	\$ 6,743,779
Mobile Computer Storage Cabinets	\$ 8,618
Classroom Technology – Projectors, Document Cameras, AV Equipment	\$ 349,126
Total Expenditures	\$ 7,101,523

PROP EE Expenditure Detail



FINANCIAL AND PERFORMANCE AUDITS: Independent financial and performance audits of the District's bond programs are conducted each year. The complete audit reports are posted on the bond program website, and can be found by going to www.cajonvalley.net and clicking on the "Bond Program" link.