



CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM ANNUAL REPORT OF THE CITIZENS' OVERSIGHT COMMITTEE

DECEMBER 31, 2024

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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 its Annual Report to the Community. The COC is an independent committee appointed to inform the public concerning the Cajon Valley Union School District's bond programs. This report provides an overview of the current bond programs, project status information, and audit summary.

The District's construction bond program (Measures C & D) is nearly completed. All planned projects were successfully implemented, and remaining contingency/savings will be used toward the installation of additional classroom buildings to accommodate expanded transitional kindergarten and overall growth in enrollment.

The District's technology bond program (Measure EE) continues to provide student and teacher computers and other classroom technology using short-term (3-year) bonds in order to provide, maintain, and upgrade educational technology to prepare Cajon Valley students for successful futures.

The annual financial and performance audit was completed by the independent Certified Public Accounting firm of Christy White Inc. As in all past years, the audit results were favorable with no instances of non-compliance.

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

Sincerely,

Kevin Borum
Chair, CVUSD Citizens' Oversight Committee

2024 PROJECT HIGHLIGHTS

- ◇ **Bostonia Global Planning:** A conceptual design was developed for a potential new joint-use classroom building/community resource center at Bostonia Global's upper-grade campus.



- ◇ **Facilities Master Plan:** The District completed a new Facility Master Plan, including a needs assessment and cost estimates. The plan, which is a product of rigorous collaboration and coordination with a multidisciplinary team of planning and architectural professionals, along with stakeholder input, reflects a vision of how educational facilities can be used to create environments that support desired educational outcomes.
- ◇ **Hillsdale MS Multi-purpose Building Upgrades:** The Hillsdale Middle School's Multi-purpose Building Upgrade project was completed.
- **Classroom Technology (Measure EE short-term technology bonds):** Measure EE funding was used to purchase classroom technology devices such as student and teacher computers, Apple TV devices, projectors, and document cameras.

PLANNED FOR 2025

- ◇ **New Classrooms for Expanded TK and Support Services:** As the bond program comes to a close, remaining contingency funds will be used to add portable classroom buildings to accommodate growth, expanded transitional kindergarten, and student support services.
- **Classroom Technology (Measure EE short-term technology bonds):** Measure EE funds will continue to be used for classroom technology at all schools.

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.



Bostonia Global Planning — A conceptual design was developed for a new joint-use classroom building/community resource center at Bostonia Global's upper-grade campus.

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.

Facilities Master Plan: The District created an updated Facilities Master Plan in 2024.

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.

Hillsdale MS Multi-purpose Building Upgrades —

Hillsdale Middle School's Multi-purpose Building Upgrade project was completed.

Johnson Elementary School — New Classroom

Buildings: Nine old portable classrooms were replaced with a 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.

Locker Room Upgrades/Egress: Upgrades were made to middle school locker rooms for safe egress and compliance with current code requirements.

Magnolia Elementary School — New Classroom Building and Renovations:



Old portable classroom buildings were removed and replaced with a new building, including 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/ security upgrades 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.

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: 1162 sq. ft. 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.

Naranca Elementary School — New Classroom Buildings: Seven old portable classrooms were replaced with new, permanent classroom buildings, which include restrooms, and learning support spaces. The new buildings were occupied in August 2021.



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.

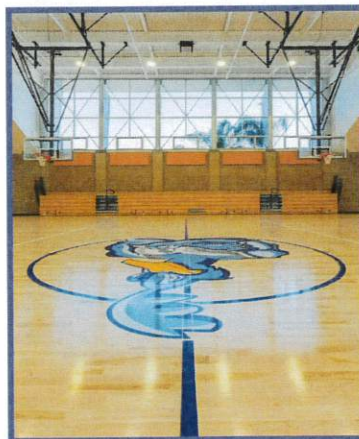


New Gymnasium / Multipurpose Building (Greenfield Middle School): This project, which includes: a gymnasium; locker rooms; theater; music/band



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 summer/fall 2015.



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 at all campuses.

Sevick Renovation Planning: Schematic design was completed for future renovations at Sevick School.

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.

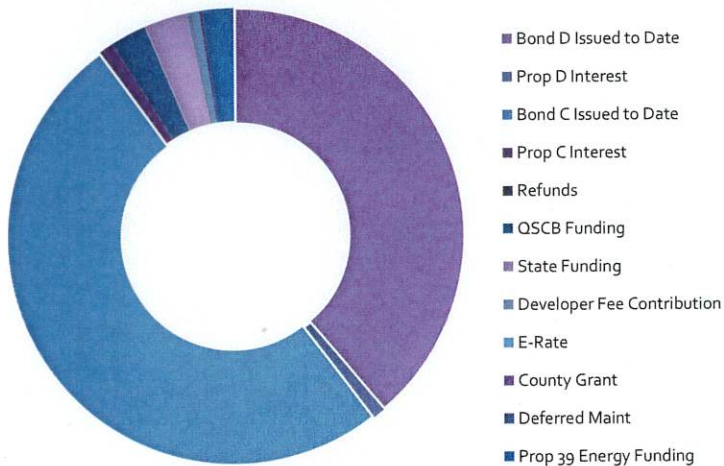
Window Replacements: Windows were replaced at Blossom Valley Elementary, Jamacha Elementary and Hillsdale Middle School from 2016 to 2018.

FINANCIAL INFORMATION

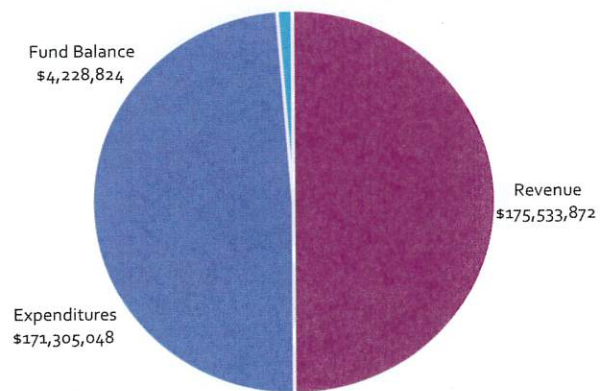
Budget Overview 7/1/2008 - 6/30/2024 MEASURES C & D

	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		\$ 5,354,017		
Interest Earned		\$ 3,263,144		
Misc. Rebates/Refunds		\$ 11,620		
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			\$ 171,305,048	
Totals as of 6/30/24:	\$ 7,008	\$ 175,533,872	\$ 171,305,048	\$ 4,228,824

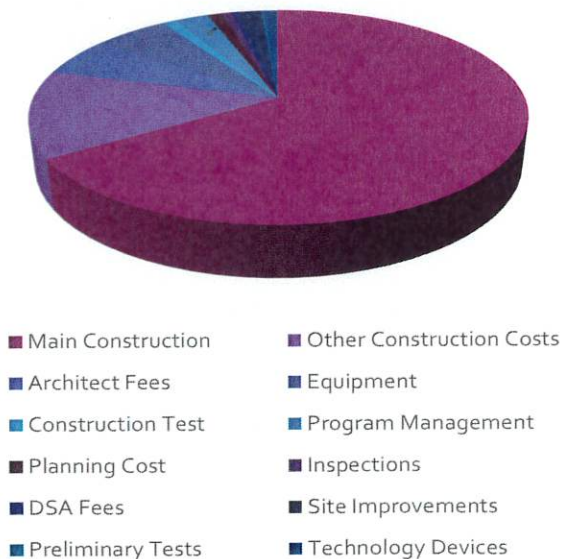
Revenue Sources Total \$175,533,872



Prop C & D Revenues, Expenditures, and Fund Balance as of 6/30/24



Prop C & D Expenditures \$171,305,046



Expenditure Detail

Main Construction	\$ 113,468,551	66.24%
Other Construction Costs	\$ 22,675,529	13.24%
Architect Fees	\$ 10,075,157	5.88%
Equipment	\$ 9,540,820	5.57%
Construction Test	\$ 1,710,207	1.00%
Program Management	\$ 4,590,395	2.68%
Planning Cost	\$ 2,012,715	1.17%
Inspections	\$ 1,283,436	0.75%
DSA Fees	\$ 919,723	0.54%
Site Improvements	\$ 2,852,986	1.67%
Preliminary Tests	\$ 301,928	0.18%
Technology Devices	\$ 1,863,884	1.09%
Library Books	\$ 9,717	0.01%
Total Expenditures	\$ 171,305,048	100 %

FINANCIAL INFORMATION (continued)

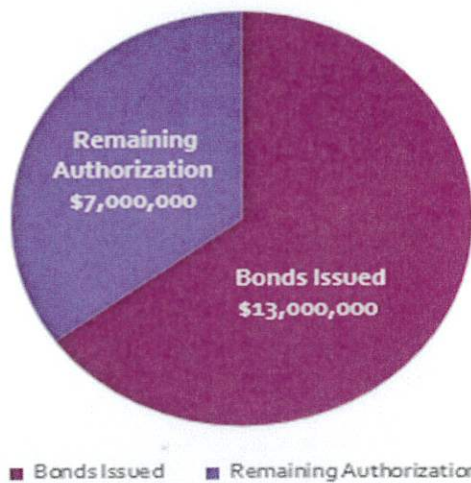
EDUCATIONAL TECHNOLOGY BONDS — MEASURE EE

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

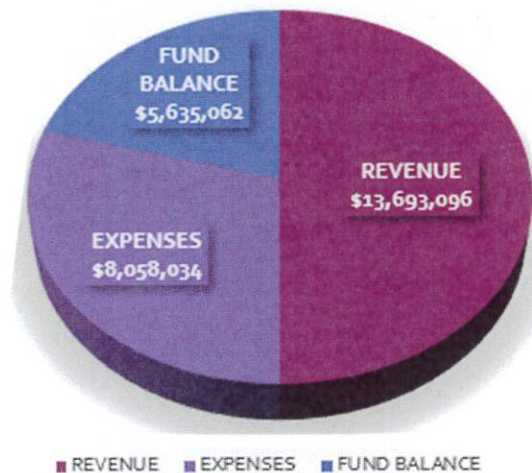
Budget Overview 7/1/2016 - 6/30/2024

	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		\$ 639,096		
Bond Program Expenditures			\$ 8,058,034	
Totals as of 6/30/24	\$ 7,000,000	\$13,639,096	\$ 8,058,034	\$ 5,581,062

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



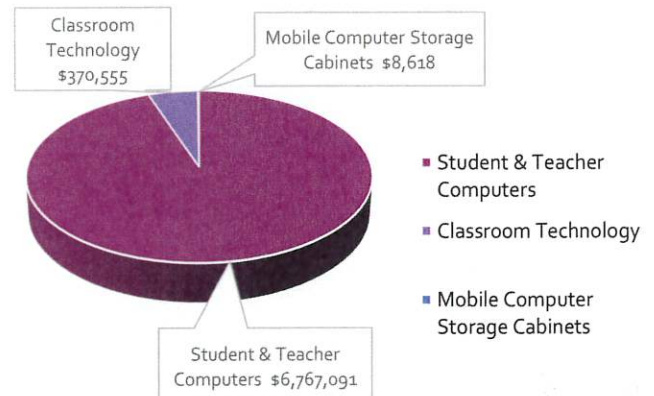
Measure EE Revenues, Expenditures and Fund Balance as of 6/30/2024



Expenditure Detail

Student & Teacher Computers	\$ 7,063,861
Classroom Technology	\$ 985,555
Mobile Computer Storage Cabinets	\$ 8,618
Total Expenditures	\$ 8,058,034

Measure 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 at cajonvalley.net/bond.