

# CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM



**8TH ANNUAL REPORT OF THE  
CITIZENS' OVERSIGHT COMMITTEE  
DECEMBER 31, 2016**



**COC MEMBERS**  
**BRAILYN DANIEL\***  
**VICTOR GARCIA**  
**LES HENDERSON**  
**PETER LUPO\***  
**DEANNE MARKLE**  
**DICK NASIF**  
**TIMOTHY ZELT**

*\*New Members as of 11/17/2017*

## OVERVIEW

The Citizens' Oversight Committee (COC) is pleased to present its 8th Annual Report on the progress of the Cajon Valley Union School District's bond program. The COC is responsible for overseeing the bond program to ensure that funds are spent on voter approved projects and to report annually to the community.

This report provides an overview of the school construction bond program including Propositions C & D, along with other funding sources. Financial and performance audits were completed, as required, by an independent Certified Public Accounting firm. The audit results were favorable with no instances of non-compliance.

In addition to the school construction bond program, voters approved Proposition EE in November 2016. Prop EE is a \$20 million bond program, which provides funding for educational technology through low-interest, short-term bonds. Funding for the first series of Prop EE bonds is expected to be received in April 2017. We look forward to sharing Prop EE progress and expenditure information in next year's report.

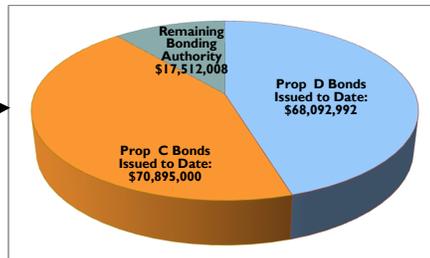
Please read further for additional information. To stay updated throughout the year, please visit the Bond Program website by going to [www.cajonvalley.net](http://www.cajonvalley.net) and clicking on the "Bond Program" link.

### FINANCIAL AND PERFORMANCE AUDIT SUMMARY

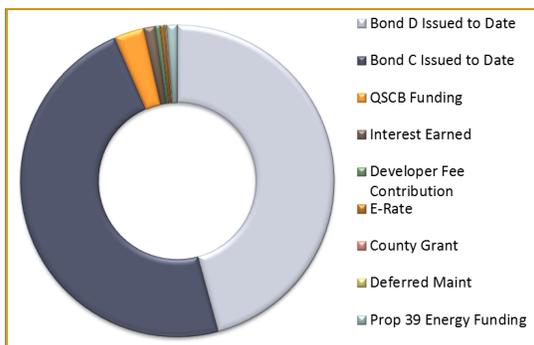
The audit reports conclude that the District complied, in all materials respects, with the compliance requirements for Prop C & D Bond Building Fund.

Budget Overview 7/1/2008 - 6/30/2016				
	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	\$ (70,895,000)	\$ 70,895,000		
QSCB Funding		\$ 4,551,940		
Interest Earned		\$ 1,774,105		
E-Rate		\$ 555,150		
Developer Fee Contribution		\$ 777,265		
County Grant		\$ 228,057		
Deferred Maintenance		\$ 200,000		
Prop 39-Energy Efficiency		\$ 1,619,829		
Bond Program Expenditures			\$ 132,517,738	
<b>Totals as of 6/30/16:</b>	<b>\$ 17,512,008</b>	<b>\$ 148,694,338</b>	<b>\$ 132,517,738</b>	<b>\$ 16,176,600</b>

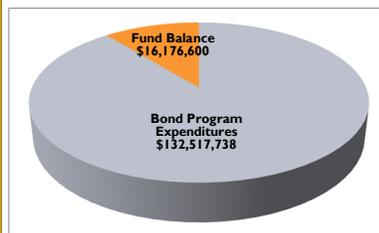
**PROP C & D BOND ISSUANCES**  
**TOTAL AUTHORIZATION:**  
**\$156,500,000**



### PROGRAM REVENUES RECEIVED TO DATE



### EXPENDITURES & FUND BALANCE



Expenditure Detail	
Main Construction	\$ 85,937,846
Other Construction Costs	\$ 19,289,242
Architect Fees	\$ 7,830,086
Equipment	\$ 8,555,465
Construction Tests	\$ 1,235,166
Program Management	\$ 2,457,853
Planning Cost	\$ 1,713,525
Inspections	\$ 1,022,885
DSA Fees	\$ 629,550
Site Improvements	\$ 1,813,504
Preliminary Tests	\$ 222,900
Technology Devices	\$ 1,800,000
Library Books	\$ 9,717
<b>Total Expenditures</b>	<b>\$ 132,517,738</b>

# 2016 Project Highlights



**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.



**Magnolia Elementary School:** The Magnolia project includes a new classroom building and renovations throughout the campus. The new building is an 8-classroom building with 2 staff restrooms and 2 office/small group instruction spaces. The renovations include: multipurpose building remodeling, kitchen expansion, additional small group instruction spaces, conversion of a kindergarten classroom into a library/maker space, classroom and playground renovations, and the removal of portable classroom buildings. Construction is in progress. The new building construction and existing building renovations will be completed in late March 2017. The playground and removal of portable classroom buildings will be completed in August 2017.

## ENERGY EFFICIENCY

**Lighting Retrofits:** Lighting retrofits were installed at all schools in order to improve lighting quality and reduce electricity.

### **Heating, Ventilation and Air Conditioning:**

New HVAC systems were installed at Bostonia Elementary and Montgomery Middle School. These projects will result in decreased energy and maintenance costs, along with improved educational environments.

### **Window Replacements:**

Window replacements have begun at Blossom Valley Elementary and Hillsdale Middle School.

## SAFETY

**Rancho San Diego and Vista Grande Elementary School Remodeling:** Planning and design is underway for the reconfiguration of building spaces in order to move the school offices to the front of the campuses for improved security. Construction is planned for the summer of 2017.

**Sidewalk Replacement:** The concrete sidewalk at Greenfield Middle School's student drop-off/pick-up area was widened to accommodate more students.

## TECHNOLOGY

**Technology Infrastructure:** Additional wireless access points were installed at Fuerte, Hillsdale and Rios. New Universal Power Supplies (UPS) were installed at Cajon Valley, Emerald, Johnson and Los Coches Creek.

## WEBSITE

[www.cajonvalley.net](http://www.cajonvalley.net). Click on "Bond Program"

### MEETINGS

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

### ADDRESS

750 E. Main St  
PO Box 1007  
El Cajon, CA 92022-1007

### PHONE

(619) 588-3210



# Completed Projects

**Cajon Valley Middle School (Rebuilding Project):** Construction of the final new building was completed in August 2011. This project, which includes 20 classrooms, a library, and serving kitchen, completes the rebuilding of the entire school campus.

**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; and Bostonia and Montgomery in 2016. These schools are already seeing significant energy savings.

**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.

**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.

**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.

**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. However, in order to avoid disrupting the educational process, the addition of porticos and accessible parking improvements was completed over winter break of 2012/2013.

**Montgomery Middle School — New Gymnasium & Renovation:** The Montgomery Middle School project included: 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.

**Flying Hills Elementary School Multipurpose Building Expansion:** This project includes an 1162 sq. ft. addition 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.

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

**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.

**Security Cameras:** Security cameras were installed at Avocado, Flying Hills, Hall, Johnson, Madison, and Naranca Elementary Schools and Cajon Valley, Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools from 2009 through 2014.

**Technology (Infrastructure):** Technology infrastructure upgrades have been 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.



**MONTGOMERY MIDDLE SCHOOL: NEW GYM/MP BUILDING**