

**CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM
10TH ANNUAL REPORT OF THE
CITIZENS' OVERSIGHT COMMITTEE
DECEMBER 31, 2018**

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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 10th 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.

The annual financial and performance audit was completed by the independent Certified Public Accounting firm of Wilkinson Hadley King & Co., LLP. As in all past years, the audit results were favorable with no instances of non-compliance.

The District has used capital improvement bonds to build and renovate school facilities, improve learning environments for the students of Cajon Valley, and to decrease ongoing maintenance and energy costs for the benefit of taxpayers.

Short-term (3-year) technology bonds have been used to increase student access to computers and to maintain and upgrade educational technology to provide the best learning opportunities for Cajon Valley students. These bonds were structured to align with the useful life of the technology equipment, which reduces financing costs.

The full audit report 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

2018 PROJECT HIGHLIGHTS

- ◇ **Anza Elementary School:** Planning and design began for the replacement of old, portable classroom buildings with new, permanent buildings. Anza currently has fifteen old, portable classroom buildings. Six of these buildings will be replaced with local Prop C bond funds and potential state modernization funds. The replacement of the remaining nine portable classrooms will be included in the District's Long-Range Master Plan, which would be dependent on additional future funding.
- ◇ **Magnolia Elementary School:** The Magnolia new classroom building and renovation project was essentially completed in the summer of 2017. However, required work related to storm water improvements was performed during the summer of 2018 in order to minimize traffic impacts during the school year. This work included: connection to the city storm drain and construction of underground storm water storage.
- ◇ **Johnson Elementary School:** Planning and design began for the replacement of old, portable classroom buildings with new, permanent buildings. Johnson currently has nineteen old, portable classroom buildings. Nine of these buildings will be replaced with local Prop C bond funds and potential state modernization funds. The replacement of the remaining ten portable classrooms will be included in the District's Long-Range Master Plan, which would be dependent on additional future funding.
- ◇ **Naranca Elementary School:** Planning and design began for the replacement of old, portable classroom buildings with new, permanent buildings. Naranca currently has twenty-four old, portable classroom buildings. The scope of work to be included in the Prop C Bond Program will be dependent on available bond funds and state modernization funding. Remaining work will be included in the District's Long-Range Master Plan, which would require additional future funding.
- ◇ **Window Replacements:** Windows were replaced at Blossom Valley and Jamacha Elementary Schools, as well as Hillsdale 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 2019

- ⇒ **Anza Elementary School:** Construction of 6 new classrooms (replacing portable classrooms), new restrooms, small-group instructional spaces, and parking lot improvements is estimated to begin in the spring of 2019 and to be completed in late summer 2019.
- ⇒ **Johnson Elementary School:** Construction of a new two-story building with 9 classrooms (replacing portable classrooms), new restrooms, and small-group instructional spaces is estimated to begin in late 2019 and to be completed by in summer 2020.
- ⇒ **Naranca Elementary School:** Plans and scope for the replacement of portable classroom buildings at Naranca will continue to be developed in 2019.
- ⇒ **Erosion Control:** Erosion control will be installed at Crest and Rios Elementary Schools
- ⇒ **Security Lighting:** Exterior, LED motion-control lighting will be installed District-wide for improved security.
- ⇒ **Sidewalk/Walkway Replacements:** Old, cracked walkways will be replaced with new concrete walkways at Greenfield Middle School.

COMPLETED PROJECTS

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.

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.

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.

COMPLETED PROJECTS (continued)

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

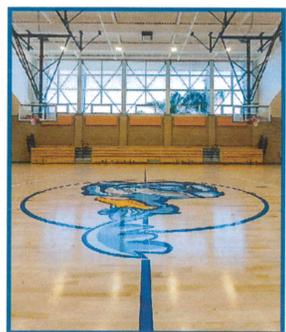


gymnasium/multipurpose building, locker rooms, kitchen, lunch shelter, and school office was constructed using the design-build procurement method. The

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.

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.

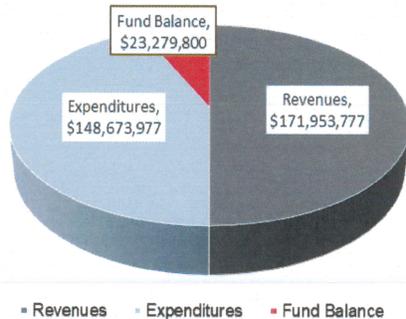
FINANCIAL INFORMATION

CAPITAL IMPROVEMENT/SCHOOL CONSTRUCTION BONDS — PROPOSITIONS C & D

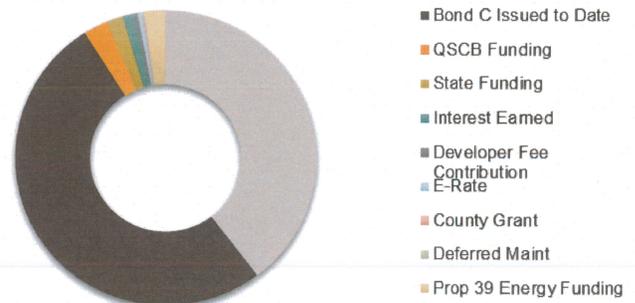
Budget Overview 7/1/2008 - 6/30/2018 PROPOSITIONS C & D

	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		\$ 2,055,897		
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			\$ 148,673,977	
Totals as of 6/30/18:	\$ 7,008	\$ 171,953,777	\$ 148,673,977	\$ 23,279,800

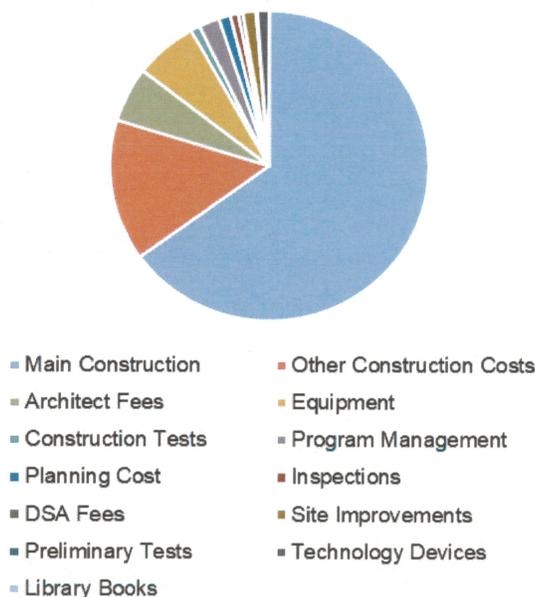
Revenues, Expenditures,
Fund Balance as of 6/30/18



Revenue Sources
Total = \$171,953,977



PROP C & D
Program Expenditures = 148,673,977



Expenditure Detail

Main Construction	\$ 96,602,149	64.98%
Other Construction Costs	\$ 21,955,320	14.77%
Architect Fees	\$ 8,487,214	5.71%
Equipment	\$ 9,514,872	6.40%
Construction Tests	\$ 1,361,581	0.92%
Program Management	\$ 3,107,514	2.09%
Planning Cost	\$ 1,773,349	1.19%
Inspections	\$ 1,180,919	0.79%
DSA Fees	\$ 703,346	0.47%
Site Improvements	\$ 1,950,922	1.31%
Preliminary Tests	\$ 227,074	0.15%
Technology Devices	\$ 1,800,000	1.21%
Library Books	\$ 9,717	0.01%
Total Expenditures	\$ 148,673,977	100.00%

FINANCIAL INFORMATION (continued)

EDUCATIONAL TECHNOLOGY BONDS — PROPOSITION EE

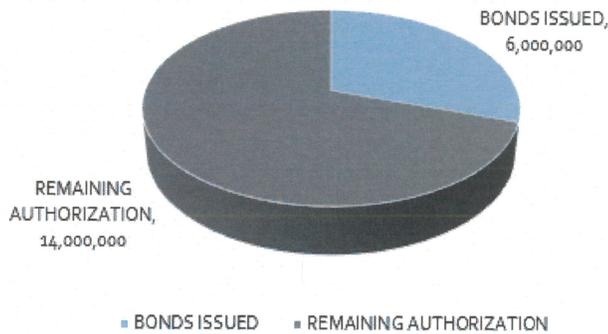
(Short-term Bonds Structured with a 3-year payback for Educational Technology)

Budget Overview 7/1/2016 - 6/30/2018

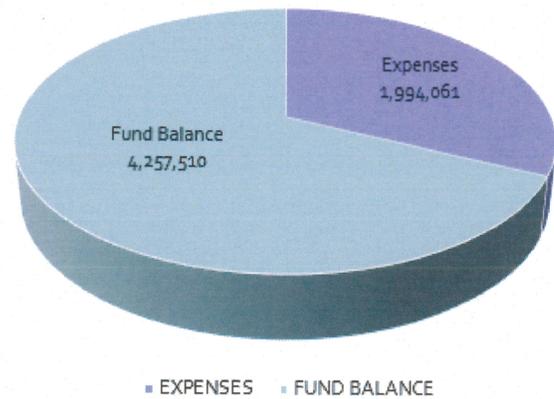
	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	20,000,000			
Prop EE Bonds Issued to Date	-6,000,000	6,000,000		
Interest Earned		69,921		
Cost of Issuance		181,650	181,650	
Bond Program Expenditures			1,812,411	
Totals as of 6/30/18:	14,000,000	6,251,571	1,994,061	4,257,510

PROP EE

Total Bond Authorization = \$20,000,000



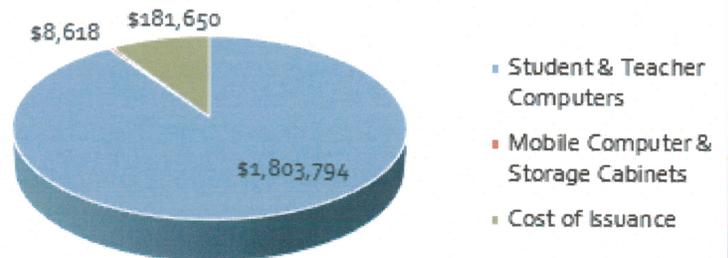
PROP EE Total Expenditures = \$1,994,061



Expenditure Detail

Student & Teacher Computers	\$ 1,803,794
Mobile Computer & Storage Cabinets	\$ 8,618
Cost of Issuance	\$ 181,650
Total Expenditures	\$ 1,994,061

PROP EE Expenditure Detail



FINANCIAL AND PERFORMANCE AUDIT SUMMARY: The bond financial and performance audit for the period ending June 30, 2018 was completed by the independent certified public accounting firm of Wilkinson Hadley King & Co., LLP. The report concluded that the District complied, in all material respects, with all compliance requirements. For a copy of the complete audit report visit www.cajonvalley.net and click on the "Bond Program" link.