

# CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM 11TH ANNUAL REPORT OF THE CITIZENS' OVERSIGHT COMMITTEE

DECEMBER 31, 2019

## **COC Members:**

Steven Devan  
Victor Garcia  
Susan Holtz  
Robert Kiesling  
Peter Lupo  
Deanne Markle  
Sheri Runyen

## **Address:**

750 E. Main St  
El Cajon, CA 92020

## **Website:**

[www.cajonvalley.net](http://www.cajonvalley.net)

Click on "Bond Program"

## **Phone:**

(619) 588-3210

## **Meetings:**

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

## **Contents:**

Letter to Community.....Page 1  
Project Highlights .....Page 2  
Completed Projects .....Page 3-4  
Financial Information ....Page 5-6

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

The Citizens' Oversight Committee (COC) is an independent committee appointed to inform the public concerning the Cajon Valley Union School District's voter-approved bond programs. The COC is pleased to present this 11th Annual Report, which provides financial data and project status information to the Cajon Valley community.

The District has completed the planned projects for its current construction bond program (Prop C) under budget and is able to use the savings to complete additional high priority projects, which are scheduled to be completed over the next year.

By conservatively structuring the bond program, the District is able to place Proposition L on the March 3, 2020 ballot in order to continue its school facility improvement program without increasing the current tax rate. After thoroughly reviewing the District's current and planned bond program, the San Diego County Taxpayers Association voted to endorse Proposition L and pointed out that it "makes sense and is efficient for taxpayers".

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](http://www.cajonvalley.net) and clicking on the "Bond Program" link.

Sincerely,



Deanne Markle  
Chair, CVUSD Citizens' Oversight Committee

# 2019 PROJECT HIGHLIGHTS

- ◇ **Anza Elementary School:** Six old portable classrooms were replaced with new, permanent classroom buildings, which include restrooms and learning support spaces. This project also included a new playground. **The new buildings were occupied in August 2019.** The replacement of the remaining nine portable classrooms is included in the District's Long-Range Master Plan, which is dependent on additional future funding.



- ◇ **Johnson Elementary School:** Construction of a new 2-story classroom building began in late December 2019. The new classrooms will replace nine old portable buildings and provide additional restrooms and learning support spaces. **Construction completion and occupancy is expected in summer 2020.** The replacement of the remaining ten portable classrooms is included in the District's Long-Range Master Plan, which is dependent on additional future funding.



- ◇ **Naranca Elementary School:** Planning and design is nearly complete for two new classroom buildings at Naranca. 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 January 2021.** Replacement of the school's remaining portable classrooms is included in the District's Long-Range Master Plan, which is dependent on additional future funding.
- ◇ **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 2020

- ⇒ **Johnson Elementary School:** Construction completion and occupancy of the new two-story classroom building is expected in summer 2020.
- ⇒ **Naranca Elementary School:** Construction of the new classroom buildings is expected to begin in early summer 2020 and to be completed in early January 2021.
- ⇒ **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

## **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.



**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.



## **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.



Construction of the final new building was completed in August 2011. This project, which completes the rebuilding of the entire

**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.



**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.

**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 Sevic 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.

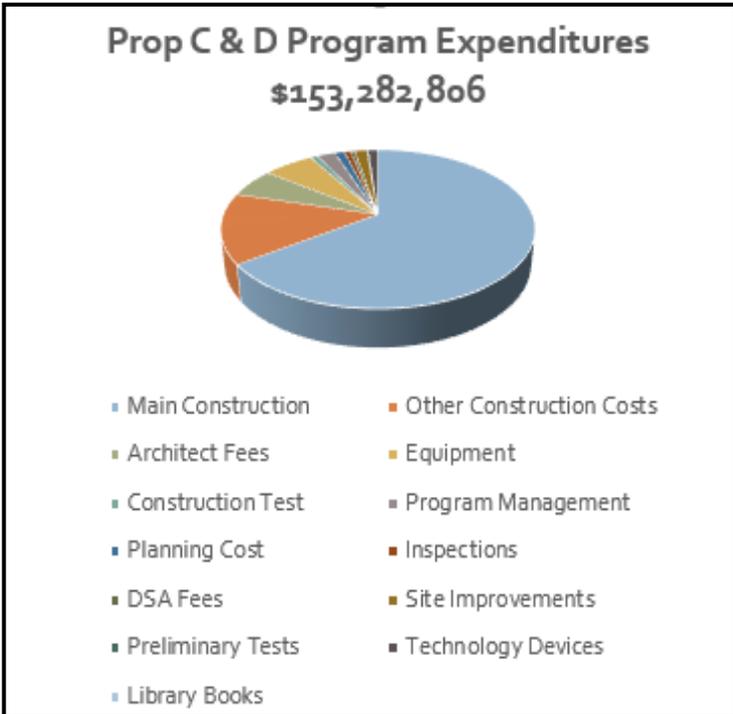
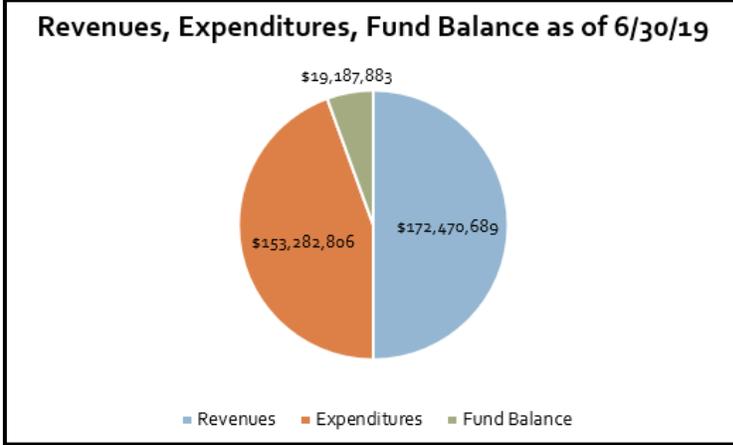
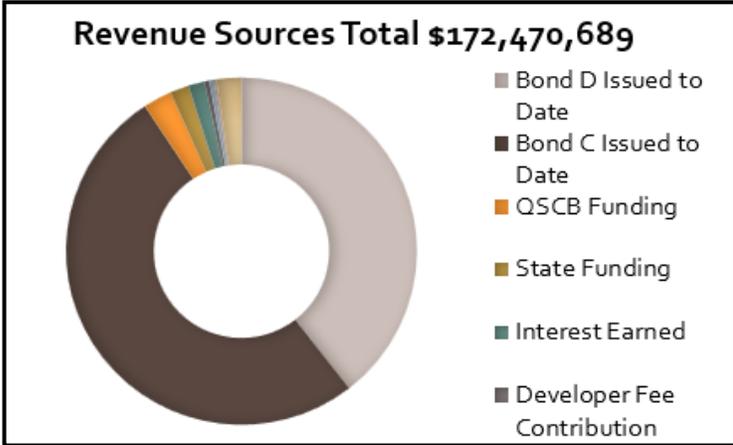
**Window Replacements:** Windows were replaced at Blossom Valley Elementary, Jamacha Elementary and Hillsdale Middle School from 2016 to 2018.

# FINANCIAL INFORMATION

## CAPITAL IMPROVEMENT/SCHOOL CONSTRUCTION BONDS — PROPOSITIONS C & D

### Budget Overview 7/1/2008 - 6/30/2019 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	\$	2,572,809		
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			\$ 153,282,806	
<b>Totals as of 6/30/19:</b>	<b>\$ 7,008</b>	<b>\$ 172,470,689</b>	<b>\$ 153,282,806</b>	<b>\$ 19,187,883</b>



<b>Expenditure Detail</b>		
Main Construction	\$99,717,387	65.05%
Other Construction Costs	\$22,021,967	14.37%
Architect Fees	\$9,096,740	5.93%
Equipment	\$9,521,104	6.21%
Construction Test	\$1,384,501	0.90%
Program Management	\$3,372,352	2.20%
Planning Cost	\$1,791,878	1.17%
Inspections	\$1,193,883	0.78%
DSA Fees	\$760,789	0.50%
Site Improvements	\$2,325,105	1.52%
Preliminary Tests	\$287,383	0.19%
Technology Devices	\$1,800,000	1.17%
Library Books	\$9,717	0.01%
<b>Total Expenditures</b>	<b>\$153,282,806</b>	<b>100.00%</b>

# FINANCIAL INFORMATION (continued)

## EDUCATIONAL TECHNOLOGY BONDS — PROPOSITION EE

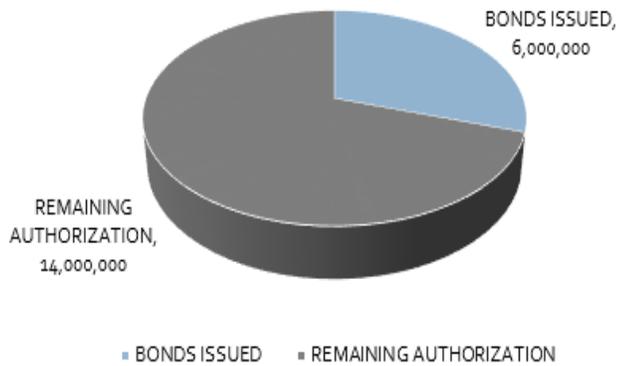
(Short-term Bonds Structured with a 3-year payback for Educational Technology)

### Budget Overview 7/1/2016 - 6/30/2019

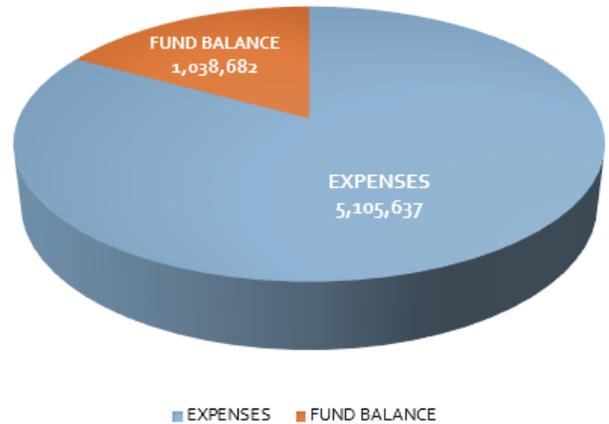
	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	20,000,000			
Prop EE Bonds Issued to Date	-6,000,000	6,000,000		
Interest Earned		144,319		
Bond Program Expenditures			5,105,637	
<b>Totals as of 6/30/19:</b>	<b>\$14,000,000</b>	<b>\$6,144,319</b>	<b>\$5,105,637</b>	<b>\$1,038,682</b>

#### PROP EE

Total Bond Authorization = \$20,000,000



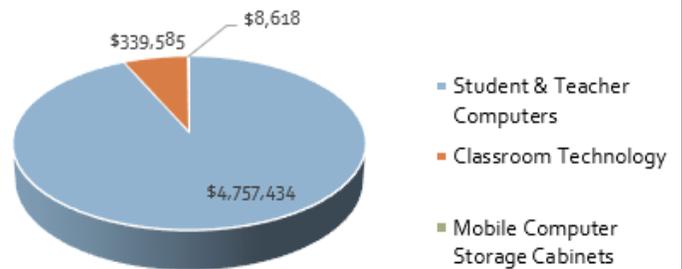
#### PROP EE Total Expenditures = \$5,105,637



#### Expenditure Detail

Student & Teacher Computers	\$ 4,757,434
Mobile Computer Storage Cabinets	\$ 8,618
Classroom Technology – Projectors, Document Cameras, AV Equipment	\$ 339,585
<b>Total Expenditures</b>	<b>\$ 5,105,637</b>

#### PROP EE Expenditure Detail



**FINANCIAL AND PERFORMANCE AUDITS:** The independent certified public accounting firm of Wilkinson Hadley King & Co., LLP performs financial and performance audits of the District's bond programs each year. The complete audit reports are posted on the bond program website, and can be found by going to [www.cajonvalley.net](http://www.cajonvalley.net) and clicking on the "Bond Program" link.