

2nd ANNUAL COMMUNITY REPORT  
OF THE  
**CITIZENS' OVERSIGHT COMMITTEE**

**General Information**

**Members**

Tamara Otero, Chair  
Karen Bunkell  
Victor Garcia  
Kirk Gentry  
Deanne Markle  
John McTighe  
Craig Wollitz

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Click on "Prop D" link

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**Meetings:**

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

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Dear Community Members:

The independent Citizens' Oversight Committee is pleased to provide you with its 2nd annual report to the community. In 2008, local voters showed their support for Cajon Valley schools by approving Proposition D, a bond measure to fund the improvement of school facilities. The Committee is responsible for overseeing the bond program to ensure that funds are expended on voter approved projects.

It is our pleasure to report that this has been another successful year. Some notable highlights include:

- The 2009/2010 independent financial and performance audits were completed with favorable results.
- The District was able to take advantage of lower construction costs, combined with value engineering decisions, to enhance the scope of Greenfield Middle School's gymnasium building project to include a gymnasium, locker room, theater, music/band room, serving kitchen, and school office.
- The addition to the auditorium at Flying Hills elementary has provided much needed rehearsal space for the school's "FAME" program, as well as storage for props.
- Old, inefficient heating, ventilation, and air conditioning units were replaced with new, energy-efficient units at several schools, resulting in significant energy savings.
- In addition to benefiting our schools, the bond program is providing much needed construction jobs to local workers, and benefiting the local business community.

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

Sincerely,



Victor Garcia  
Interim Chair  
Proposition D Citizens' Oversight Committee

## Program Background

On February 5, 2008, voters approved Proposition D, a \$156.5 million general obligation bond measure, which provides for major renovations and upgrades to classrooms and schools throughout the District including:

- Renovating and constructing classrooms and school facilities, including libraries and gymnasiums
- Technology infrastructure improvements
- Modernizing classrooms and school facilities to make them more energy efficient
- Upgrading electrical systems to improve student access to computers and modern technology
- Improving student safety by installing additional fencing, security alarms and monitoring systems

These improvements will enable the District to continue to strive to maintain a high quality educational environment for all students.

PROJECT NUMBER	PROJECT DESCRIPTIONS	ANZA	AVOCADO	BLOSSOM VALLEY	BOSTONA	CAJON VALLEY MS	CHASE	CREST	EMERALD MS	FLYING HILLS	FUERTE	GREENFIELD MS	HALL W.D.	HILLSDALE MS	JANACHA	JOHNSON	LEXINGTON	LOS COCHES CREEK MS	MADISON	MAGNOLIA	MERIDIAN	MONTGOMERY MS	NARANCA	RANCHO S.D.	RIOS	VISTA GRANDE
7501	WATERLINE, MERIDIAN																		★							
7502	SECURITY CAMERAS	★		★	★			★		★	★	★		★					★	★						
7503	CLOCK SYSTEMS	★				★		★		★	★	★			★			★	★	★		★				
7504	PLAYGROUND UPGRADES	★	★									★										★				
7505	GMS NEW GYM/MPB									★																
7506	ELECTRICAL UPGRADES	★				★	★	★		★		★						★	★			★		★		
7507	RECONSTRUCT CVMS				★																					
7508	HVAC	★				★	★	★	★	★					★			★	★	★		★	★			
7509	REMODEL FH MPR								★																	
7510	MODERNIZATION VG																								★	
7511	MODERNIZATION RS																						★			
7512	TECHNOLOGY	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	
7513	RECONSTRUCT LX															★										
7514	ADD RESTROOMS														★						★	★				
7515	NEW GYM EMS							★																		
7516	NEW GYM MMS																				★					
7517	RECONSTRUCT SCHOOL, TBD																									
7518	EROSION CONTROL							★																		
7519	FENCING	★	★			★	★	★		★	★	★	★		★			★		★	★	★	★	★	★	
7520	LIBRARY IMPROVEMENTS		★				★	★		★	★	★						★								
7521	MECHANICAL SCREENS									★	★															
7522	PARKING LOT UPGRADES											★						★								
7523	PHONE SYSTEM UPGRADES					★					★			★												
7524	MINOR RENOVATIONS		★								★				★						★					
7525	SECURITY LIGHTING			★				★		★	★	★	★		★				★	★			★			
7526	SIDEWALK UPGRADES									★																
7527	WINDOW REPLACEMENT, BV		★																							
ADDITIONAL ENHANCEMENTS MAY BE ADDED TO COMPLETED PROJECTS IF BUDGET ALLOWS		— PLANNING/DESIGN/BID														— COMPLETED										
FUTURE PROJECTS SUBJECT TO CHANGE		— CONSTRUCTION PHASE														— FUTURE										
UPDATED 12/31/10																										

## PROJECT STATUS REPORT

As of 12/31/10

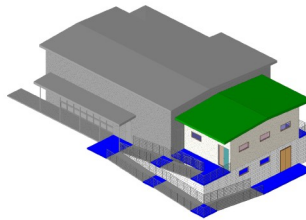
### COMPLETED PROJECTS

PROJECT	DESCRIPTION
Clock Systems	New Clock Systems were installed at eleven schools in October 2009.
Electrical Upgrades (Phase 1)	Electrical upgrade projects were completed over the summer at Chase Elementary, Madison Elementary and Emerald Middle School.
Fencing Project (Phase 1)	Approx. 180 linear ft. of 6' chain link fencing with 3 roll gates and 3 walk gates were installed at Anza Elementary in May 2009.
Heating Ventilation & Air Conditioning (Phase 1)	The HVAC replacements were completed over the summer 2010 at Anza, Chase, Crest, Madison, Meridian and Naranca. These schools are already seeing significant energy savings.
Multipurpose Bldg Expansion– Flying Hills Elementary School	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. The bid was awarded to the Augustine Company on 9/22/09. Construction began in October 2009 and was completed in April 2010.
Playground Upgrades	New playground equipment was installed at Anza, Meridian, Naranca & W.D. Hall (summer 2009). Blossom Valley playground upgrades were completed in the summer of 2010.
Security Cameras	Security cameras were installed at Avocado Elementary School in 2009, and at Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools in the summer/fall of 2010.
Waterline Project	A new waterline was installed at Meridian Elementary in spring 2008.

#### HVAC Project: Out with the old. In with the new.



#### Flying Hills Conceptual Drawing



#### Flying Hills MPR Completed April 2010

“The additional room behind the stage provides new space for dancing lessons and rehearsals to take place at the same time vocal and acting lessons/rehearsals are being carried out on stage. The added lower level has given much needed space for storage of props, costumes, and equipment.”

*Patti Lytle, Parent  
Flying Hills Elementary School*



Vista Grande Shade Structures



## PROJECT STATUS REPORT (cont.)

As of 12/31/10

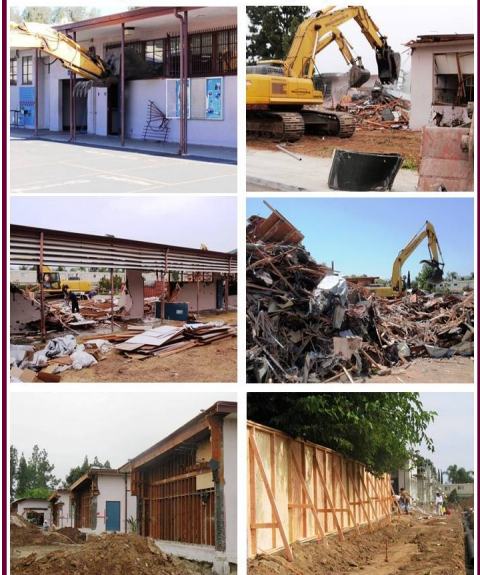
## CURRENT PROJECTS

PROJECT	DESCRIPTION
Heating Ventilation & Air Conditioning (Phase 2)	Plans and specifications are being developed for additional HVAC projects at Emerald, Flying Hills, Fuerte, Johnson, Magnolia, and Rancho San Diego.
Modernization – Rancho San Diego	State modernization eligibility is being established and an architect has been hired. The scope is being refined to align with funding eligibility.
Modernization – Vista Grande	Shade structures were installed over winter break 2009/2010 (this portion of the modernization project was completed ahead of schedule). State modernization eligibility has been established and an architect has been hired. The scope is being refined to align with funding eligibility.
New Gymnasium / Multipurpose Building – Greenfield MS	Drawings have been submitted to the Division of the State Architect (DSA) for approval. The project scope was increased to include a Theater, Serving Kitchen, and School Administrative Offices, in addition to the originally planned Gymnasium & Locker Building.
Playground Upgrades (Phase 2)	Plans are being developed for “path of travel” enhancements to the completed playground projects.
Rebuild – Cajon Valley MS	Abatement and demolition of the old buildings was completed over the summer 2010. Construction of the new building, which includes 20 classrooms, a library, and serving kitchen, is in progress.
Security Cameras	Plans for security cameras at Cajon Valley Middle School are being coordinated with the new building project.
Technology (Phase 1)	Technology upgrades are being incorporated into current projects. The District-wide technology upgrade recommendations are being reviewed and updated, and the implementation plan is being refined.



CAJON VALLEY MIDDLE SCHOOL PHASE IV FUTURE 20-CLASSROOM BUILDING WITH LIBRARY &amp; KITCHEN

## Cajon Valley Middle School Reconstruction Project



DEMOLITION June 2010

“I love the new playground because it has new equipment that I haven't seen before. You can do all kinds of different things like hang upside down, do a flip, you can also go across the bars. It's fun to play on.”

**Paula S., 4th grade student**  
**WD Hall Elementary School**

**PROJECT STATUS REPORT** (cont.)

As of 12/31/10

**2011/12 “LOOK-AHEAD”**

PROJECT	DESCRIPTION
Heating Ventilation & Air Conditioning (Phase 2)	HVAC installations at Emerald, Flying Hills, Fuerte, Johnson, Magnolia, and Rancho San Diego will begin in the summer of 2011.
Lexington Elementary School	An architect will be hired in early 2011 to begin the design work for the rebuilding of Lexington Elementary School.
Modernization – Rancho San Diego	Design of the Rancho San Diego Modernization project will be completed in late 2011. Construction is expected to begin over winter break.
Modernization – Vista Grande	Design of the Vista Grande Modernization project will be completed in late 2011. Construction is expected to begin over winter break.
New Gymnasium / Multipurpose Building – Greenfield MS	Construction is expected to begin in February 2011. Completion is anticipated for spring 2012.
Playground Upgrades	Additional “path of travel” enhancements will be added in the summer of 2011.
Rebuild – Cajon Valley MS	Completion is scheduled for August 2011, with occupancy for the 2011/2012 school year.
Technology (Phase 1)	An architect/engineering team will begin an infrastructure assessment and needs analysis in January 2011 based on the revised recommendations of the Educational Technology Committee.

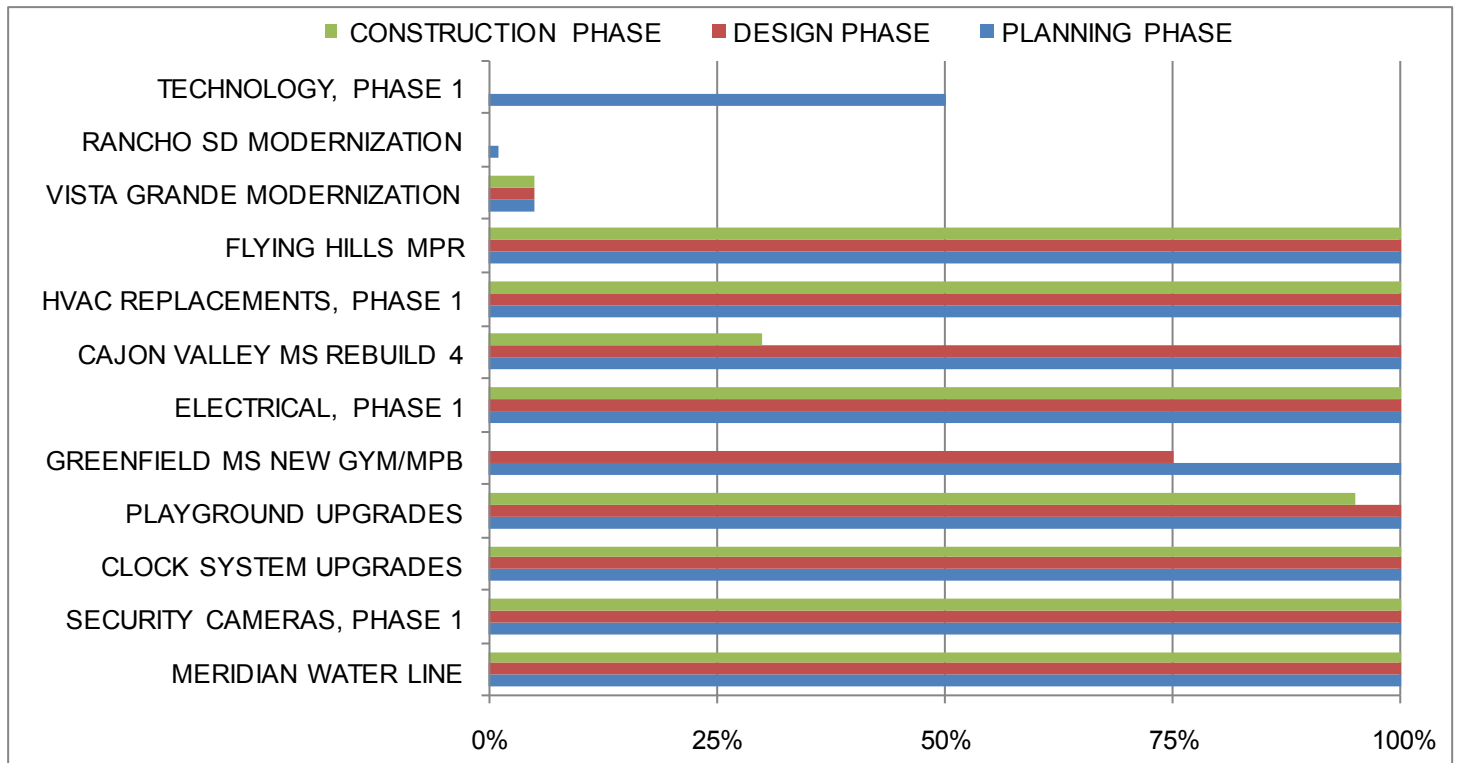


FUTURE GREENFIELD MIDDLE SCHOOL GYMNASIUM, THEATER, SCHOOL OFFICE &amp; KITCHEN BUILDING

“The music department at Greenfield MS is so excited and anxious to see the new Performing Arts Theater and fantastic new music room. What an added experience it will be for the students who will perform in the theater and rehearse in the state of the art music room. Thank you!!!

*Joan Knoernschild, Music Teacher  
Greenfield Middle School*

## PROJECT COMPLETION STATUS AS OF 12/31/10



**Citizens' Oversight Committee 9/22/10**

Deanne Markle, Tamara Otero, John McTighe, Kirk Gentry, Craig Wollitz, Karen Bunkell, Victor Garcia

### Budget Overview FY 2009/2010

Beginning Balance .....	\$34,964,874
Bonds Issued .....	0
Interest .....	360,670
Expenditures .....	3,696,224
Ending Balance .....	31,629,320

## PERFORMANCE AND FINANCIAL AUDIT SUMMARY

Wilkinson Hadley King & Co., LLP conducted the annual bond program Financial and Performance Audits for the 2009-2010 fiscal year, which ended June 30, 2010. The audits were completed on December 2, 2010 and reviewed by the COC at its December 8, 2010 meeting.

The Financial Audit was performed in accordance with generally accepted auditing standards as prescribed by the Governmental Accounting Standards Board. In addition, a Performance Audit was conducted to:

- A. Verify that a separate Building Fund of the District was established to account for the receipt of proceeds and expenditures of the funds for the period of July 1, 2009 through June 30, 2010.
- B. Through examination of the bond issue settlement statement and accounting records, verify that the net proceeds from the sale of the General Obligation Bonds were recorded in the separate fund of the District and any amounts set aside for debt service were deposited into the related Bond Interest and Redemption Fund.
- C. Select 80 percent of the total expenditures for the year.
  - Obtain supporting documentation (invoices, purchase orders, receiving documentation, contracts, etc.) and verify that the funds expended complied with the purpose that was specified to the registered voters of the District. Election materials, District resolutions, master plan, and other documents available at the District were used to determine purpose of expenditures for this purpose.
- D. For those items selected in item C, verify that the District's normal purchasing (including quotation and bid requirements) and accounts payable policies and procedures were complied with.

**The audit reports indicated that the expenditures observed satisfactorily complied with the guidelines defined in the ballot measure. There were no discrepancies or audit exceptions noted.**

To obtain a copy of the complete audit reports, please visit the Proposition D website by going to [www.cajonvalley.net](http://www.cajonvalley.net) and clicking on the Proposition D link, or contacting Sharon Dobbins, Long-Range Planning Director, at (619) 588-3016.