

# Citizens' Oversight Committee

## Community Report



Your Proposition U and C Dollars at Work

Poway Unified School District

Annual Report 2008

**CITIZENS' OVERSIGHT COMMITTEE (COC) Prop U and Prop C MEMBERS 2008:**

- Chrissa Corday
- Andrew Berg
- Lee Dulgeroff
- George W. Hawkins
- Kathy Frost
- Roger Moyers
- John E. Sturla II
- William C. Bonner
- Jerry Ricks
- Ramon Ruelas
- John Collins (COC Secretary/Deputy Superintendent)

**COC website:**  
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[www.powayusd.com/bond/](http://www.powayusd.com/bond/)

**COC meetings:**  
Citizens' Oversight Committee meetings are open to the public. Check the website for meeting times, agendas, and minutes.

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- Letter to Community
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Dear Community Members,

The Citizens' Oversight Committee (COC) is pleased to present the 2008 Annual Report on the progress of the *Building for Success* program, which is funded by Proposition U and Proposition C. Proposition U is the \$198 million local facilities bond measure that was passed by Poway Unified School District (PUSD) voters in November 2002 to modernize and expand 24 older schools within the district. Proposition C is the ballot measure passed by PUSD voters in February 2008 that provides an additional \$179 million in bond authorization to further complete the modernization and expansion projects at these 24 schools and to add additional technology and security systems. The COC has continued its mission of monitoring and overseeing the program through regular public meetings, site tours, and updates from the program management team and PUSD's facilities staff. We are pleased to list a few highlights from the past year:

**Modernization and expansion completed at three schools:** Los Peñasquitos and Chaparral Elementary Schools and Abraxas High School were fully renovated and modernized. Rededication ceremonies were held and widely attended by the community.

**Work underway at five other school campuses:** Valley Elementary School's modernization started in April 2008 and was completed in early 2009. Construction also started at Meadowbrook and Black Mountain Middle Schools. Work at Rolling Hills and Pomerado Elementary Schools is moving forward quickly and will be completed in March and August 2009 respectively. Details of work included for each project are highlighted in this report.

**Another successful audit:** The *Building for Success* program received its Performance and Financial Audit for the 2007/2008 fiscal year. For the fifth year, the auditors reported no discrepancies.

**No litigation:** Over the past 7 years, the *Building for Success* program has spent more than \$390 million and issued over 246 construction contracts. It continues to be noteworthy that throughout the program there has been no litigation.

With voter approval of Proposition C, we are pleased to report that the original, planned modernization and expansion work contained in Proposition U, and the additional work identified in Proposition C, will be finished ahead of schedule in 2010. The projects completed continue our focus on providing quality facilities for our students for the next 30 years and providing equity of all facilities. Construction costs in 2008 have leveled off, and in many areas show a measured decrease from the extraordinary heights witnessed beginning in 2004. PUSD is maximizing the availability of labor in this construction climate, and will complete all projects on schedule. However, as we go forward, we also recognize the impact of the economy and the credit crisis experienced by the State of California; and we are confident PUSD's management team will adapt and react as successfully as they have in the past.

Throughout the program, staff has continued to identify and garner additional funding sources beyond the bond funds. Bond advancement funding was implemented immediately after the passage of Proposition C, permitting construction to move forward and take immediate advantage of favorable construction costs. The COC strongly supports the district's decision to complete each project in a thorough and complete manner to provide the highest quality instructional facilities for its students.

As this construction program winds down, the Citizens' Oversight Committee will continue to keep you updated on the progress of the program in future community reports.

Sincerely,

Chrissa Corday  
Chair  
Citizens' Oversight Committee  
Proposition U

Andrew Berg  
Chair  
Citizens' Oversight Committee  
Proposition C

# Current Project Status

## **Black Mountain Middle School**



Construction started in May 2008 to take advantage of the summer break and provide modernized classrooms without the cost of excess temporary classrooms. Included in the work is an expanded and modernized kitchen and new lunch shelter. A new building with twelve classrooms was also started in May and occupied in November. The student services building, library, and computer lab have been expanded and completely modernized. Black Mountain Middle School will be completed on schedule in April 2009.

## **Meadowbrook Middle School**



Construction began in June 2008 to take advantage of the summer break and provide modernized classrooms without the cost of excess temporary classrooms. Included in the work is a completely new kitchen and lunch shelter. The old kitchen was demolished to make room for the expanded lunch shelter and new choir building. A new building with twelve classrooms was completed and occupied in October. The student services building, library, and computer lab have been expanded and completely modernized. Meadowbrook Middle School will be completed ahead of schedule in March 2009.

## **Rolling Hills Elementary School**



Construction at Rolling Hills Elementary School started in May 2008. All classrooms, including the library and student services building, are being modernized and full technology upgrades were made. Access and playground improvements and a new kitchen and lunch shelter are complete. These improvements provide greater use of the multipurpose room. Upgraded fencing and gates secure the main campus area. This project will be complete on schedule in March 2009.

## **Valley Elementary School**



Valley Elementary School construction started in April 2008. The much-needed modernization and expansion of this older school includes a completely replaced and expanded student service area, a new library and computer lab, an expanded teacher preparation area, modernized classrooms with the most current technology improvements, parking and playground improvements, new and separate kindergarten facilities, covered walkways, heating and cooling system improvements, a modernized multipurpose room, and a new kitchen and lunch shelter. Valley Elementary School was completed in February 2009.

## *Building for Success Program*

**The Citizens' Oversight Committee thanks the voters in the Poway Unified School District for voting "yes" on Proposition C. The Proposition U program confronted and adapted to the many market escalation challenges from 2004-2007 while adhering to the program's priorities and firm commitments for quality facilities.**

### **Abraxas High School**



Work on the final phase of Abraxas is complete. The new two-story classroom and fine arts building, food kiosk and lunch shelters, full modernization of all classrooms, including technology improvements, were completed on schedule. Air conditioning and heating systems were replaced. The excess relocatable classroom buildings were removed and the athletic field has been renovated. A well-attended rededication ceremony was held in December 2008.

### **Los Peñasquitos Elementary School**



Modernization and expansion work at Los Peñasquitos started in June 2007 and was completed in February 2008. All classrooms and restrooms received full modernization. Expansion work included a new kindergarten building, new multipurpose room, and new kitchen and lunch shelter. The old multipurpose room was converted into a new student services area. The parking area has been expanded and the Extended Student Services (ESS) building has been relocated near the new multipurpose room. A rededication ceremony was held in May 2008.

### **Pomerado Elementary School**



Construction started at Pomerado in November 2008. The much-needed modernization and expansion of this older school will include a new, student service building that houses a new library and computer lab and an expanded teacher preparation area. Modernized classrooms, parking and playground improvements, covered walkways, heating and cooling system improvements, a modernized multipurpose room, and a new kitchen and lunch shelter are scheduled for completion in August 2009.

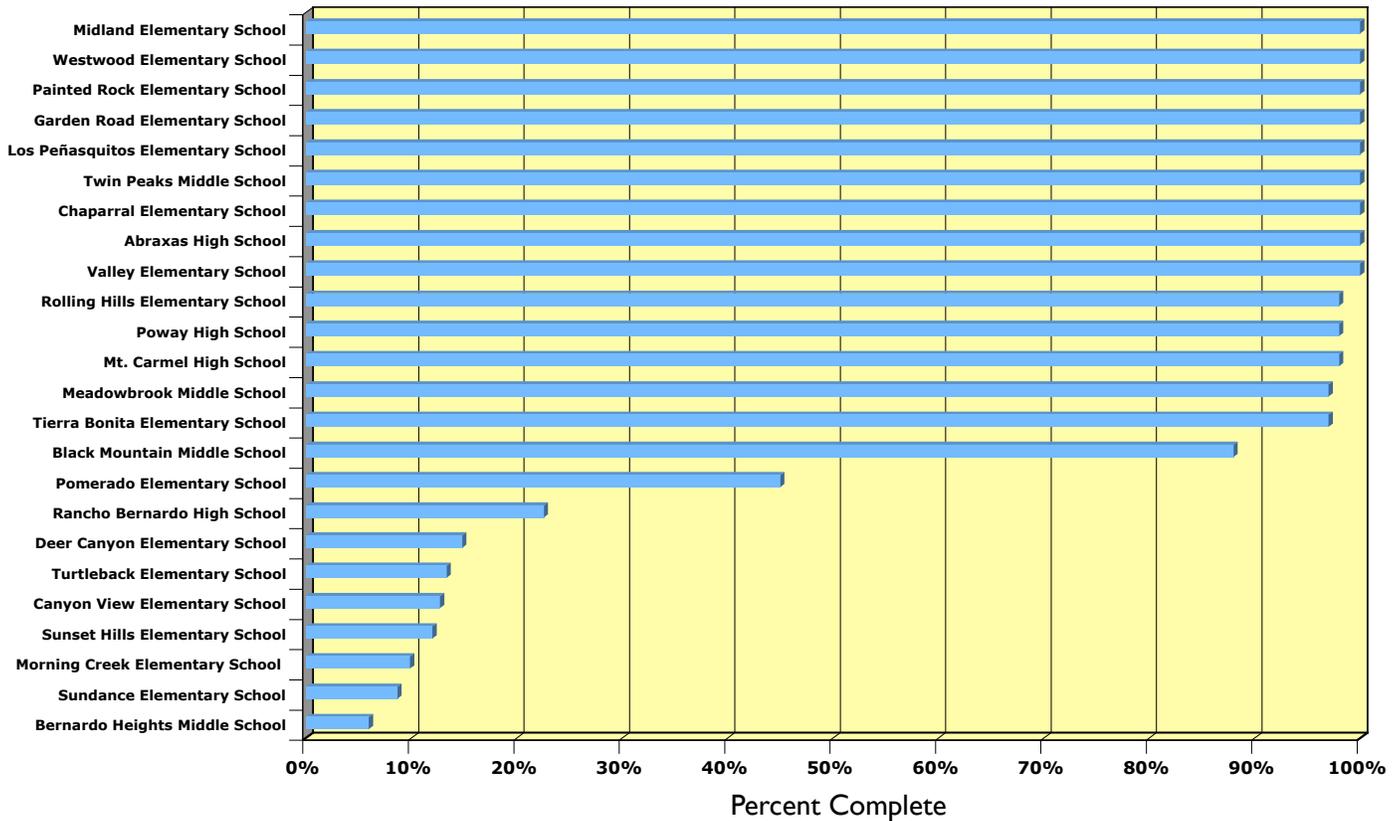
### **Chaparral Elementary School**



Construction work on the second phase of Chaparral started in April 2008 and included the complete modernization of existing classrooms. Access and upgrades to restroom facilities were made in compliance with the Americans with Disabilities Act (ADA). Complete renovation of the library and computer lab, and the installation of additional playground improvements were also completed. Work was completed ahead of schedule in October 2008 and the rededication ceremony was held in December 2008.

## Proposition U and C Work Completed

(as of March 01, 2009)



### Program Background

- PUSD has secured over \$50 million in revenue beyond the original bond funds through innovative and prudent financial management.
- In 2005, PUSD received the “Golden Watchdog Award” from the San Diego County Taxpayers Association for utilizing a bridge financing process to shorten construction timelines, thereby providing facilities for students earlier, and saving between \$20-\$25 million in today’s dollars in cost avoidance. PUSD once again utilized a bridge financing process immediately after Proposition C passed in February 2008. This action shortened construction timelines and takes advantage of the current downturn in construction costs.
- The cost of school construction has increased over 52 percent since 2002. However, the current construction economy is driving some costs down, and holding others stable. PUSD is seizing the availability of laborers and moving quickly towards completion.

### Program Commitments Established by the Board of Education

- Completely modernize our oldest schools first.
- Completely modernize and expand our three oldest high schools and two oldest middle schools.
- Provide first-rate high school facilities across the district.
- Complete school projects at a high level of quality so facilities will continue to be first-rate learning environments for 25-30 years with only routine maintenance.
- Whenever possible, provide access to facilities that are in parity with new Community Facility District schools on the west side.

## *Building for Success Program*

### BUDGET OVERVIEW

In November 2002, voters approved a \$198 million local facilities bond, Proposition U. In February 2008, voters approved a \$179 million local facilities bond, Proposition C. The Proposition U and C Building for Success program revenue sources include Proposition U and C Bond Funds, state funds, and other District funding.

REVENUES	As of December 31, 2008
Local Facilities Bond Issued	\$194,301,446
Remaining to be issued	\$182,698,554
Interest on Funds	\$ 9,603,380
State Grants Received	\$ 51,156,344
Additional Capital Funds	\$ 55,250,000
<b>Total Funds Received</b>	<b>\$493,009,724</b>
<b>EXPENDITURES</b>	
<b>Total expenditures to Date:</b>	<b>\$401,603,172</b>

### PERFORMANCE AND FINANCIAL AUDIT

The firm of Nigro Nigro & White, PC conducted the fifth, annual bond program Financial and Performance Audit for the 2007-2008 fiscal year which ended June 30, 2008. For the fifth year, no discrepancies were identified. The audit report was received and reviewed at the January 2009 COC meeting, and shared by the committee with the PUSD Board of Education at their January 20, 2009 meeting.

A Performance and Financial Audit is a review of all Proposition U and C Bond expenditures against established accounting principles. Tests were performed on randomly selected samples of expenditure of funds, including change orders, by reviewing against public contracting procedures and against the work described in the Proposition U and C Bond programs for the schools undergoing modernization and expansion. The auditors also visited each active project site.

### **Current *Building for Success* Timeline**

The following timeline has been established to guide program progress.

Subject to change. Visit the *Building for Success* website for most current timeline.

<b>School Site</b>	<b>Construction Start</b>	<b>Construction Completion</b>
Westwood Elementary School	June 2004	November 2005
Midland Elementary School	June 2004	March 2006
Twin Peaks Middle School	October 2005	January 2007
Garden Road Elementary	June 2006	August 2007
Painted Rock Elementary	April 2007	December 2007
Los Peñasquitos Elementary School	June 2007	February 2008
Abraxas High School	October 2007	August 2008
Chaparral Elementary School	April 2006	October 2008
Valley Elementary School	April 2008	February 2009
Rolling Hills Elementary School	May 2008	March 2009
Meadowbrook Middle School	June 2008	March 2009
Black Mountain Middle School	May 2008	April 2009
Pomerado Elementary School	November 2008	August 2009
Tierra Bonita Elementary School Phase II *	June 2009	August 2009
Mt. Carmel High School Phase II *	June 2009	August 2009
Poway High School Phase II *	June 2009	August 2009
Deer Canyon Elementary School	May 2009	October 2009
Canyon View Elementary School	May 2009	October 2009
Turtleback Elementary School	May 2009	October 2009
Sunset Hills Elementary School	March 2009	October 2009
Sundance Elementary School	April 2009	November 2009
Morning Creek Elementary School	June 2009	December 2009
Rancho Bernardo High School	December 2005	June 2010
Bernardo Heights Middle School	Summer 2009	June 2010

\* Additional access work approved in Proposition C. Proposition U Bond Work completed in prior years.