

**DRAFT FOR DISCUSSION**

Measure I  
Citizens'  
Bond  
Oversight  
Committee

Annual Report  
2015-2016

## Citizens' Bond Oversight Committee Report

### LETTER FROM THE CHAIR

Dear Community Members,

Measure I bond was approved by voters in November of 2014. The purpose of the Committee is to inform the public concerning the expenditures and uses of Measure I bond proceeds. The Committee's legal charge is to actively review and report on the expenditures of taxpayer's money for school construction.

According to the Measure I language, the purpose of the \$179.5 million bond measure is to: "improve schools to provide high quality education by renovating neighborhood schools, improving earthquake safety and student security, upgrading science and computer labs, improving heating, cooling, plumbing, and electrical systems, replacing leaky roofs, windows, and doors, installing solar systems, and renovating, constructing, and acquiring classrooms, sites, facilities, and equipment."

The Citizens' Bond Oversight Committee, which has six members, met on multiple occasions to monitor the progress of Measure I projects. The Committee meetings are open to attendance by the public. Our meeting schedule, along with other pertinent information about the committee and the Measure I Bond Program can be found on the Alameda Unified School District website at: <https://goo.gl/4G34IL>

Based on our review and observations, the Citizens' Bond Oversight Committee finds that the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution and that funds are being used for the purposes specified in the ballot language.

As chairperson of the Alameda Unified School District's citizens Bond Oversight Committee, it is my pleasure to present the committee's second annual report. This report is important as the Board of Education's accountability and creditability are on the line to correctly handle the school bond money approved by the citizens of Alameda.

Sincerely,

Don Sherratt  
Citizen's Bond Oversight Committee Chair



## Citizens' Bond Oversight Committee Report

### PURPOSE OF THE COMMITTEE

Consistent with the requirements of Proposition 39, the Bond Oversight Committee (BOC) monitors expenditures of Measure I, which voters passed in 2014.

The BOC provides the oversight as determined in both the voter-approved bond measures and as directed by Proposition 39. Proposition 39 has specific requirements of the Board of Education, in particular the establishment of a citizens oversight committee.

In general terms, the BOC reviews bond program expenditures and outside audits to make sure the will of the voters is strictly followed in accordance with the wording of the original ballot measure. The BOC is charged with being the eyes and ears of the community, and this responsibility is taken very seriously by the committee members.

### Committee Membership

Don Sherratt (Chair)  
*(Senior Citizen)*

John C. Baum  
*(Parent in Alameda)*

Juelle-Ann Boyer (Vice Chair)  
*(At-large #1)*

Kim Ondreck Carim  
*(At-large #2)*

Michelle Pero  
*(Parent Active in a PTA)*

Kevin Douglas Waite  
*(Business Representative)*

Vacant  
*(No person representing a taxpayers' organization has applied)*



Edison Elementary is our pilot site for the District Wide Fencing Project, which is part of the District's Safety and Security upgrades.

## Citizens' Bond Oversight Committee Report

### FISCAL YEAR 2015-2016 PROCEEDINGS

- At each meeting, the District's staff presented Bond committee members with updated project schedules and current financial reporting.
- Committee visit of Lum School
- Individual committee members visit other school sites
- Committee sought Board counsel's opinion and clarification regarding the appropriate use of Bond monies for salaries.

#### ANNUAL AUDIT

At the January 19, 2017 meeting of the BOC, Christy White from the Audit firm of Christy White & Associates, presented the General Obligation Bonds Performance Audit to the BOC. The firm audited fiscal year 2015-16 and concluded that the financial statements prepared by the district present fairly the financial position of the Measure I – General Obligation Bond Building Fund as of June 30, 2016.



Paden Elementary

#### BOND OVERSIGHT COMMITTEE MEETINGS

1. The BOC may meet four times a year, and not more than once per quarter, as prescribed by the bylaws.
2. The BOC met on October 28, 2015, January 6, 2016, and April 13, 2016 during the fiscal year 2015-16 , and on September 22, 2016 and January 19, 2017, during the fiscal year 2016-17
3. Future meeting for fiscal year 2016-2017 is scheduled for May, 2017.



## Citizens Bond Oversight Committee Report

### Authorized Activities

Receive copies of the District's annual, independent performance audit	✓
Inspect District facilities and grounds for which bond proceeds have been or will be expended	✓
Review copies of deferred maintenance plans developed by the District	✓
Review efforts by the District to maximize bond proceeds by implementing various cost-saving measures	✓
Receive from the Board, within three months of the District receiving the audits, responses to any and all findings, recommendations, and concerns addressed in the audits, and review said responses	✓  No audit findings, recommendations or concerns



At Otis Elementary, new double-pane windows were installed. Otis also received a new boiler and extensive electrical and mechanical upgrades.

Measure I Expenditures - Fiscal Year 2015-2016  
 Listed by Project

Project	Amount
<b>Measure I - Program</b>	
Alameda Unified School District - CEG Plan Solar Study	\$ 247,579.71
Alameda Unified School District - Measure I - Adminisistration	\$ 232,232.40
<b>Sub-Total</b>	<b>\$ 479,812.11</b>
<b>Modernization</b>	
Elementary School - Bay Farm	\$ 105,452.43
Elementary School - Lum	\$ 679,373.45
Elementary School - Maya Lin	\$ 284,932.16
Elementary School - Paden	\$ 20,833.95
High School - Alameda	\$ 1,971,802.25
<b>Sub-Total</b>	<b>\$ 3,062,394.24</b>
<b>New Construction</b>	
Elementary School - Otis - New 6 CRs, Remove 2 Portables	\$ 398,114.28
<b>Sub-Total</b>	<b>\$ 398,114.28</b>
<b>Paving</b>	
Elementary School - Earhart	\$ 176,209.00
Elementary School - Haight	\$ 33,360.00
Elementary School - Lum	\$ 151,368.00
Middle School - Lincoln	\$ 180,085.00
High School - Alameda	\$ 12,975.00
<b>Sub-Total</b>	<b>\$ 553,997.00</b>
<b>Roofing</b>	
Charter School - Academy of Alameda at Chipman	\$ 214,320.00
Elementary School - Franklin	\$ 142,341.75
Elementary School - Maya Lin	\$ 146,299.50
Elementary School - Paden	\$ 142,025.00
High School - Alameda	\$ 108,965.00
High School - Encinal	\$ 582,169.50
Middle School - Lincoln	\$ 47,475.75
Middle School - Wood	\$ 114,630.30
Other AUSD Site - Longfellow	\$ 154,137.50
Other - Project Management	\$ 2,654.69
<b>Sub-Total</b>	<b>\$ 1,655,018.99</b>
<b>Safety &amp; Security</b>	
Alameda Unified School District - Measure I	\$ 7,957.59
Middle School - Wood	\$ 34,129.57
<b>Sub-Total</b>	<b>\$ 42,087.16</b>
<b>Seismic Mitigation</b>	
High School - Alameda	\$ 210,838.83
<b>Sub-Total</b>	<b>\$ 210,838.83</b>
<b>Technology &amp; Communication</b>	
Alameda Unified School District - Measure I - Tech/Comm	\$ 14,944.82
<b>Sub-Total</b>	<b>\$ 14,944.82</b>
<b>Total Expenditures</b>	<b>\$6,417,207.43</b>

Measure I Expenditures - Fiscal Year 2015-2016  
Listed by Site

Site	Amount
<b>Alameda Unified School District</b>	
Roofing	\$ 2,654.69
Energy Conservation & generation Plan (CEG)	\$ 247,579.71
Alameda Unified School District - Measure I - Administration	\$ 232,232.40
Alameda Unified School District - Measure I - Safety/Security	\$ 7,957.59
Alameda Unified School District - Measure I - Tech/Comm	\$ 14,944.82
<b>Sub-Total</b>	<b>\$ 505,369.21</b>
<b>Charter School - Academy of Alameda at Chipman</b>	
Roofing	\$ 214,320.00
<b>Sub-Total</b>	<b>\$ 214,320.00</b>
<b>Elementary School - Bay Farm</b>	
Modernization	\$ 105,452.43
<b>Sub-Total</b>	<b>\$ 105,452.43</b>
<b>Elementary School - Earhart</b>	
Paving	\$ 176,209.00
<b>Sub-Total</b>	<b>\$ 176,209.00</b>
<b>Elementary School - Franklin</b>	
Roofing	\$ 142,341.75
<b>Sub-Total</b>	<b>\$ 142,341.75</b>
<b>Elementary School - Haight</b>	
Paving	\$ 33,360.00
<b>Sub-Total</b>	<b>\$ 33,360.00</b>
<b>Elementary School - Lum</b>	
Modernization	\$ 679,373.45
Paving	\$ 151,368.00
<b>Sub-Total</b>	<b>\$ 830,741.45</b>
<b>Elementary School - Maya Lin</b>	
Modernization	\$ 284,932.16
Roofing	\$ 146,299.50
<b>Sub-Total</b>	<b>\$ 431,231.66</b>
<b>Elementary School - Otis</b>	
New Construction	\$ 398,114.28
<b>Sub-Total</b>	<b>\$ 398,114.28</b>
<b>Elementary School - Paden</b>	
Modernization	\$ 20,833.95
Roofing	\$ 142,025.00
<b>Sub-Total</b>	<b>\$ 162,858.95</b>
<b>High School - Alameda</b>	
Paving	\$ 12,975.00
Modernization	\$ 1,971,802.25
Seismic Mitigation	\$ 210,838.83
Roofing	\$ 108,965.00
<b>Sub-Total</b>	<b>\$ 2,304,581.08</b>
<b>High School - Encinal</b>	
Roofing	\$ 582,169.50
<b>Sub-Total</b>	<b>\$ 582,169.50</b>
<b>Middle School - Lincoln</b>	
Paving	\$ 180,085.00
Roofing	\$ 47,475.75
<b>Sub-Total</b>	<b>\$ 227,560.75</b>
<b>Middle School - Wood</b>	
Safety Related Projects	\$ 34,129.57
Roofing	\$ 114,630.30
<b>Sub-Total</b>	<b>\$ 148,759.87</b>
<b>Other AUSD Site - Longfellow</b>	
Roofing	\$ 154,137.50
<b>Sub-Total</b>	<b>\$154,137.50</b>
<b>Total Expenditures</b>	<b>\$6,417,207.43</b>



## Measure I - Multiyear

	2014-2015	2015-2016	Total
Voter Approved Measure I	\$179,500,000		
<b>Beginning Balance (July 1)</b>	<b>\$0</b>	<b>\$89,425,676</b>	
Series A Issuance (June 2015)	\$90,000,000		\$90,000,000
Underwriter's Discounts	(\$151,200)		(\$151,200)
Cost of Issuance	(\$264,853)		(\$264,853)
Interest	\$18,368	\$345,041	\$363,409
Expenditures	(\$176,639)	(\$6,417,207)	(\$6,593,847)
<b>Ending Balance (June 30)</b>	<b>\$89,425,676</b>	<b>\$83,353,509</b>	

Abatement is  
 underway at the  
 Historic Alameda High  
 Science and Central  
 Buildings. Historic Wing  
 is projected to house  
 students starting  
 August 2019



Existing



Modernized

Above image:  
 Existing area at the Southeast  
 corner of the Science Building.

Bottom right image:  
 Board approved schematic  
 design that modernizes the  
 southeast corner into an  
 outdoor leaning space

## Lum Elementary HVAC – Before & After





Lum Elementary





Lum Elementary Roofing –  
Before and After





## Bay Farm Elementary – Site improvements





## Bay Farm Elementary – Accessibility Upgrades





## Bay Farm Elementary – Accessibility Upgrades





## Otis Elementary Increment 1 Site Work



At Otis, four portables were relocated along with, one new portable. Two existing portable were also removed to make way for the new six-classroom modular building.



## Otis Elementary Increment 2 In-Plant Inspection

