

The image shows the exterior of Encinal High School. The building is a modern, multi-story structure with large windows and a light-colored facade. A large display of student artwork, including drawings and posters, is mounted on the wall. The text "ENCINAL HIGH SCHOOL" is visible on the wall. A set of stairs with a metal railing leads up to the entrance. A blue handicapped parking sign is visible on the right side of the image. A white sign with the text "NATIONAL HUNTING ONLY 800-352-5878" is attached to the railing. The sky is blue with some clouds.

ENCINAL
HIGH SCHOOL

Measure I Citizens'
Bond Oversight Committee

2019-2020 Annual Report

Alameda Unified School District

Letter from the Chair

Dear Community Members,

The 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, formed in 2015 with six members, met on multiple occasions to monitor the progress of Measure I projects. The Committee meetings are open to attendance by the public. The 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 sixth annual report. The Committee reviewed the Measure I bond building fund of the District financial and performance audit report, and it was approved. This report is important as the Board of Education's accountability and credibility 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 seriously by the committee members.

2019-2020 Committee Membership

Don Sherratt, Chair
Senior Citizen

John C. Baum
Parent in Alameda

Sarah Olaes, Vice Chair
At-large #1

Liana Hans
Business Representative

Rohit Reddy
Taxpayers' Organization Representative

VACANT
At-large #2

VACANT
Parent Active in PTA



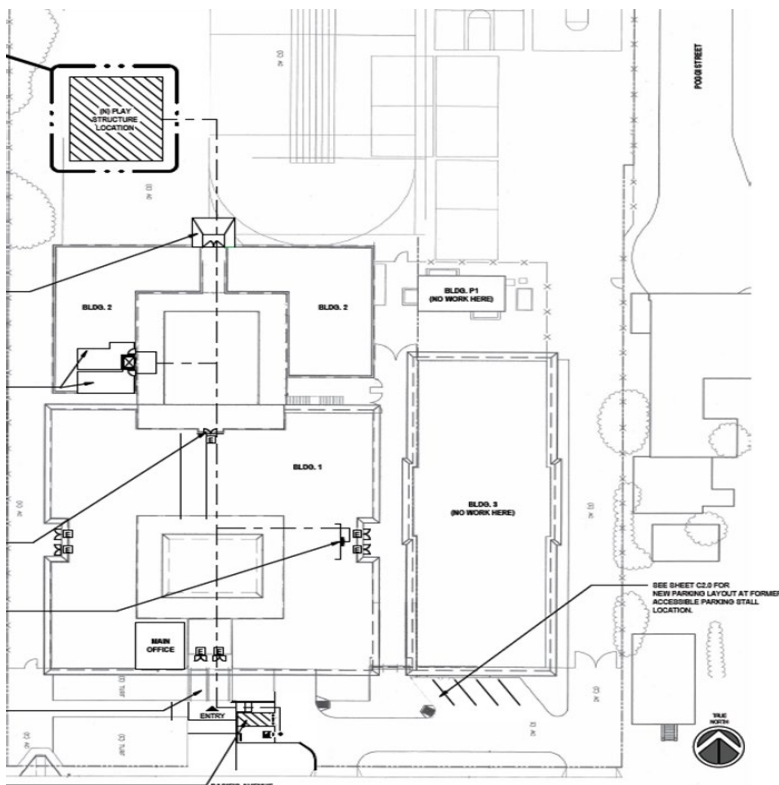
Love Elementary School
Modernization was
completed in March 2020.

Fiscal Year 2019-2020 Proceedings

COVID 19

Following the March 16 shelter-in-place order issued by the Alameda County Public Health Department, all AUSD schools moved to distance learning. Schools remained in distance learning through the end of the school and fiscal year (June 30, 2020).

On April 2, 2020, through Resolution No. 2019-2020.41, the Board of Education designated Bond construction work an Essential Governmental Function. While the pandemic greatly impacted AUSD's overall operations, Measure I Bond projects remained on schedule and budget.



Academy of Alameda (Chipman) Play Structure and ADA Upgrades drawings were approved by the Division of the State Architect (DSA) on June 17, 2020.

ANNUAL AUDIT

At the February 23, 2021 meeting of the Board of Education, Arthur Ngo, from Moss Adams, presented the Measure I Bond Performance Audit to the Board.

The firm, Moss Adams, audited fiscal year 2019-2020 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, 2020.

COMMITTEE MEETINGS

The BOC may meet up to four times a year, once per quarter, as prescribed by the bylaws.

In 2019-2020, the BOC met on November 14, 2019, January 29, 2020, and May 14, 2020.

At each meeting, the District's staff presented the Bond Committee members with updated project schedules and current financial reporting.

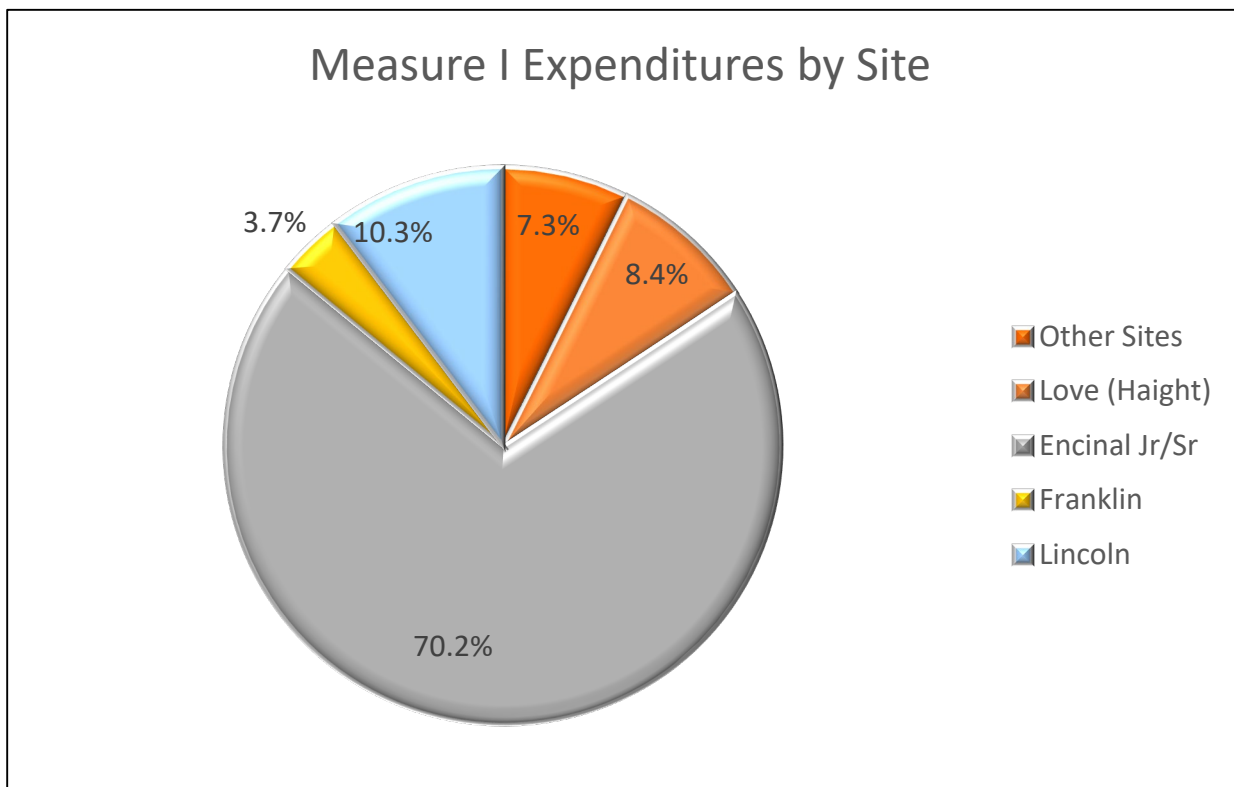
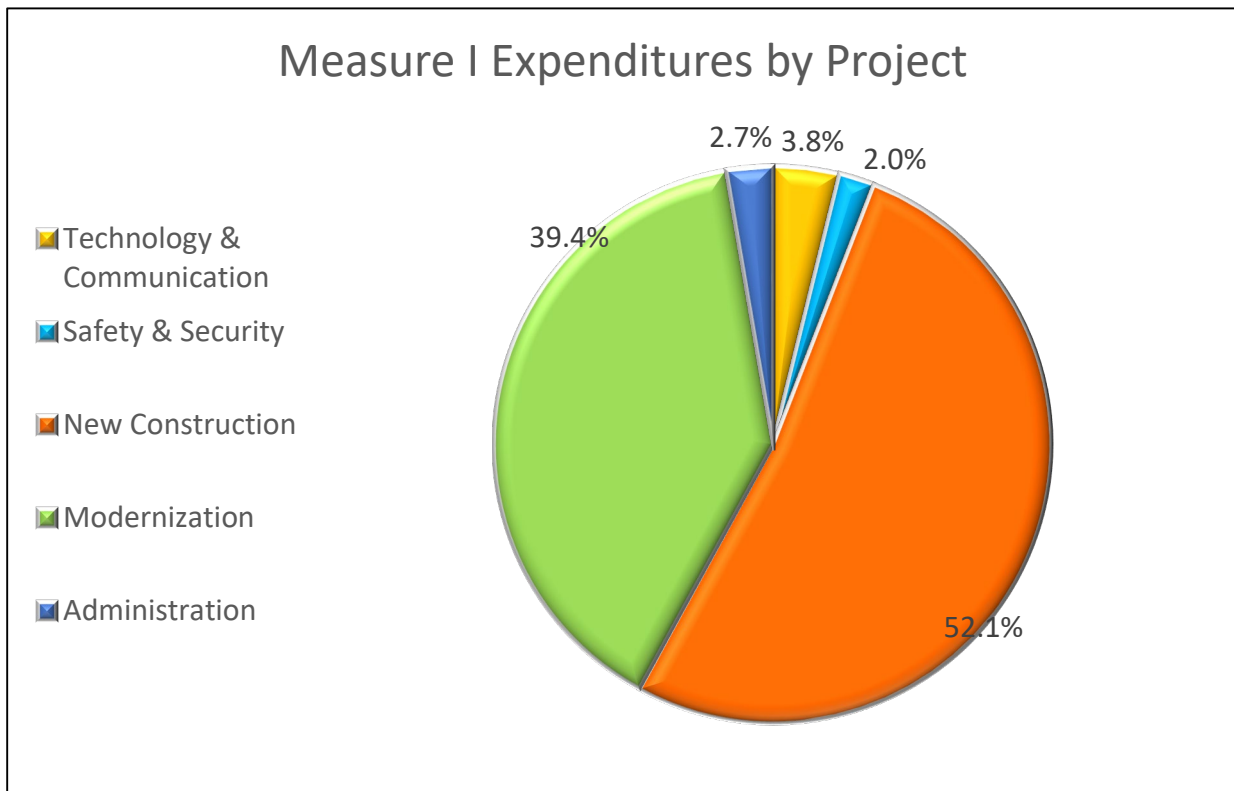
Authorized Activities

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 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



Lincoln Middle School Modernization was completed in March 2020.

Measure I – Expenditure Summary in FY 2019-2020



Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



200 Building – Start of window framing



200 Building – Window installation in progress

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



200 Building – Metal framing and insulation installation in typical classroom under construction



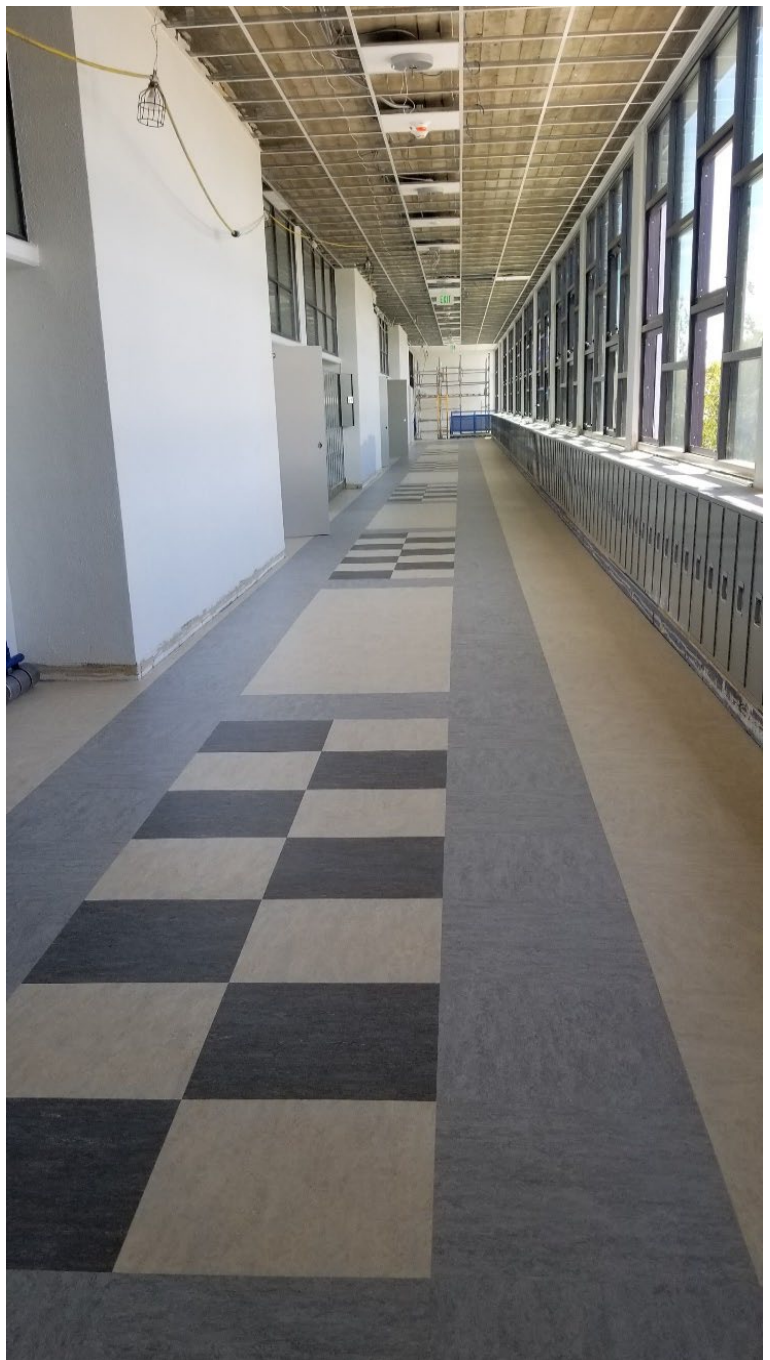
200 Building – Completed window, electrical, mechanical, framing, and flooring installation in typical classroom

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



Building 200 – Hallway corridor at start of construction



Building 200 – New windows, lockers, and flooring

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



200 Building – Building entrance before construction



200 Building – Building entrance upgrades including new windows, time capsule in progress

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



200 Building – Front quad in construction for outside learning, prepping for concrete



200 Building – Bench installation in progress at front quad

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



Building 900 – Installation of steel structure, view from quad area at start of construction



Building 900 – Plaster coating, stairwells, and benches in progress, view from quad area

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



Building 900 – Framing of one of two stairways accessing second floor

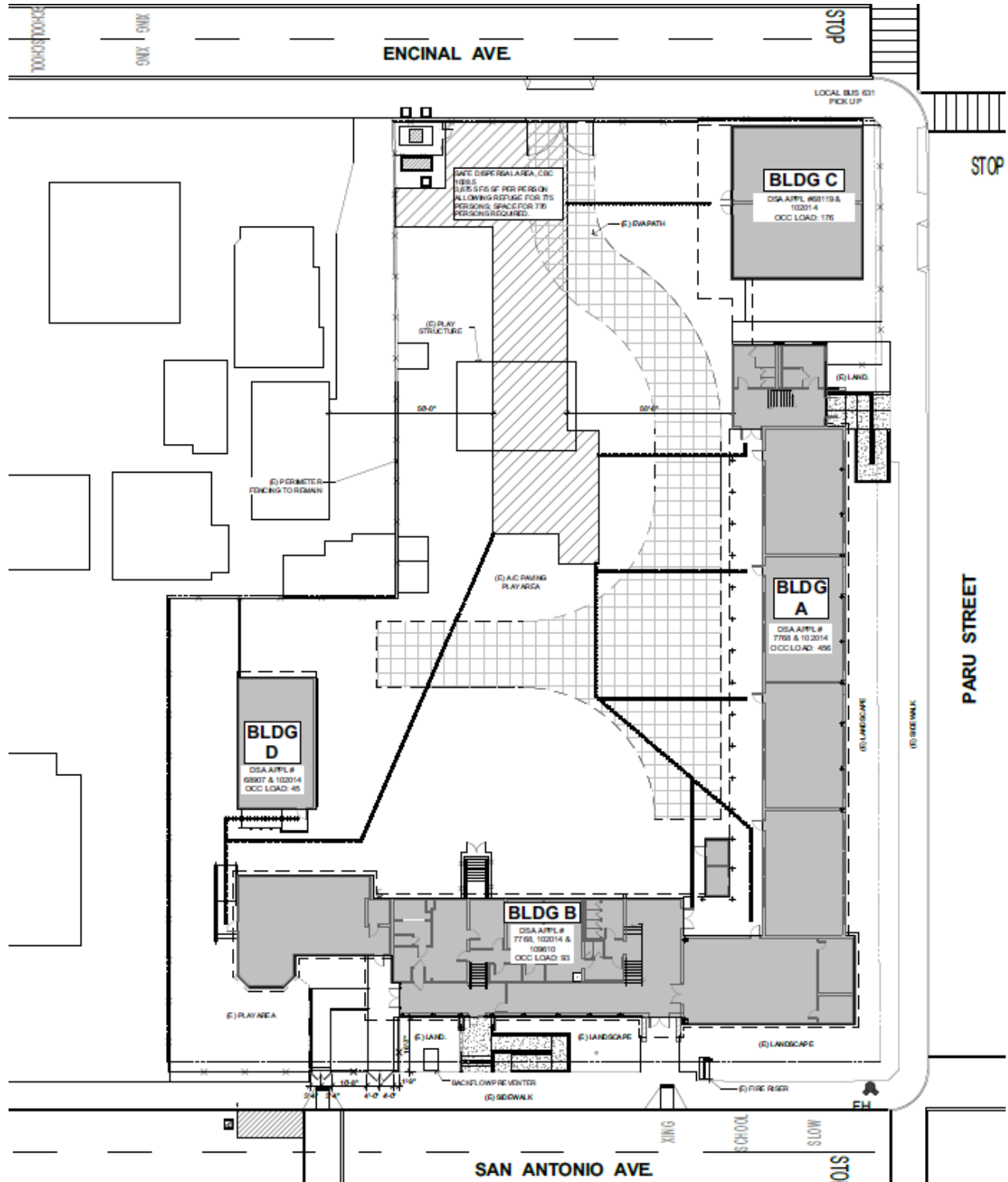


Building 900 – Stairway in progress

Franklin Elementary School

Modernization, ADA Upgrades

Site Plan



Franklin Elementary School

Modernization, ADA Upgrades



Building A – Window demo for concrete infill to meet structural requirements from DSA and bring the building up to structural code



Building A – Concrete infill at existing window opening



New concrete panel placed at existing window opening

Franklin Elementary School

Modernization, ADA Upgrades



Glass block window – removal of existing caulking



Glass block repair due to water intrusion. Typical for all glass block windows throughout the school.

Franklin Elementary School

Modernization, ADA Upgrades



Footings and reinforced steel for ADA ramp



Ramp rebar before concrete pour



Concrete and wall placed at new ADA ramp

Franklin Elementary School

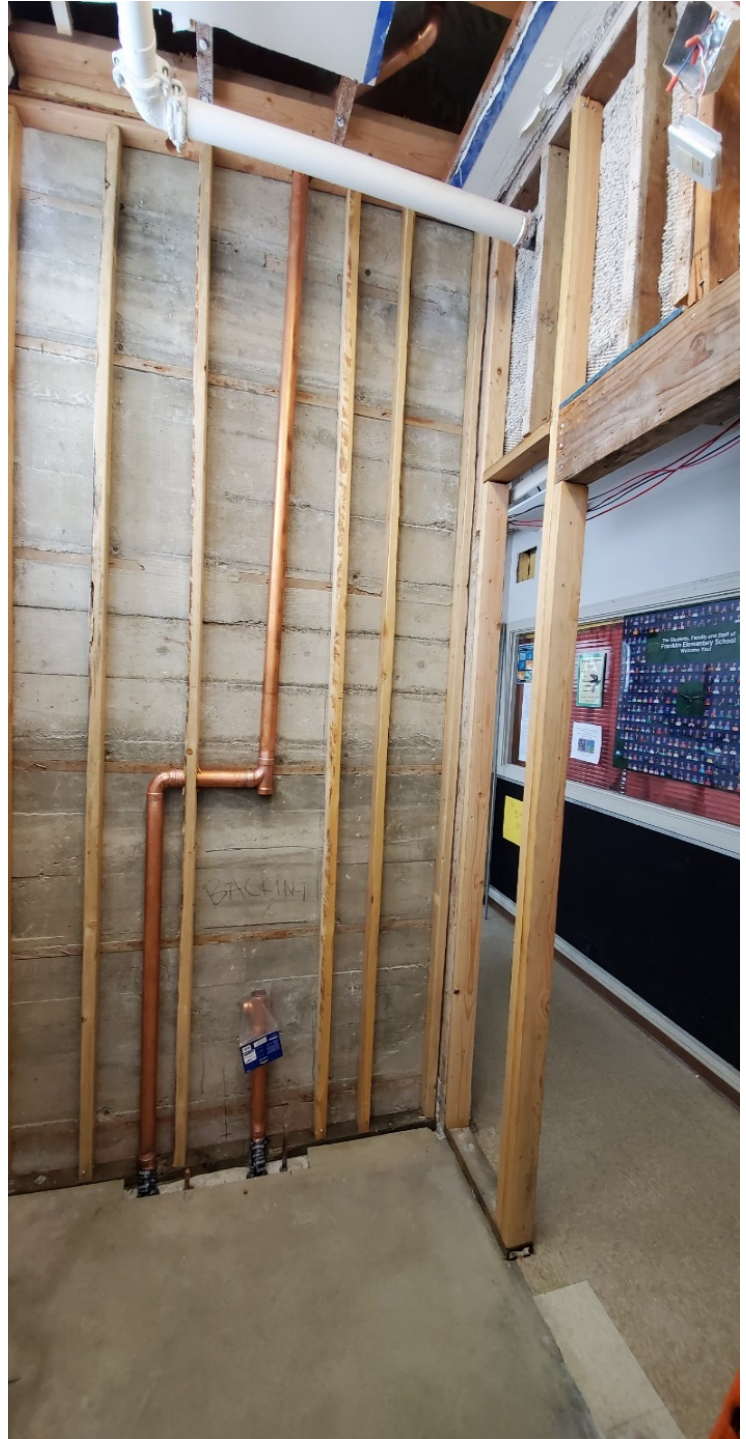
Modernization, ADA Upgrades



ADA upgrade to existing toilet room



Existing toilet room wall and door opening demo



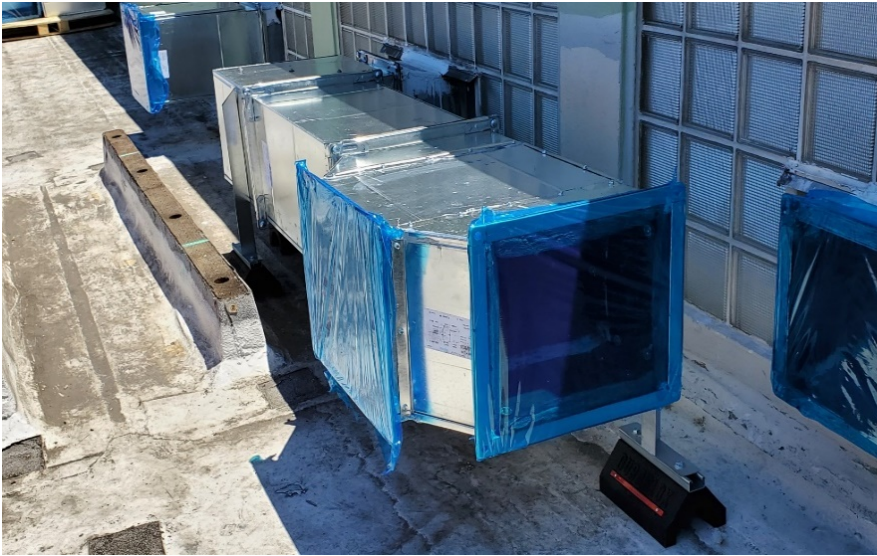
New wall and plumbing for ADA accessible toilet room

Citizens' Bond Oversight Committee Report

Franklin Elementary School

Modernization, ADA Upgrades

New ductwork and heating system throughout school



Franklin Elementary School

Modernization, ADA Upgrades



New Transformer – Conduit installation before concrete pad



Preparation for new electrical service upgrade to entire school

Ongoing & Future Projects

ONGOING CONSTRUCTION PROJECTS – as of June 30, 2020

- Encinal Junior & Senior High School New Classroom Building & Modernization
- Franklin Elementary School Modernization
- District Wide Technology & Communication
- District Wide Safety & Security



FUTURE CONSTRUCTION PROJECTS

- Bay Farm School New Classroom Building
- Earhart Elementary Modernization
- Wood Middle School Modernization
- ACLC/Nea (Woodstock) New Heating System
- AOA (Chipman) ADA Upgrades, Technology, and Playground
- Perimeter Fencing at ACLC/NEA at Woodstock, AoA/Chipman
- District Wide Locks Project

Measure I Completed Projects

As of June 30, 2020

- Bay Farm School Site Settlement & Fencing
- District Wide Paving Project
- District Wide Roofing Project
- Earhart Elementary Perimeter Fencing
- Edison Elementary Modernization & Fencing
- Historic Alameda High School Seismic Upgrades & Modernization
- Lincoln Middle School Modernization
- Love Elementary Modernization
- Lum Elementary Site Improvements
- Maya Lin Elementary Modernization
- Otis Site Improvements, New Modular Classroom Building & Fencing
- Paden Elementary Modernization
- Ruby Bridges Elementary Modernization

As of June 30, 2020

Project/Site	Completion Date	Expenditures
Bay Farm School	Site Settlement: Aug 2016 Fencing: March 2020	\$ 1,192,691
District Wide Paving	August 2015	\$ 4,571,122
District Wide Roofing	October 2016	\$ 560,031
Earhart Elementary	March 2020	\$ 605,010
Edison Elementary	Modernization: November 2018 Fencing: November 2016	\$ 6,485,573
Love Elementary	March 2020	\$ 4,835,977
Historic Alameda High	March 2020	\$ 49,813,852
Lincoln Middle	March 2020	\$ 5,933,418
*Lum Elementary	Site Improvements: October 2016	\$ 2,514,009
Maya Lin Elementary	October 2017	\$ 4,690,749
Otis Elementary	May 2016	\$ 6,021,163
Paden Elementary	November 2018	\$ 4,160,439
Ruby Bridges Elementary	November 2018	\$ 817,949
Total Expenditures for Completed Construction Projects		\$ 92,201,985

*Includes new construction, tech, safety & security expenses due to closure

Appendix A

Measure I Bond Construction as of March 1, 2021

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing

Groundbreaking for the Encinal Junior & Senior High School Measure I Bond construction took place on May 24, 2019, and the construction is estimated to be complete in mid-April 2021.



Building 200 – School Entrance with new windows and paint and front quad under construction

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



Front quad in progress, featuring benches for outdoor learning



New windows and sunshades installed on Building 200

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



200 Building – Entrance interior with modernized stairway



Admin building entrance with new windows



200 Building – Typical completed classroom



200 Building – Fresh paint, new flooring, ceiling, windows, and lockers in corridor

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



Newly Constructed 900 Building



Outside learning benches in 900 Building Quad Area

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



300 Building – Hallway in progress



300 Building – Storefront windows installed

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



400 Building – Prepping for window installation



400 Building – Windows installed

Encinal Junior & Senior High School

Modernization, New Construction, & Interim Housing



100 Building – Sun shade structure installation



100 Building - Cabinet installation in science classroom



100 Building – New science classroom furniture

Franklin Elementary School

Modernization & ADA Upgrades

Measure I Bond construction at Franklin Elementary School began on April 14, 2020 and was completed in October of 2020.



ADA accessible ramp installed at school entrance



Franklin Elementary School

Modernization & ADA Upgrades



Finished paint at new wall placed window infill (exterior)



Finished paint coat at new wall placed window infill (interior)

Franklin Elementary School

Modernization & ADA Upgrades



New heating system installed on roof



New transformer pull box

Academy of Alameda (former Chipman Campus)

New Playground Structure & ADA Upgrades

Measure I Bond construction for the AOA (Chipman) Playground began on November 23, 2020 and was completed on February 26, 2021 .



Prepping site for playground



Playground equipment installation



Playground installation complete

Academy of Alameda (former Chipman Campus)

New Playground Structure & ADA Upgrades



School entry demo for ADA accessibility upgrades



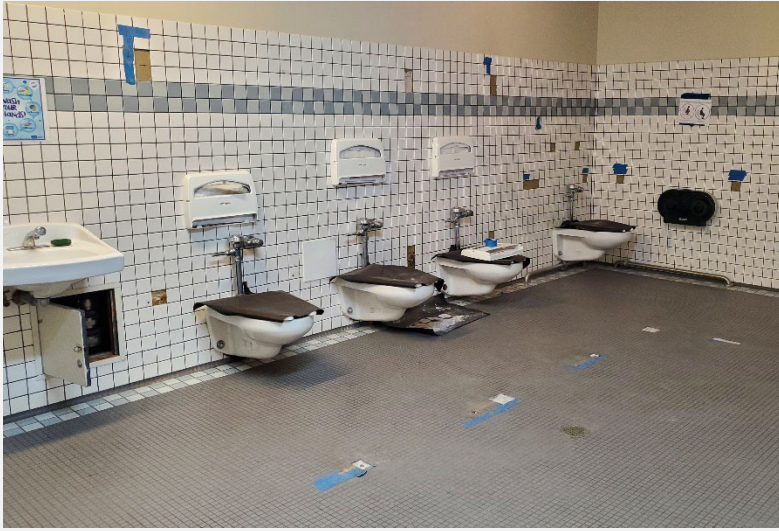
Prepping for concrete pour



Concrete poured, nearly complete

Academy of Alameda (former Chipman Campus)

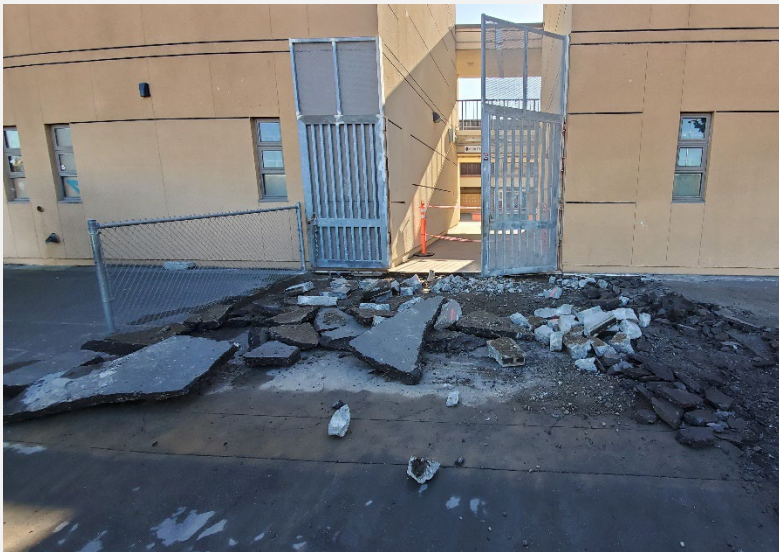
New Playground Structure & ADA Upgrades



Toilet Room demo



New partitions installed in toilet room



Demo asphalt for new concrete asphalt ramp



Completed concrete ramp