



MEASURE I CITIZENS' BOND OVERSIGHT COMMITTEE

2020-2021 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 seventh 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
Citizens’ Bond Oversight Committee Chair

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.

2020-2021 COMMITTEE MEMBERSHIP

Don Sherratt, Chair
Senior Citizen

John C. Baum
Parent in Alameda

Sarah Olaes, Vice Chair
At-large #1

Liana Hamilton
Business Representative

Rohit Reddy
Taxpayers' Organization Representative

Vacant
At-large #2

Vacant
Parent Active in PTA

*Encinal High School
New Classroom Building &
Modernization was
completed in April 2021.*



FISCAL YEAR 2020-2021 PROCEEDINGS

COMMITTEE MEETINGS

The BOC may meet four times a year, and not more than once per quarter, as prescribed by the bylaws.

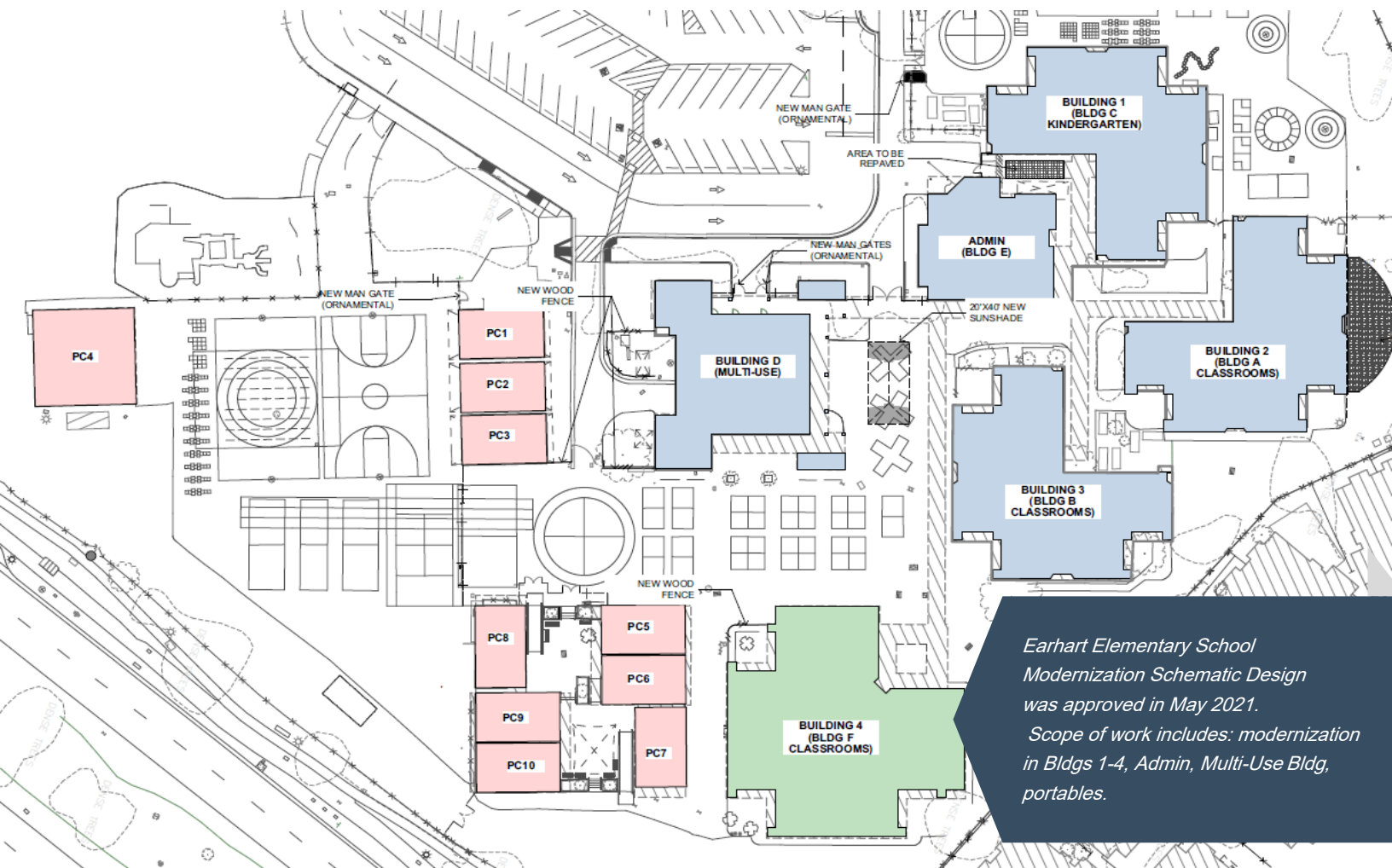
In 2020-2021, the BOC met on October 14, 2020, March 4, 2021, and April 7, 2021.

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

ANNUAL AUDIT

At the January 25, 2022 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 2020-2021 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, 2021.



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

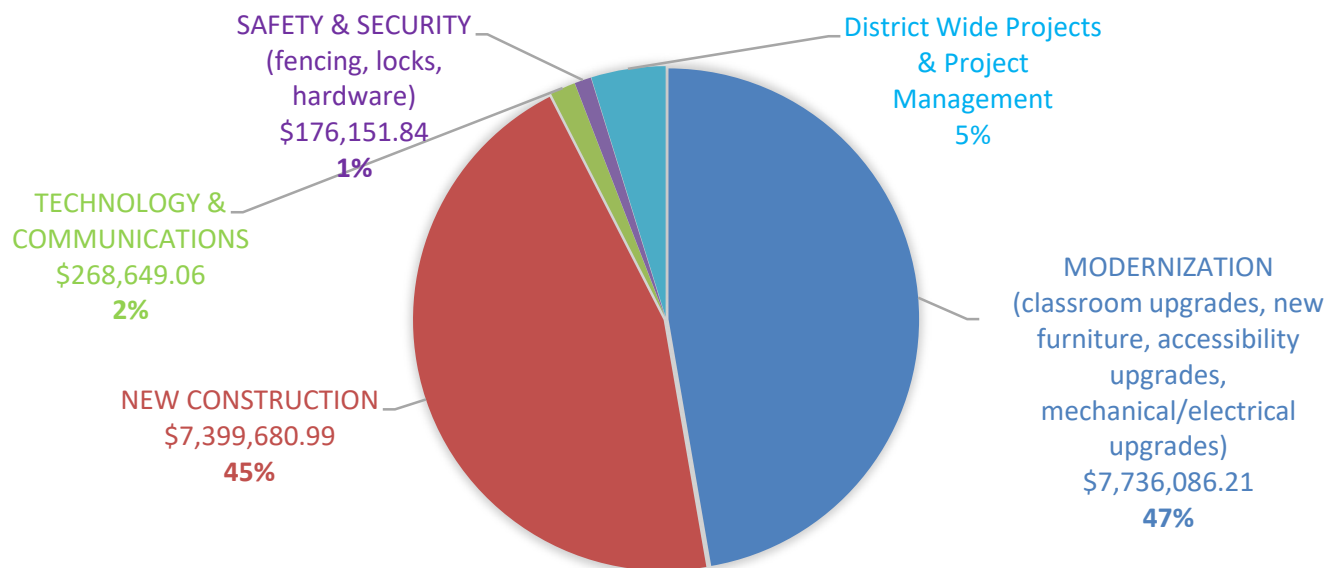


*Academy of Alameda (Chipman)
New Playground Structure and ADA
Upgrades were completed in
February 2021.*

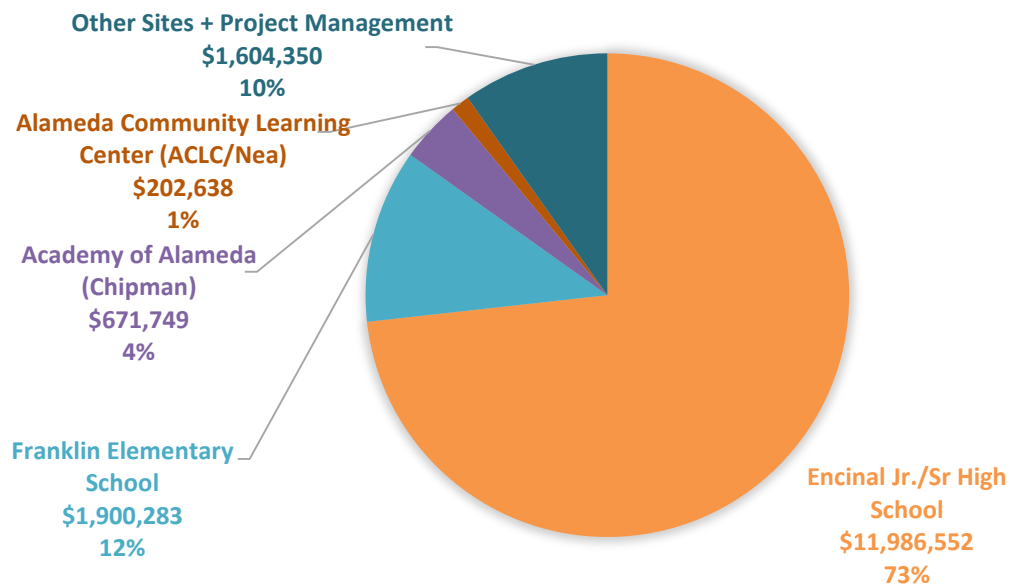
2020-2021 FY EXPENDITURE SUMMARY

EXPENDITURES TOTALED IN 2020-2021: \$16,365,752

MEASURE I EXPENDITURES BY PROJECT



MEASURE I EXPENDITURES BY SITE



ENCINAL JR. & SR. HIGH SCHOOL

NEW CONSTRUCTION & MODERNIZATION

Completed April 2021

Expenditures as of 6/30/21: \$39.6M



Building 200 – Entrance before construction



Building 200 – Completed entrance with new windows



Building 200 – Start of window framing



Building 200 – completed new windows, sun shades, & ADA ramp

ENCINAL JR. & SR. HIGH SCHOOL

NEW CONSTRUCTION & MODERNIZATION

Completed April 2021



Front quad – during construction



Front quad – completed with landscaping and new benches



200 Building – hallway underconstruction



200 Building – completed hallway with new flooring, lighting, lockers, and windows

ENCINAL JR. & SR. HIGH SCHOOL

NEW CONSTRUCTION & MODERNIZATION

Completed April 2021



New Building 900 – start of construction



New Building 900 - complete with new front quad, outside learning benches and landscaping

ENCINAL JR. & SR. HIGH SCHOOL

NEW CONSTRUCTION & MODERNIZATION

Completed April 2021



Building 300 – during construction



Building 300 – New windows & new sun shades



Building 400 – during construction



Building 400 – new windows and ADA ramp

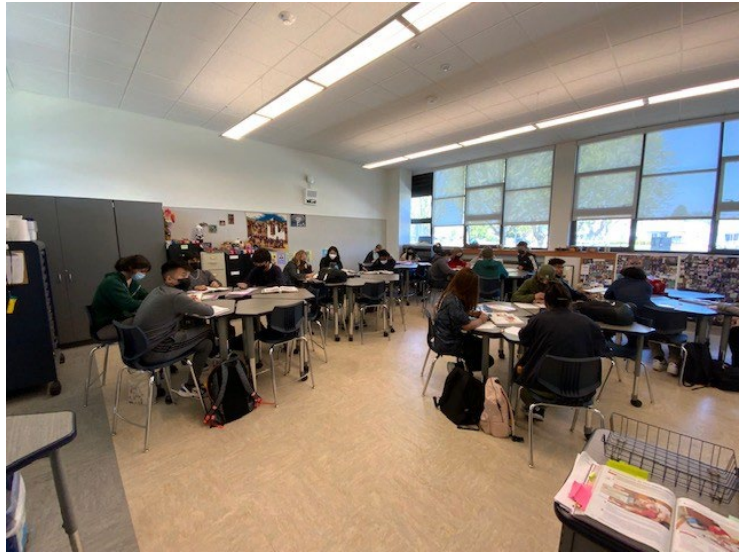
ENCINAL JR. & SR. HIGH SCHOOL

NEW CONSTRUCTION & MODERNIZATION

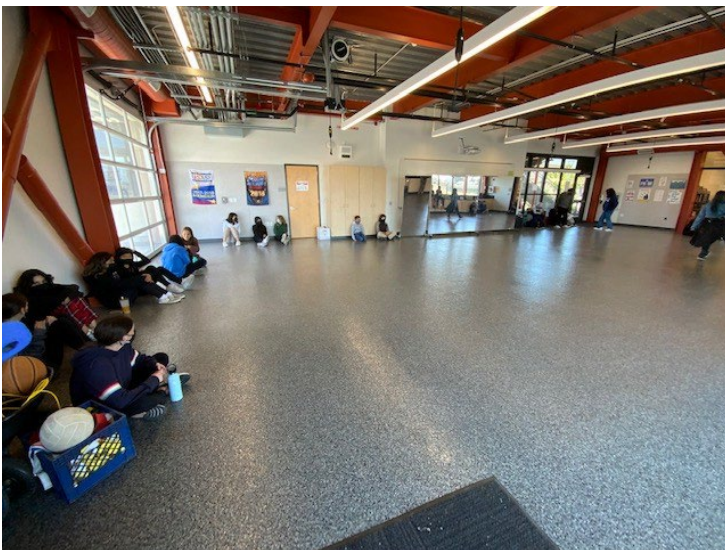
Completed April 2021



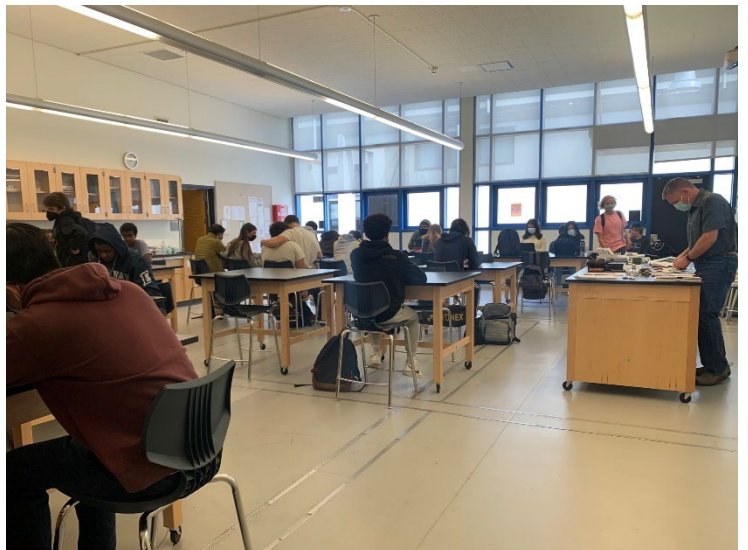
Building 900 – typical classroom



Building 200 – typical classroom



New Maker Space



Building 100 – Typical science classroom

FRANKLIN ELEMENTARY SCHOOL

MODERNIZATION

Completed October 2020

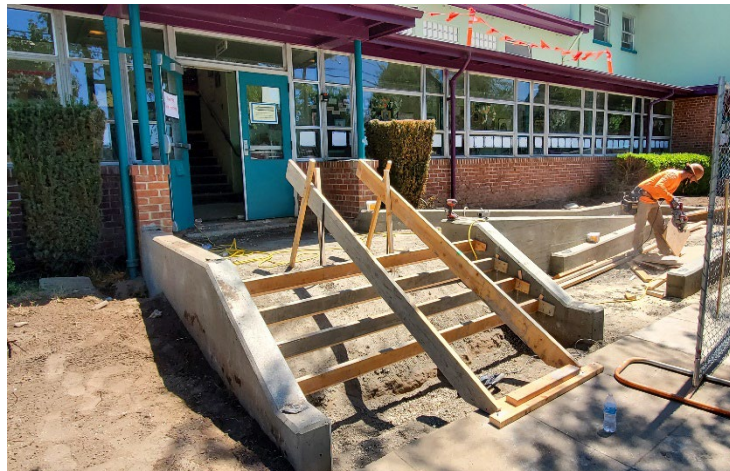
Expenditures as of 6/30/21: \$3.5M



ADA upgrades – ramp in construction



ADA upgrades – new ramp



ADA ramp upgrades at front entrance during construction



Completed front entrance ADA ramp

FRANKLIN ELEMENTARY SCHOOL

MODERNIZATION

Completed October 2020



Removed existing heating unit before construction



New heating unit installed on roof



Window structural infill – during construction
(required by DSA)



Completed window structural infill

ACAMEDY OF ALAMEDA (CHIPMAN)

NEW PLAYGROUND STRUCTURE, ADA UPGRADES, & TECHNOLOGY

Completed February 2021

Expenditures as of 6/30/22: \$432,000



New Playground - Site work prior to installation



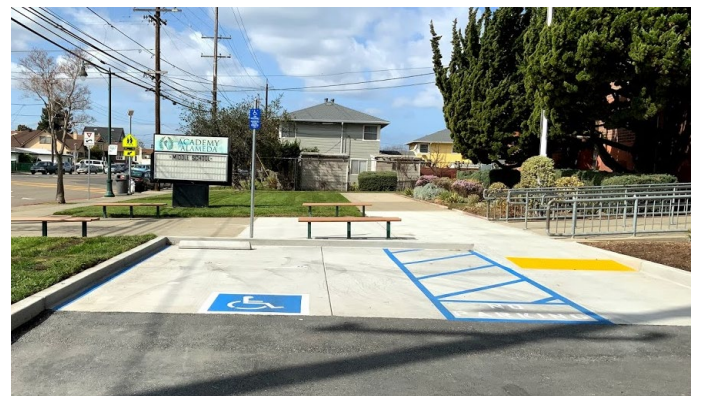
New Playground structure completed



Front Entrance demo for new ADA parking



Top Right: New ADA walkway & ramp



Bottom Right: New ADA parking

ONGOING & FUTURE PROJECTS

ONGOING CONSTRUCTION PROJECTS – as of June 30, 2021

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

FUTURE CONSTRUCTION PROJECTS

- WCDC/Island HS (Longfellow)

COMPLETED PROJECTS

COMPLETED CONSTRUCTION PROJECTS – as of June 30, 2021

- Bay Farm School Site Settlement
- Edison ES Modernization
- Haight ES Modernization
- Historic Alameda High School Seismic Upgrades & Modernization
- Encinal High School New Classroom Building, Modernization, & Interim Housing
- Franklin Elementary School Modernization
- Lincoln Middle School Modernization
- Lum ES Site Improvements
- Maya Lin ES Modernization
- Otis Site Improvements and New Modular Classroom Building
- Paden ES Modernization
- Ruby Bridges Es Modernization
- New Perimeter Fencing – Bay Farm, Earhart, Edison Otis
- Academy of Alameda (Chipman) – New Playground Structure, ADA upgrades
- District Wide Roofing Project
- District Wide Paving Project

Total spent on completed construction projects as of 6/30/21: \$136.5M

Site	Project	Expenditure	Note
AOA (Chipman) Playground	New Playground Structure	\$ 432,202	
Bay Farm	Site Settlement & Fencing	\$ 1,239,939	
Earhart	Modernization & Fencing	\$ 625,561	
Edison	Modernization	\$ 6,485,573	
Franklin	Modernization	\$ 3,456,139	
Haight	Modernization	\$ 4,887,193	
Lum	Site Improvements & other	\$ 2,514,009	Includes new construction, tech, safety & security expenses due to closure
Maya Lin	Modernization	\$ 4,690,749	
Otis	Site Improvements, New CR Bldg, Fencing	\$ 6,089,862	
Paden	Modernization	\$ 4,160,439	
Ruby Bridges	Modernization	\$ 817,949	
Lincoln	Modernization	\$ 6,088,919	
Historic Alameda High	Seismic Retrofit & Modernization	\$ 50,294,272	
Encinal High	New CR Bldg & Modernization	\$ 39,589,626	
District Wide Roofing		\$ 560,031	
District Wide Paving		\$ 4,571,122	
Total Expenditures for Complete Construction Projects		\$ 136,503,585	