

# Citizens' Bond Oversight Committee (CBOC)

2022-2023  
ANNUAL REPORT TO THE  
PLEASANTON UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES  
March 28, 2024



# CBOC MEMBERSHIP

Member Name	Officer Title	District Staff
Arne Olson	Chairperson	David Haglund, Superintendent of Schools
Kathy Narum	Vice Chairperson	Ahmad Sheikholeslami, Assistant Superintendent of Business Services
Lou Astbury	Member	John Chwastyk, Executive Director of Facilities and Construction
Chong Wang	Member	Thomas Gray, Director of Fiscal Services
Douglas Miller	Member	Aaron Kael, Assistant Director of Facilities and Construction
Bill Butler	Member	Eric Van Pelt, Bond Program Manager*
Kishore Vanapalli	Member	
Brittany Hassebrock	Member	
Kelly Jenkins	Member	
Paul Sullivan	Member	

\*VPCS Bond Manager

# CBOC CHARTER

## Measure I and I1

Statutory Purpose: The Committee is appointed by the Board and charged by statute with the following purpose:

1. To promptly alert the public to any waste or improper expenditures of school construction bond money.
2. To inform the public concerning the expenditure of bond revenues.
3. Ensuring that bond revenues are expended only for the purposes described in the Constitution; that is for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities.
4. Ensuring that no funds are used for any teacher or administrative salaries or other school operating expenses. *NOTE: Bond funds can be used for district office staff working on the bond program.*

Role of the Committee vis-a-vis the Board: The Board, on the advice of the Superintendent, makes all decisions related to how bond funds are spent (i.e. the scope, schedule and budget of approved projects).

The CBOC can provide input on these matters, but the input isn't binding on the Board.

# Statement of Compliance

## Measure I and I1

This Annual Report is submitted to the Board of Trustees by the Pleasanton Unified School District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Pleasanton Unified School District is in compliance with the requirements of Article XIII A, Section 1(b) (3) of the California Constitution. Furthermore, the Committee has reviewed expenditure reports produced by the District to ensure that (a) bond proceeds have been expended only for the purposes set forth in the ballot measure; (b) and not for any other purposes, including teacher and administrative salaries and other school operating expenses; (C) and reviewed the staffs process for maximizing bond proceeds. Committee review is supported by independent financial and performance audits required by state law. The statement covers activities for the 2022 - 2023 school year.

Respectfully Submitted: \_\_\_\_\_

Arne Olson, Chair

Measure I1 and Measure I Citizens' Bond Oversight Committee

Date: \_\_\_\_\_



# Layered Oversight of Bond Expenditures

- The PUSD Board has ultimate authority over allocation of Bond resources and project prioritization.
- The following oversight entities review and report on the appropriate spending of Bond funds:
  - Independent Auditor - California Education Code Requirement
    - Performance Audit Requirement
    - Financial Audit Requirement
  - Citizens' Bond Oversight Committee
- The following provide additional input, review, and/or recommendations:
  - Public Forums and PUSD Board Meetings
  - Published and Online Public Documentation
  - Facility Master Planning Committee
  - Outside Council and Review

# CBOC Meetings and Major Items

Dates	Major Items Reviewed
Tuesday, June 14, 2022	<ul style="list-style-type: none"><li>• Measure I1 Project and Financial Updates</li><li>• CBOC Website Review</li><li>• Amador Valley New Classroom Financial Close Out</li><li>• Taxpayer Association Resolution</li></ul>
Tuesday, August 30, 2022	<ul style="list-style-type: none"><li>• Measure I1 Project Site Tours</li></ul>
Wednesday, November 9, 2022	<ul style="list-style-type: none"><li>• Measure I1 Project Update</li><li>• Measure I1 Financial Update</li></ul>
Tuesday, January 10, 2023	<ul style="list-style-type: none"><li>• Measure I1 Project Updated</li><li>• Measure I1 Financial Update</li><li>• Proposed Bylaw Changes to Include Measure I as Part of the CBOC</li><li>• Reviewed 2021/2022 Audit</li></ul>
Tuesday, February 28, 2023	<ul style="list-style-type: none"><li>• Review and Preparation of the Annual Report for Measure I1 for Fiscal Year 21/22</li></ul>
Tuesday, May 9, 2023	<ul style="list-style-type: none"><li>• Selection of New Committee Officers</li><li>• Review of Final Annual Report for Measure I1 Fiscal Year 21/22</li><li>• Measure I1 Project and Financial Update</li><li>• Measure I Financial Report</li></ul>

\* At all meetings, an overview of the project status and schedule was reviewed.

\*\*Annual Visitation as Required

# Reviews- Documentation, Site Visits, and Inspections

---

## Financial Reports

- Report - Budget summary
- Report - Project Status Reports
- Performance Audit
- Financial Audit
- Hart Middle School Project Close Out
- Implementation Plan Updates

## Site Visits & Inspections

- Lydiksen Elementary School Construction Site
- Foothill New Classroom Building, Fencing and Water Conservation Projects
- Hart Middle School New Science Building Construction Site

# Board Approved Project List Measure I1

Project Package	Project Name and Category	Project Budget
	<b>Safety and Security</b>	<b>\$33,194,629.00</b>
SS-1	Upgrade Fire Alarms Systems	\$14,182,510.00
SS-2	Install Site Fencing	\$5,478,885.00
SS-1	Install Video Cameras District Wide	\$2,007,793.00
TC-2	Implement VOIP Phones	\$6,525,441.00
SS-1	Upgrade Security Systems	\$5,000,000.00
	<b>21st Century Learning Environments</b>	<b>\$97,881,920.00</b>
TC-3	Provide Classroom Technology	\$14,305,912.00
TC-1	Replace and Upgrade District Telecomm.	\$9,848,903.00
SR-1	Upgrade HVAC	\$29,918,524.00
HS-1	Portable Replacement and New Science Labs at Hart MS	\$12,065,634.00
FS-1	Portable Repl. and add New Science Labs at Foothill HS	\$17,058,947.00
AS-1	Portable Repl. and add New Science Labs at Amador HS	\$14,684,000.00
	<b>Energy Efficiencies</b>	<b>\$300,000.00</b>
SP-1	Install Solar Structures	\$300,000.00
	<b>Modernizations, Renovations, Replacements</b>	<b>\$140,588,026.00</b>
ES-1	Future New School to Address Enrollment Bonds have not been sold.	\$35,000,000.00
SR-1	Roofing Repairs	\$29,505,111.00
LR-1	Lydiksen Elementary School Project	\$44,260,000.00
N/A	Payoff Certificates of Participation	\$14,252,890.00
TK-1	TK Expansion at Fairlands (Capacity Addition)	\$7,285,012.50
TK-2	TK Expansion at Donlon (Capacity Addition)	\$7,285,012.50
MOD-1	SDC Modernizations	\$1,500,000.00
WC-1	Landscaping Water Conservation and Energy Conservation	\$1,500,000.00
	<b>Capital Improvement Management</b>	<b>\$11,159,396.68</b>
N/A	District Bond Management Costs	\$7,971,696.00
N/A	Program Contingency	\$3,187,700.68

**Total: \$283,123,971.68**



# Board Approved Project List Measure I1

Project Name and Category	Project Budget
<b>Early Childhood Education</b>	<b>\$5,522,156</b>
Harvest Park Early Childhood Education Center	\$5,522,156
<b>Elementary Schools</b>	<b>\$125,178,336</b>
Alisal Elementary School	\$16,375,001
Donlon Elementary School	\$7,933,591
Fairlands Elementary School	\$6,288,454
Hearst Elementary School	\$6,797,030
Lydiksen Elementary School	\$23,369,295
Mohr Elementary School	\$6,370,557
Valley View Elementary School	\$13,507,144
Vintage Hills Elementary School	\$31,241,126
Walnut Grove Elementary School	\$13,296,138
<b>Middle Schools</b>	<b>\$30,303,883</b>
Hart Middle School	\$11,008,852
Harvest Park Middle School	\$9,574,834
Pleasanton Middle School	\$9,720,197
<b>High Schools</b>	<b>\$213,744,615</b>
Amador Valley High School	\$89,390,227
Foothill High School	\$79,881,176
Educational Options Center	\$44,473,212
<b>District Costs</b>	<b>\$41,958,542</b>
Technology Refresh	\$5,000,000
Program Contingency	\$27,108,542
District Management Costs	\$9,850,000
<b>Totals:</b>	<b>\$416,707,532</b>

# Major Project Findings & Results Bond Through June 2023 Stop Light Review

All Dollars in Millions

Status	Project	Budget	YTD Actual 6/30/23	% Current Budget	Current Project Stage	% Current Completed
●	Network Infrastructure	16.37	15.56	95%	Completed	100%
●	Lydiksen Rebuild/Modernization	44.26	43.64	99%	Completed	100%
●	Hart New Science Building	11.06	11.05	99%	Completed	100%
●	Site Fencing Fencing	6.47	4.49	84%	Completed	100%
●	Amador New Building	16.68	11.42	78%	Completed	100%
●	Foothill New CTE Building	16.05	14.23	83%	Under Construction	90%
●	Roofing and HVAC	57.11	39.25	70%	Under Construction	87%
●	Safety and Security	9.07	5.01	55%	Under Construction	85%

## Status Code:



**OK:** Project has normal range of issues.



**Caution:** Project has significant issue(s), however, project team has solution/options.



**Problem:** Project has significant issue(s), without a current or near-term solution.

All Costs are Rounded

# Major Takeaways From 2022-2023

## Observations

- Both Measure I and I1 received clean financial and performance audits.
- As of the date of this report and due to the strong management of the project team it is important to note Measure I1 is \$7.5 Million under budget allowing more projects to be funded.
- The first bond sale for \$100 Million to support Measure I was sold at an interest rate of 3.9%. It reflects 0.85% savings from the original projection of 4.75%.
- The Bond dollars spent on the school upgrades and improvements enhanced the aesthetics of the schools and their respective neighborhoods.
- The Bond Project Update Boards in front of each of the schools provided insightful information to all community stakeholders.
- In light of the Demographers report presented on Thursday, February 22, 2024 to the Board of Trustees, the CBOC makes the observation that the Board of Trustees should revisit the use of the \$35 Million set aside for the construction of a new elementary school provided it is in conformance with the language of the Measure I1 bond.



