

MOUNT PLEASANT ELEMENTARY SCHOOL DISTRICT

Citizens' Bond Oversight Committee
(CBOC)

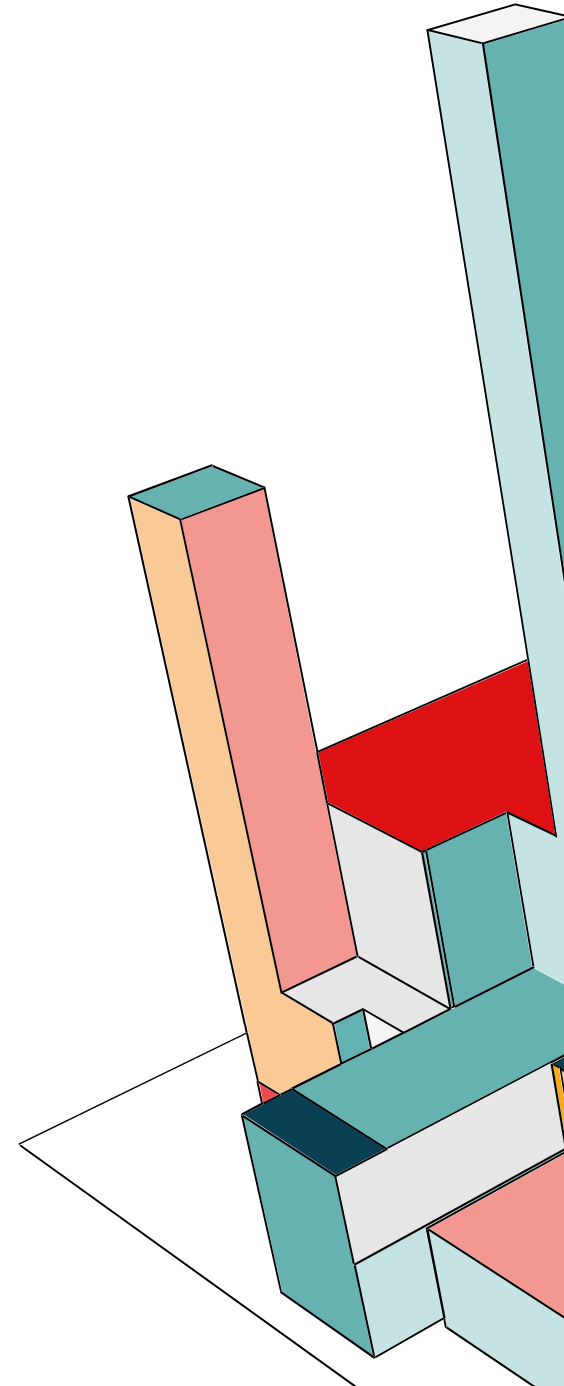
2023-24 Annual Report

June 12, 2024



CBOC MEMBERS

- Debbie Hermange (Chair) - Member of an active taxpayer association
- Lissa Oros (Vice Chair) - Member of an active senior citizens' organization
- Wendy Nichols - Parent of a student in the District
- Hina Vicenio - Parent of a student in the District and active in PTA/SSC
- Bud LoMonaco - Member of a business organization
- Vacant - Member of community-at-large
- Vacant - Member of community-at-large



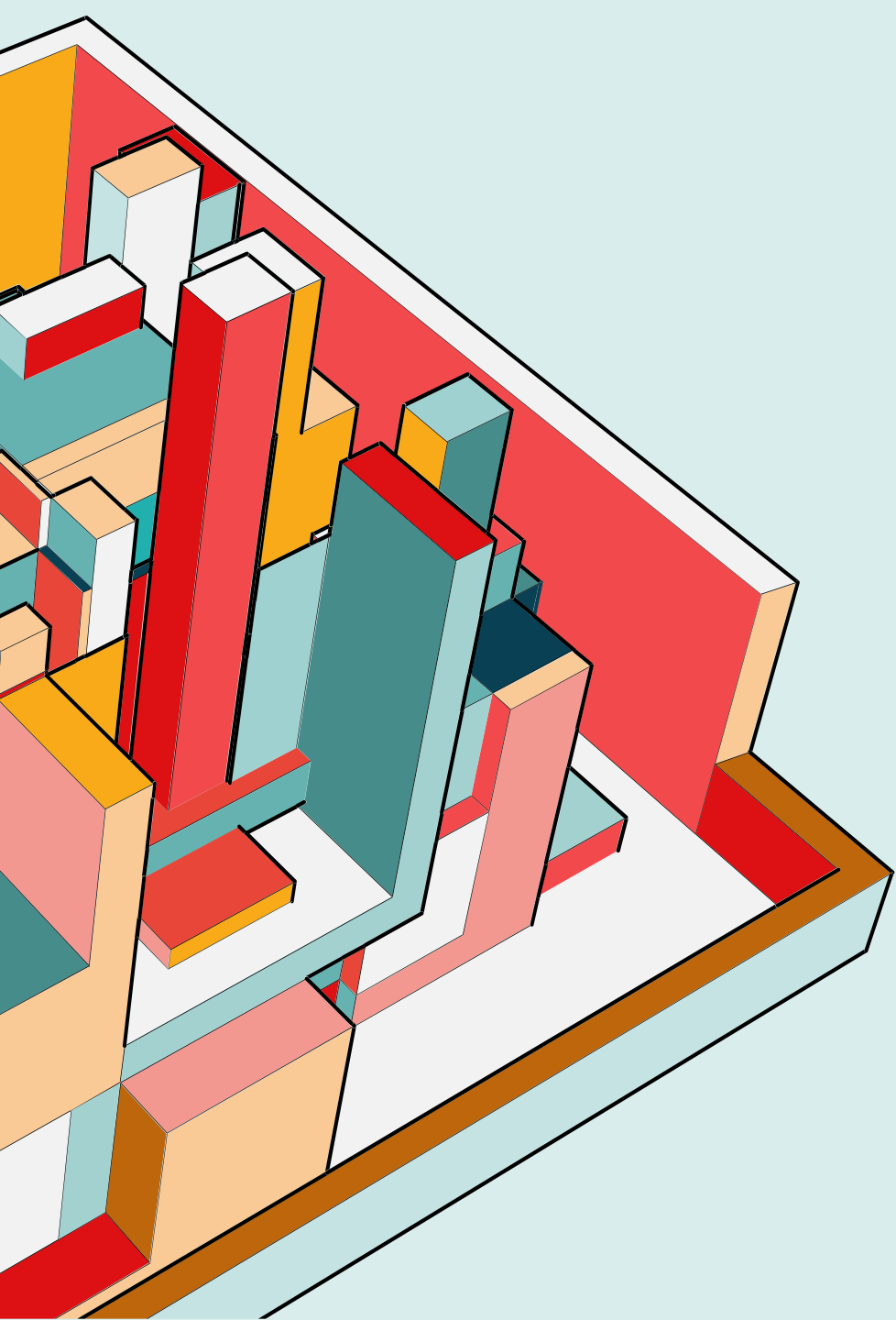


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INTRODUCTION

The Mount Pleasant Elementary School District has been serving the children and families in District 5 and 8 neighborhoods since 1865. We currently serve 1,532 students in five schools at four locations, with grades spanning from preschool to eighth grade. We provide services and programs in STEAM* education, VAPA**, Special Education, Dual-Immersion (English/Spanish), and AVID***.

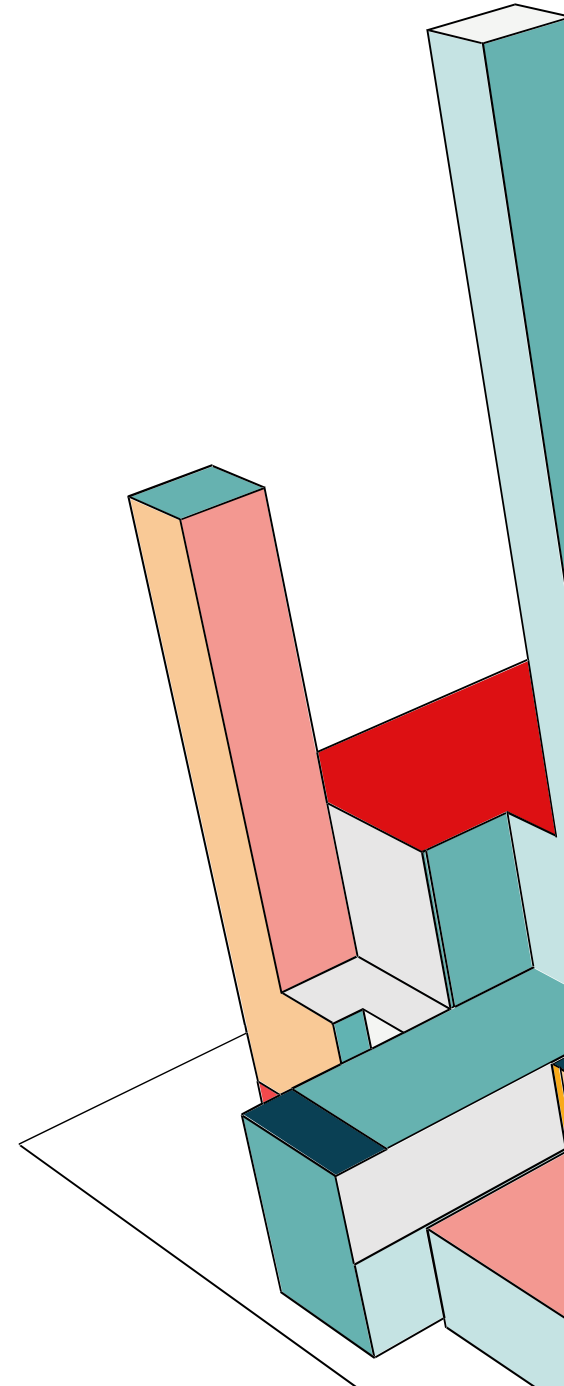
Our schools are:

- Mount Pleasant STEAM Academy / Ida Jew ALAS
- Ida Jew STEAM Academy / Valle Vista Elementary
- Robert Sanders Elementary
- August Boeger Middle School

* STEAM = Science, Technology, Engineering, Arts, Mathematics

** VAPA = Visual Arts, Performing Arts

***AVID = Advancement via Individual Determination



PURPOSE OF THE ANNUAL REPORT

The purpose of the Citizens' Bond Oversight Committee (CBOC) shall be to inform the public concerning the expenditures of bond revenues. This Annual Report fulfills the committee's requirement per Education Code Section 15278. The committee actively reviews and reports on the expenditure of taxpayers' money for school construction and technology to ensure that bond funds are spent in accordance with the bond language. Information in this report covers:

- The management of the bond program and information on the Mount Pleasant Elementary School District Citizens' Bond Oversight Committee (CBOC). You can find more information by visiting: <https://www.mpesd.org/domain/3293>
- Bond Measures Summary and the annual audit results
- Bond Languages
- Bond fund expenditures, which include the current school year in the area of construction projects and community input



MEETING OF THE CBOC

The Mount Pleasant Elementary School District Citizen's Bond Oversight Committee, with Ms. Debbie Hermange as Chairperson, has met on the following dates:

2023-24

- January 22, 2024
- May 13, 2024

Scheduled Meeting in 2024-25

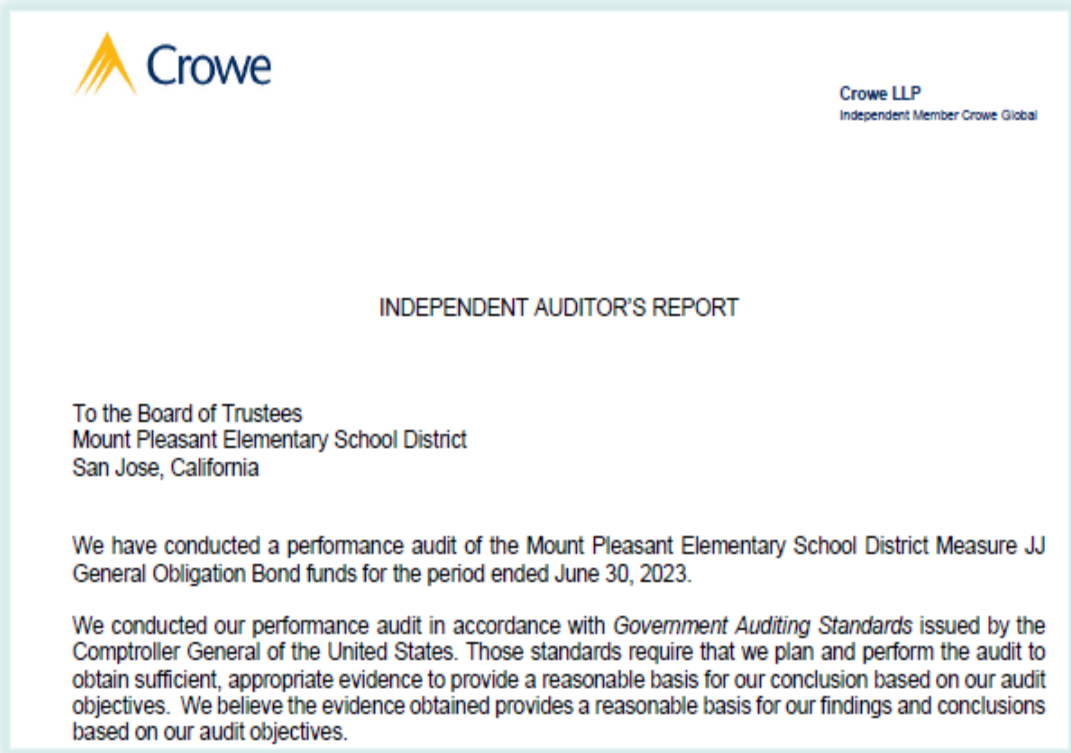
- October 21, 2024
- January 13, 2025
- May 12, 2025


BOND FUND AUDIT

On June 30, 2023, Crowe LLP, an independent auditor, performed an audit of Bond Measure JJ and Measure Q for the fiscal year 2022-23. Both reports had no audit finding, and the auditor has issued the following opinion:

Measure JJ

Measure Q



 Crowe

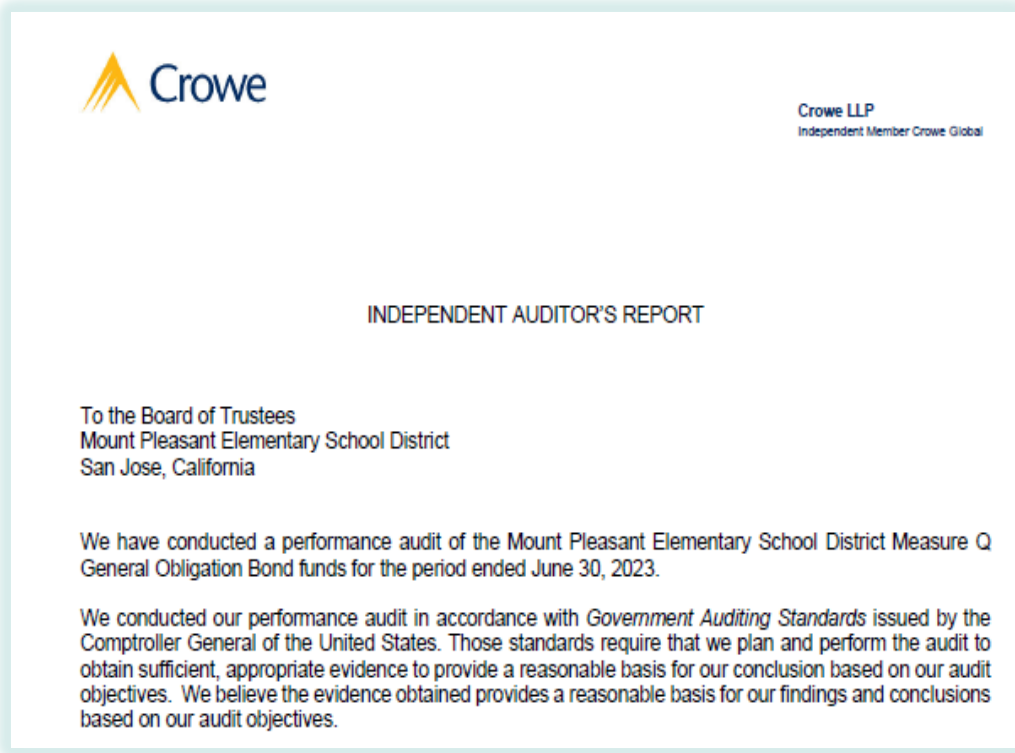
Crowe LLP
Independent Member Crowe Global


INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Mount Pleasant Elementary School District
San Jose, California

We have conducted a performance audit of the Mount Pleasant Elementary School District Measure JJ General Obligation Bond funds for the period ended June 30, 2023.

We conducted our performance audit in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusion based on our audit objectives. We believe the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.



 Crowe

Crowe LLP
Independent Member Crowe Global

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Mount Pleasant Elementary School District
San Jose, California

We have conducted a performance audit of the Mount Pleasant Elementary School District Measure Q General Obligation Bond funds for the period ended June 30, 2023.

We conducted our performance audit in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusion based on our audit objectives. We believe the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

BOND LANGUAGES

Measure L

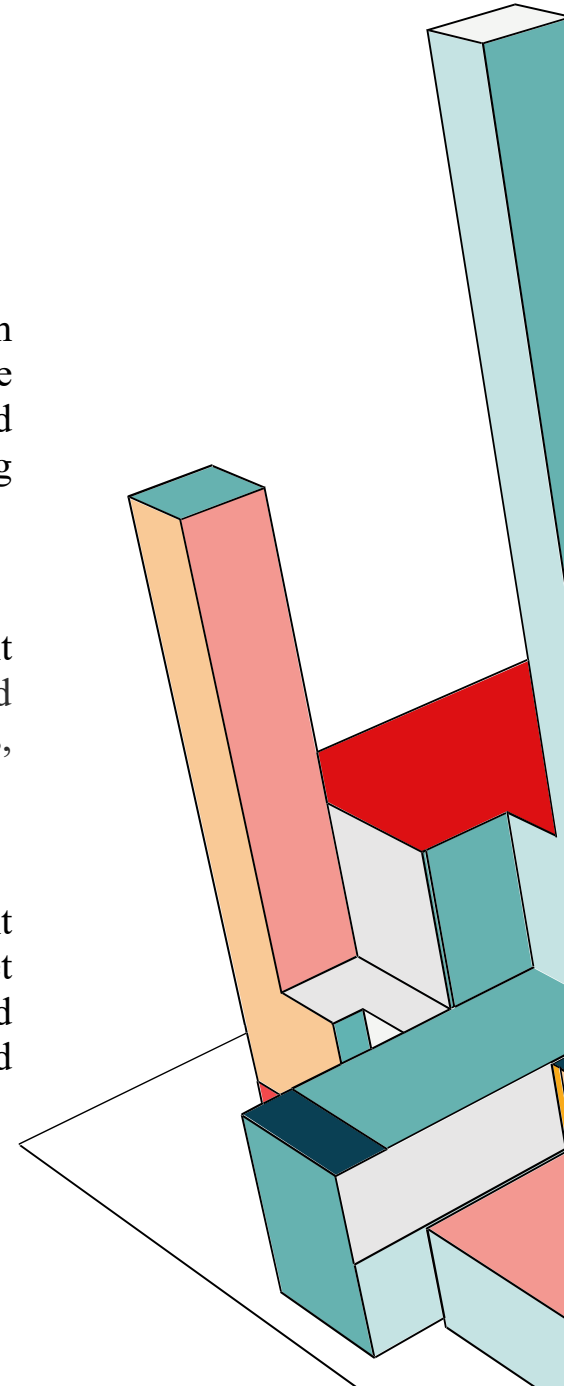
In November 2012, voters authorized the General Obligation (GO) Bonds, Measure-L in the maximum amount of \$25,000,000, to facilitate math science reading/writing programs in local elementary/middle schools by upgrading classrooms, removing asbestos and hazardous materials, repairing dry rot, termite and structural damage, upgrading wiring and fire alarms for safety, repairing deteriorating restrooms, replacing leaky roofs, and acquiring renovating constructing classrooms, equipment, sites and facilities.

Measure JJ

In November 2018, voters authorized the General Obligation (GO) Bonds, Measure JJ in the principal amount of \$27,500,000 to repair leaking roofs, dry rot, termite and structural damage, upgrade wiring, fire alarms, and fencing, to improve student safety, repair deteriorating restrooms, and acquire, renovate, construct classrooms, equipment, sites, and facilities.

Measure Q

In November 2020, voters authorized the General Obligation (GO) Bonds, Measure Q in the principal amount of \$12,000,000 to acquire equipment/instructional technology to improve distance learning and internet access; renovate heating/cooling systems aging restrooms; upgrade school emergency preparedness, outdated electrical wiring, handicapped accessibility; acquire, renovate, construct classrooms, equipment, sites, and facilities.



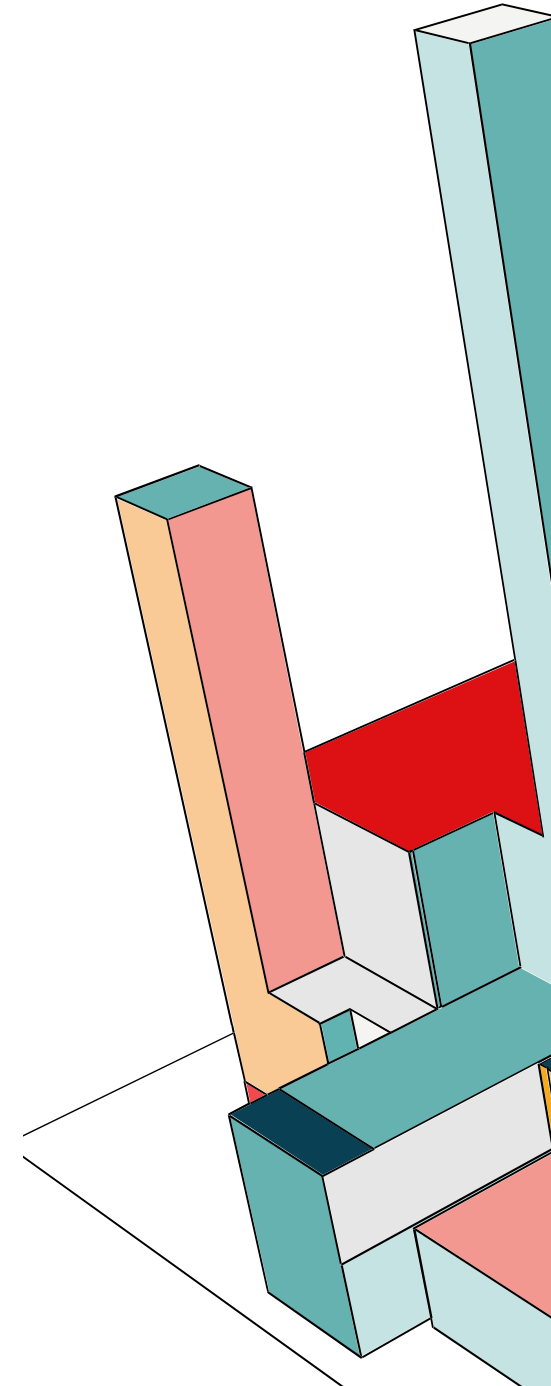
SUMMARY OF THE BOND FUNDS

Measure L	2012 Election	2012-13	2014-15	2017-18	
Fund 211	Authorized	Series-A	Series-B	Series-C	Balance
Issued	25,000,000	\$ 12,000,000	\$ 3,500,000	\$ 2,000,000	\$ 7,500,000

Measure JJ	2018 Election	2019-20	2023-24		
Fund 212	Authorized	Series-A	Series-B		Balance
Issued	27,500,000	\$ 10,000,000	\$ 12,000,000		\$ 5,500,000

Measure Q	2020 Election	2020-21	2023-24		
Fund-213	Authorized	Series-A	Series-B		Balance
Issued	12,000,000	\$ 5,800,000	\$ 6,200,000		\$ -

Total Unsold \$ 13,000,000



2023-24 EXPENDITURES BY SITE – MEASURE Q

MEASURE-Q							
<u>Fund 213</u>	<u>District Wide</u>	<u>August Boeger</u>	<u>Mount Pleasant</u>	<u>Robert Sanders</u>	<u>Valle Vista</u>	<u>Ida Jew</u>	<u>TOTAL</u>
Interest	\$ 110,381.10						\$ 110,381.10
Proceeds from Sale of Bonds	\$ 6,200,000.00						\$ 6,200,000.00
TOTAL REVENUE	\$ 6,310,381.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,310,381.10
Maintenance Salary & Benefits	\$ 72,573.79						\$ 72,573.79
Other Insurance	\$ 12,943.49						\$ 12,943.49
Prof/Consulting Operating Exp	\$ 35,960.00						\$ 35,960.00
Advertising-Legal							\$ -
Issuance Costs	\$ 170,000.00						\$ 170,000.00
Contracted Services	\$ 34,797.50						\$ 34,797.50
Architects/Engineers-Sites/Bldgs		\$ 216,515.52	\$ 106,719.75	\$ 13,809.00		\$ 11,054.00	\$ 348,098.27
Improvement of Sites/Buildings			\$ 2,694,754.44	\$ 9,800.00		\$ 7,900.00	\$ 2,712,454.44
Pavers						\$ 50,000.00	\$ 50,000.00
Fencing							\$ -
Inspector Fees			\$ 152,331.80				\$ 152,331.80
Surveys		\$ 3,445.16	\$ 4,800.00				\$ 8,245.16
Roofing				\$ 49,465.80			\$ 49,465.80
Asbestos Abatement		\$ 1,140.00	\$ 6,655.00				\$ 7,795.00
Painting				\$ 9,600.00			\$ 9,600.00
Fixtures							\$ -
Utility Installation		\$ 21,342.93					\$ 21,342.93
TOTAL EXPENDITURES	\$ 326,274.78	\$ 242,443.61	\$ 2,965,260.99	\$ 82,674.80	\$ -	\$ 68,954.00	\$ 3,685,608.18
						Ending Balance	\$ 6,522,818.53

2023-24 EXPENDITURES BY SITE – MEASURE JJ

MEASURE-JJ							Beginning Balance	\$ 38,468.28
Fund 212	District Wide	August Boeger	Mount Pleasant	Robert Sanders	Valle Vista	Ida Jew	TOTAL	
Interest	\$ 141,753.74						\$ 141,753.74	
Proceeds from Sale of Bonds	\$ 12,000,000.00						\$ 12,000,000.00	
TOTAL REVENUE	\$ 12,141,753.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,141,753.74	
Other Insurance	\$ 33,025.39						\$ 33,025.39	
Prof/Consulting Operating Exp	\$ 69,600.00						\$ 69,600.00	
Issuance Costs	\$ 170,000.00						\$ 170,000.00	
Architects/Engineers-Sites/Bldgs	\$ 217.50						\$ 217.50	
TOTAL EXPENDITURES	\$ 272,842.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,842.89	
							Ending Balance	\$ 11,907,379.13

2023-24 EXPENDITURES BY SITE – MEASURE L

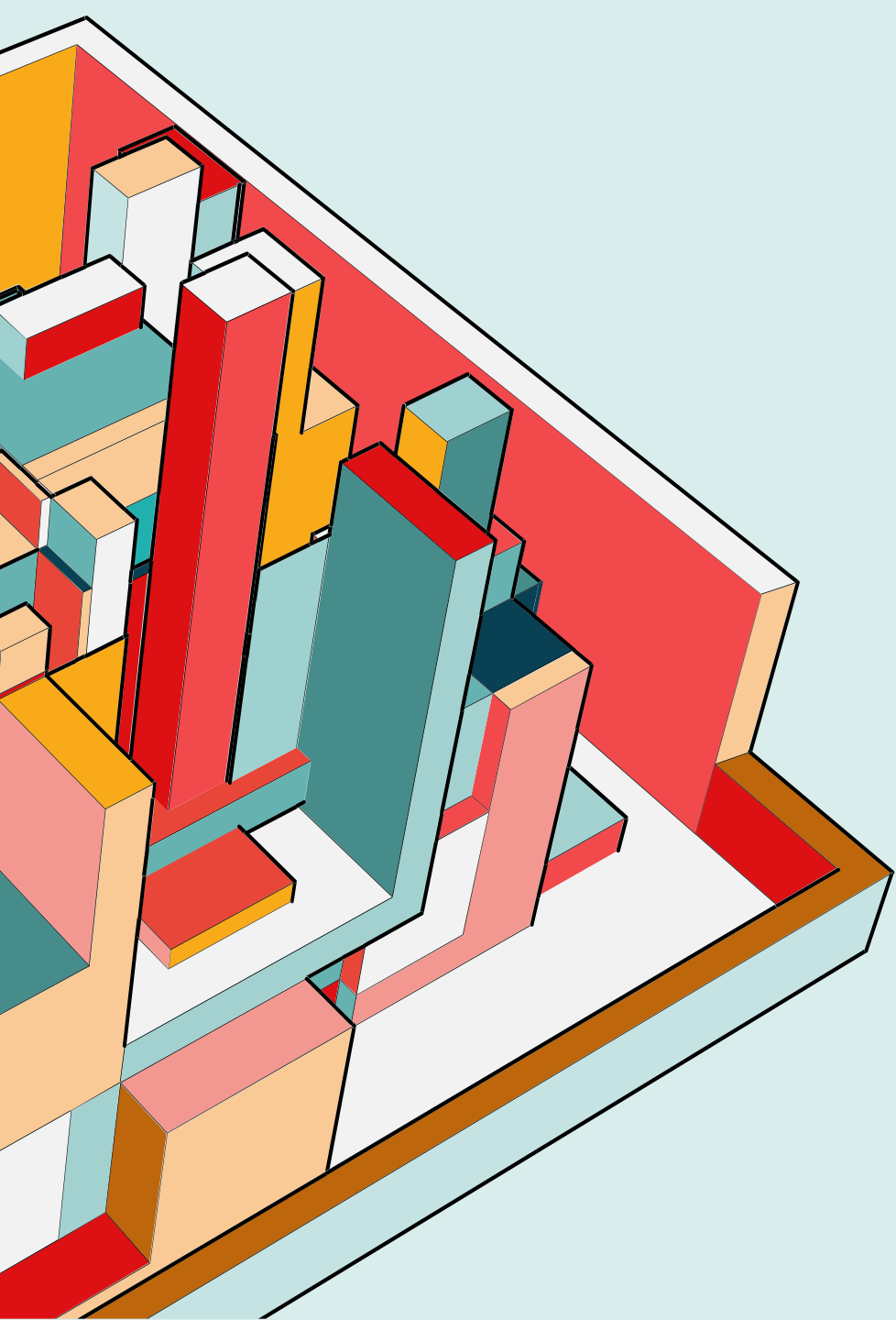
The funds in Measure L had been fully spent in 2021-22.

MEASURE-L					Beginning Balance		\$ 560.60
<u>Fund 211</u>	<u>District Wide</u>	<u>August Boeger</u>	<u>Mount Pleasant</u>	<u>Robert Sanders</u>	<u>Valle Vista</u>	<u>Ida Jew</u>	<u>TOTAL</u>
Interest	\$ 11.22						\$ 11.22
TOTAL REVENUE	\$ 11.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.22
					Ending Balance		\$ 571.82

2023-24 TOTAL EXPENDITURES BY SITE – DISTRICTWIDE

2023-24 Total	<u>District Wide</u>	<u>Boeger</u>	<u>Mount Pleasant</u>	<u>Sanders</u>	<u>Valle Vista</u>	<u>Ida Jew</u>	<u>TOTAL</u>
Expenditures by Site	\$ 599,117.67	\$ 242,443.61	\$ 2,965,260.99	\$ 82,674.80	\$ -	\$ 68,954.00	\$ 3,958,451.07

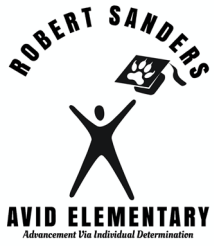
Total Ending Balance \$ 18,430,769.48



BOND PROJECTS UPDATE

AT ALL SITES

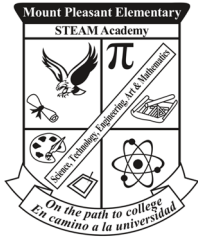
- The projects were identified with the community input and may be completed if funding is available.
- Projects addressing the physical safety and well-being of our students will take priority.



PROJECT UPDATE-ROBERT SANDERS ELEMENTARY

2020 Community Feedback	Status
Modernize Cafeteria \$875,000*	<ul style="list-style-type: none"> • Not scheduled
Shade structure in quad \$150,000* Shade structure over kinder playground \$175,000*	<ul style="list-style-type: none"> • Not scheduled • 2024-2025
Install new Security fencing \$430,000*	<ul style="list-style-type: none"> • Complete \$769,127.26
Irrigation and Plumbing \$250,000*	<ul style="list-style-type: none"> • Ongoing as needed
Other: restrooms and Carpet \$950,000*	<ul style="list-style-type: none"> • Carpet in various rooms 2024 • Staff restrooms 2025

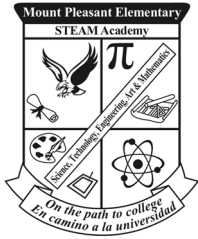
**Cost estimate does not include 25% soft costs*



PROJECT UPDATED MT.PLEASANT ELEMENTARY IDA JEW ACADEMY ALAS

2020 Community Feedback	Status
Modernize Cafeteria \$800,000*	<ul style="list-style-type: none"> • Not Scheduled
Admin & Kinder Building renovation \$1,800,000*	<ul style="list-style-type: none"> • Kinder - Complete 2023-2024 • Admin - Complete 2023-2024
Playground structures, water stations, canopies, basketball courts, kickball area, and blacktop \$750,000*	<ul style="list-style-type: none"> • Water stations - partially complete • Basketball backboards – complete • Playground structures-2024-2025 • Blacktop – not scheduled
Upgrade Security fencing \$650,000*	<ul style="list-style-type: none"> • Complete

**Cost estimate does not include 25% soft costs*



PROJECT UPDATED MT.PLEASANT ELEMENTARY IDA JEW ACADEMY ALAS

2020 Community Feedback	Status
Parking lot renovation \$2,000,000* 2024	<ul style="list-style-type: none"> ● Complete
Activity Hall w/ flexible furniture \$75,000*	<ul style="list-style-type: none"> ● Not scheduled
Improve landscaping \$200,000*	<ul style="list-style-type: none"> ● 2023-2026 Parking lot landscape complete
Other: restrooms, field maintenance, and Science Labs \$1,900,000*	<ul style="list-style-type: none"> ● Field Maintenance – ongoing ● Kinder bathrooms – complete ● Science labs – not scheduled ● TK bathrooms - 25-26

*Cost estimate does not include 25% soft costs



PROJECT UPDATE-AUGUST BOEGER MIDDLE SCHOOL

2020 Community Feedback	Status
Track & Field \$6,000,000*	<ul style="list-style-type: none">• Not scheduled
Modify parking lot \$1,300,000*	<ul style="list-style-type: none">• Will be part of Admin renovation 2024-2026
Update restrooms in SRC and Library \$400,000*	<ul style="list-style-type: none">• SRC to become August Boeger Admin• District will advertise for bid in summer 2024• Library restrooms – not scheduled
Security fencing \$810,000*	<ul style="list-style-type: none">• Complete \$981,868.12
Shade structures \$400,000*	<ul style="list-style-type: none">• Not scheduled

**Cost estimate does not include 25% soft costs*

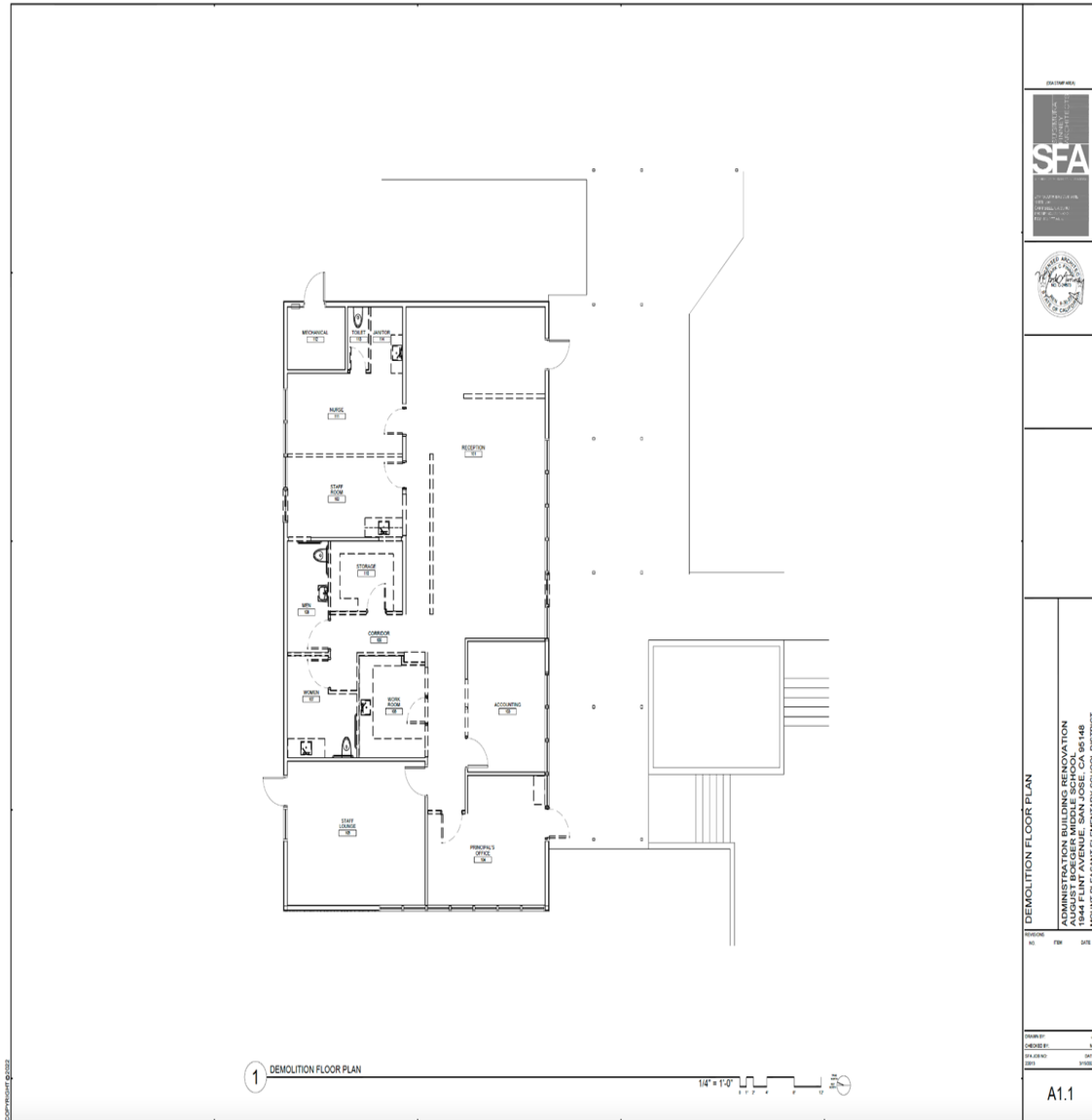


PROJECT UPDATE-AUGUST BOEGER MIDDLE SCHOOL (CONT.)

2020 Community Feedback	Status
Modify/improve landscaping \$300,000*	<ul style="list-style-type: none">• Ongoing
Exterior lighting near restrooms & overhangs \$75,000*	<ul style="list-style-type: none">• Not scheduled
Cafeteria floors & curtains \$200,000*	<ul style="list-style-type: none">• Cafeteria curtains – fall 2024• Cafeteria Floors – Not scheduled
Create snack shack in gym \$100,000*	<ul style="list-style-type: none">• Not scheduled

**Cost estimate does not include 25% soft costs*

AB OFFICE







PROJECT UPDATE IDA JEW ACADEMY & VALLE VISTA ELEMENTARY

2020 Community Feedback	Status
Shade canopy in multiple areas \$300,000*	<ul style="list-style-type: none"> • 2024-2025 Playgrounds
Quad seating and tabletop games on grass areas \$150,000*	<ul style="list-style-type: none"> • Not scheduled
Walkway, remove junipers \$25,000*	<ul style="list-style-type: none"> • Complete
Replace playground matting \$300,000*	<ul style="list-style-type: none"> • 2024-2025 Kinder and upper grades
Seating by building 2/blacktop \$100,000*	<ul style="list-style-type: none"> • Not scheduled
Security fencing \$900,000*	<ul style="list-style-type: none"> • Complete \$885,824.00

**Cost estimate does not include 25% soft costs*



PROJECT UPDATE IDA JEW ACADEMY & VALLE VISTA ELEMENTARY (CONT.)

2020 Community Feedback	Status
Workout Area \$150,000	<ul style="list-style-type: none"> • Not Scheduled
Ball wall on blacktop \$50,000*	<ul style="list-style-type: none"> • Not scheduled
Unused space near the blacktop area- a permanent seating area to sit and play games \$200,000*	<ul style="list-style-type: none"> • 2024-2025 Use existing upper playbox to create table/ seating area with shade canopy
Walkway- going up the hill (ADA requirement) \$300,000*	<ul style="list-style-type: none"> • As needed
Lighting (safety) in the quad area \$50,000*	<ul style="list-style-type: none"> • Not scheduled

**Cost estimate does not include 25% soft costs*



PROJECT UPDATE-VALLE VISTA ELEMENTARY

2020 Community Feedback	Status
Install new security fencing \$700,000*	<ul style="list-style-type: none"> • Complete \$877,134.80
Replace AC pavement w/ concrete under shade structure \$50,000*	<ul style="list-style-type: none"> • Complete
Replace cafeteria flooring \$85,000*	<ul style="list-style-type: none"> • Not scheduled
Provide small covered areas \$200,000	<ul style="list-style-type: none"> • Not scheduled
Enlarge work and staff room \$700,000	<ul style="list-style-type: none"> • Not scheduled

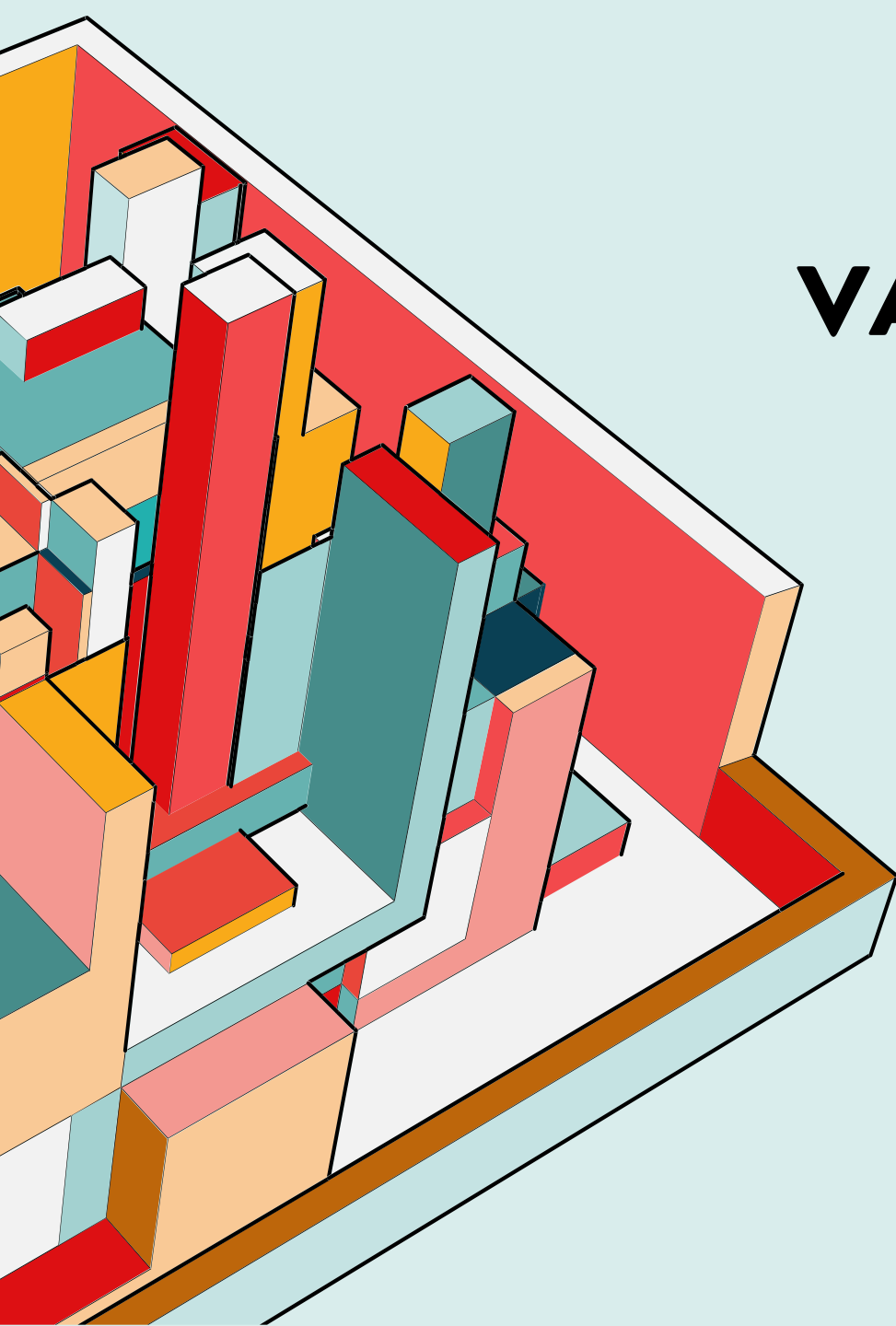
**Cost estimate does not include 25% soft costs*



PROJECT UPDATE-VALLE VISTA ELEMENTARY (CONT.)

2020 Community Feedback	Status
Repair and widen concrete walkways around campus \$150,000	<ul style="list-style-type: none">• Not scheduled
Install classroom walls \$2,500,000	<ul style="list-style-type: none">• Not scheduled
Replace all carpet \$500,000	<ul style="list-style-type: none">• Not scheduled
New roofing \$900,000	<ul style="list-style-type: none">• Complete

**Cost estimate does not include 25% soft costs*



VALLE VISTA SITE OVERVIEW

- Main building being leased by Rising Star.
- Upper portables (1-7) being leased by Kinship Academy.
- E-Pod being used by the county until the end of 2023-24. Kinship has an interest in leasing

FEEDBACK FROM DISTRICT ADMINISTRATION



MPESD DISTRICT IDENTIFIED FACILITY NEEDS AND COSTS

1. Roof Replacement

Site	Last Replacement	Due	Current Replacement	Cost	Status
Valle Vista	1985	2021	2021	\$ 1,990,000	Completed
Roebert Sander	1987	2021	2025-26	\$ 2,280,000	Estimated
Ida Jew	1999	2021	2025-26	\$ 2,310,000	Estimated
Mount Pleasant	2001	2022	2026-27	\$ 2,625,000	Estimated
August Boeger	1982	2021	2026-27	\$ 2,130,000	Estimated
Replacing Roof Total				\$ 11,335,000	

2. Increased accessibility ADA upgrades - \$2,800,000 As Needed
3. Security fencing - (Safety) -\$4,312,731 Complete
4. Modify main entrances for security- \$1,750,000 As Needed
5. Renovate AB Office - \$2,200,000
6. Upgrade Fire Alarm at VV, IJ, AB, MP, RS, \$5,200,000 As Needed.
7. Renovate Cafeteria at AB - \$1,900,000
8. Modernize Cafeteria at RS - \$1,875,000.
9. Modernize Cafeteria at MP - \$1,800,000
10. New Flexible Furnishing - \$1,300,000
11. Front of school landscaping - MP complete
\$1,000,000

12. Install track and field at AB - \$6,000,000
13. Exterior paint at all sites - \$950,000, MP complete, AB 2024
14. Dry rot & siding replacement - \$1,250,000
15. Field leveling & gopher removal – 400,000
16. Complete all student & staff bathrooms - \$1,500,000 Partial.
17. Backup emergency power for DO for - \$400,000
18. Provide internet access to families as needed- \$75,000
19. Exterior upgrade lighting - \$225,000
20. AC pavement blacktop at all sites - \$2,075,000
21. Upgrade classroom technology - \$2,500,000
22. Additional shade & rain structures - \$1,500,000

- Total Estimate Construction Cost: \$54,746,000
- Estimated Soft Costs: \$13,686,000
- Total Estimated Project Cost: \$68,432,500

QUESTIONS?

THANK YOU!

