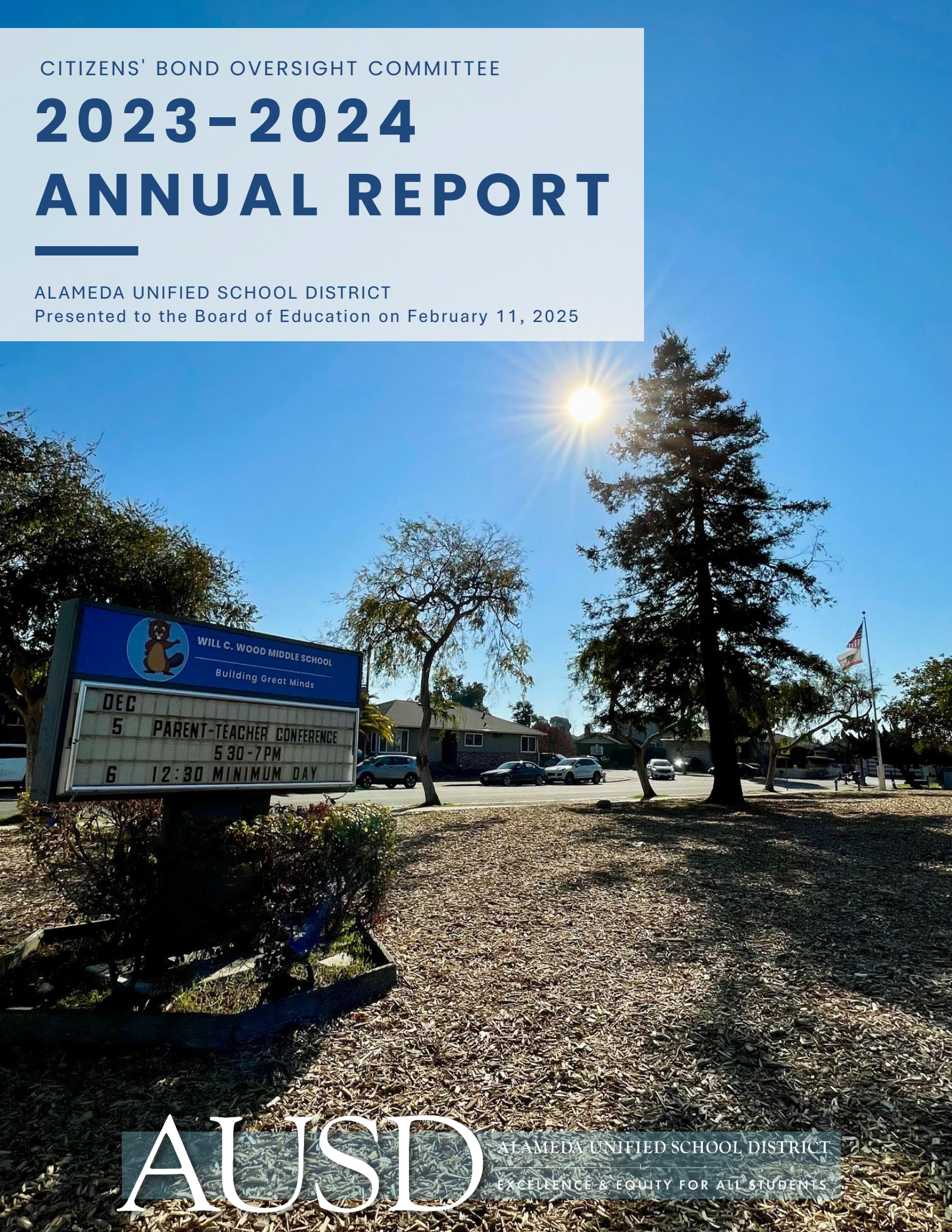
CITIZENS' BOND OVERSIGHT COMMITTEE

2023-2024 ANNUAL REPORT

ALAMEDA UNIFIED SCHOOL DISTRICT

Presented to the Board of Education on February 11, 2025



AUSD

ALAMEDA UNIFIED SCHOOL DISTRICT

EXCELLENCE & EQUITY FOR ALL STUDENTS

LETTER FROM THE CHAIR



Dear Community Members,

The district has two citizen-approved bond programs. Measure I is a $179.5 million bond that was approved by voters in November of 2014, and Measure B is a $298 million bond approved by voters in June of 2022.

Both Measure I and Measure B were approved under Proposition 39, requiring that the district establish, populate, and empower an independent Citizens' Bond Oversight Committee. In 2015, the Board of Education established an independent Citizens' Oversight Committee in connection with Measure I. At the September 13, 2022, meeting, through Resolution No. 2022-2023.06, the Board expanded the responsibilities of the Committee to include the review of expenditures of both Measures I and B bond proceeds and approved Amended and Restated Bylaws. These set forth these expanded powers and responsibilities and directed the district to advertise for additional at-large members.

On May 23, 2023, the Board approved the appointment of three members to be seated for the 2023-2024 Committee:
Jennifer Bullock - At-Large #4
Neil Dandavati - Parent/Guardian of Child Enrolled in District & Active in a PTA
Mike McMahon - At-Large #3

The Committee's purpose is to inform the public about the expenditures and uses of each bond's proceeds, and its legal charge is to actively review and report on the expenditures of taxpayer money for school improvements and construction.

The Committee meetings are open meetings, and the public is welcome and encouraged to attend. The meeting schedule, meeting minutes, and other pertinent information about the Committee and the Bond Programs can be found on the Alameda Unified School District website.

Based on our review and observations, the Citizens' Bond Oversight Committee finds that the District's bond programs are compliant 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 of each bond.

As the Chairperson of the Alameda Unified School District's Citizens' Bond Oversight Committee, it is my pleasure to present the Committee's annual report.

Sincerely,

Mike McMahon
Citizens' Bond Oversight Committee Chair
February 11, 2025

PURPOSE OF THE COMMITTEE

Consistent with the requirements of Proposition 39, the Bond Oversight Committee (BOC) monitors expenditures of Measure I and Measure B.

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, particularly 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.

2023-2024 COMMITTEE MEMBERSHIP

Mike McMahon, *Chairperson*
At-Large #3

Sarah Olaes, *Vice-Chair*
At-large #1

John C. Baum
Parent in Alameda

Caroline Brossard
At-large #2

Liana Hamilton
Business Representative

Rohit Reddy
Taxpayers' Organization Representative

Jennifer Bullock
At-large #4

Neil Dandavati
Parent/Guardian of Child Enrolled in District and Active in a PTA



Bay Farm School New Classroom Building and Outdoor Learning

FISCAL YEAR 2023-2024 PROCEEDINGS

COMMITTEE MEETINGS

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

In 2023-2024, the BOC met on October 30, 2023, February 5, 2024, and April 1, 2024.

At each meeting, the District's staff answered BOC questions and updated project schedules and current financial reporting.

This fiscal year, the committee was invited to visit the site of the new Temporary Campus for Wood Middle School.

ANNUAL AUDIT

The audit firm Moss Adams audited fiscal year 2023-2024 and concluded that the financial statements prepared by the District present fairly the financial position of the Measure I and Measure B – General Obligation Bond Building Funds as of June 30, 2024.

At the January 14, 2025, meeting of the Board of Education, Arthur Ngo, from Moss Adams, presented the Measure I and Measure B bond financial and performance audit to the Board. The Board took action and approved the audit. The same audit was presented to the BOC at the January 9, 2025 meeting as an information item.

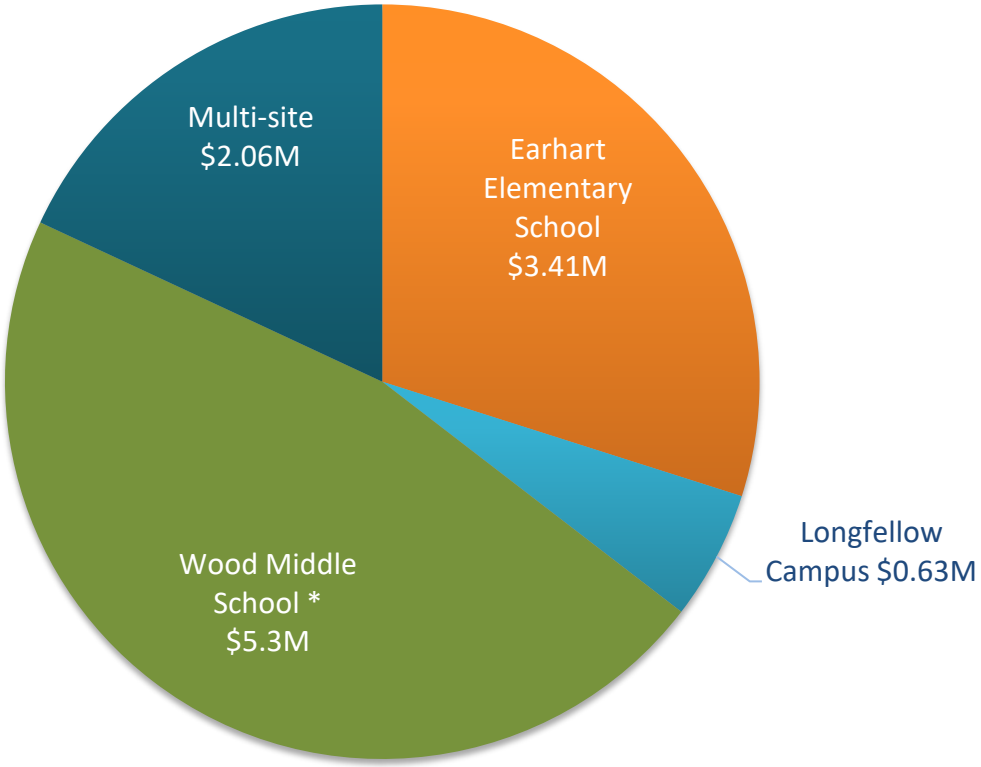


AUTHORIZED ACTIVITIES

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

2023-2024 FY – Measure I EXPENDITURE SUMMARY

EXPENDITURES TOTALED IN 7/1/23-6/30/24: $11.39M



Earhart Elementary School	Longfellow Campus	Wood Middle School *	Multi-site
Modernization: • New windows • Exterior paint • New furnaces • New lighting • Toilet room Upgrades	• New heating and cooling • Electrical Upgrade • ADA Upgrades • Security Fencing	• New Admin, Gym and 2-story Classroom Building • Temporary Campus	• Safety & Security • Project Management • Consultants

* Project is jointly funded with Measure I and Measure B funds.

Measure I

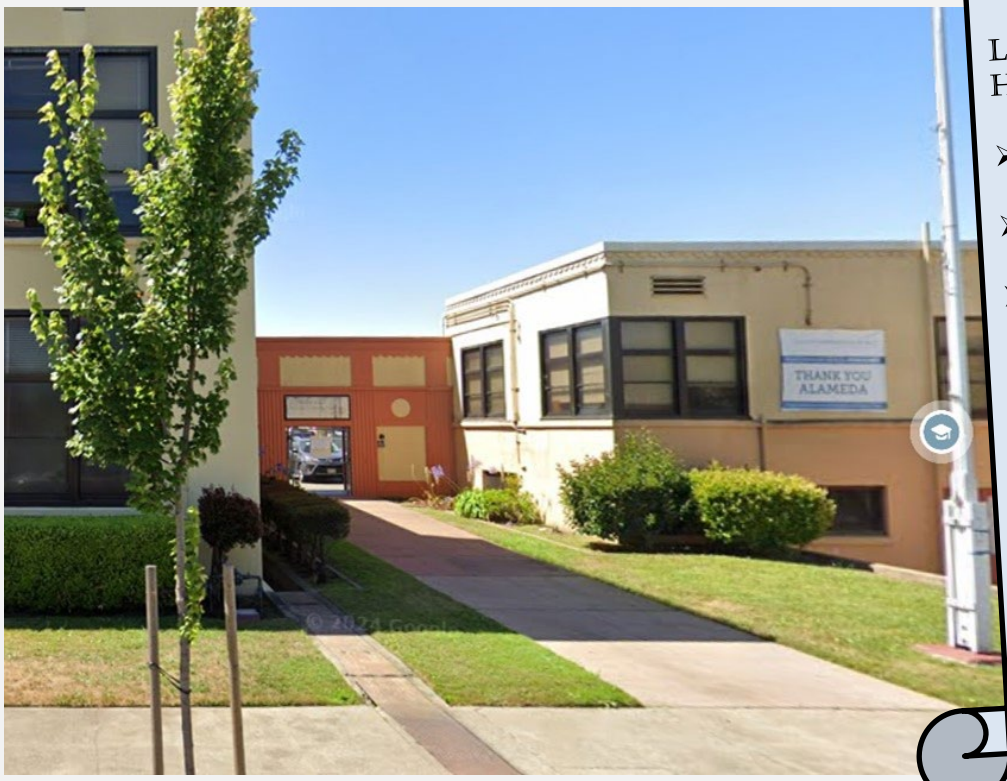
LONGFELLOW CAMPUS (ISLAND HS/ALAMEDA CHILD DEVELOPMENT CENTER)

HVAC MODERNIZATION

Construction In Progress as of 6/30/24

PROJECT SCOPE

- Campus-wide electrical upgrades to provide more outlets in classrooms
- Improvements to electrical infrastructure to support mechanical upgrades
- HVAC units for heating and cooling at Alameda Child Development Center (ACDC)
- Accessibility and safety improvements including accessible parking and signage
- New gates to comply with DSA accessibility requirements



LONGFELLOW CAMPUS HISTORY –

- In 1875 the original name was West End School.
- School name was changed to Longfellow School in 1895.
- In 1942 a new structure was built. in 1951, 10 new classrooms and the multi-purpose room were added.
- The school closed in 2006 and reopened in 2009 with the move-in of Nea Charter School.
- In 2011 Woodstock Child Development Center was relocated to the site.
- Island High School moved in 2014
- In 2023 the WCDC name was changed to Alameda Child Development Center.

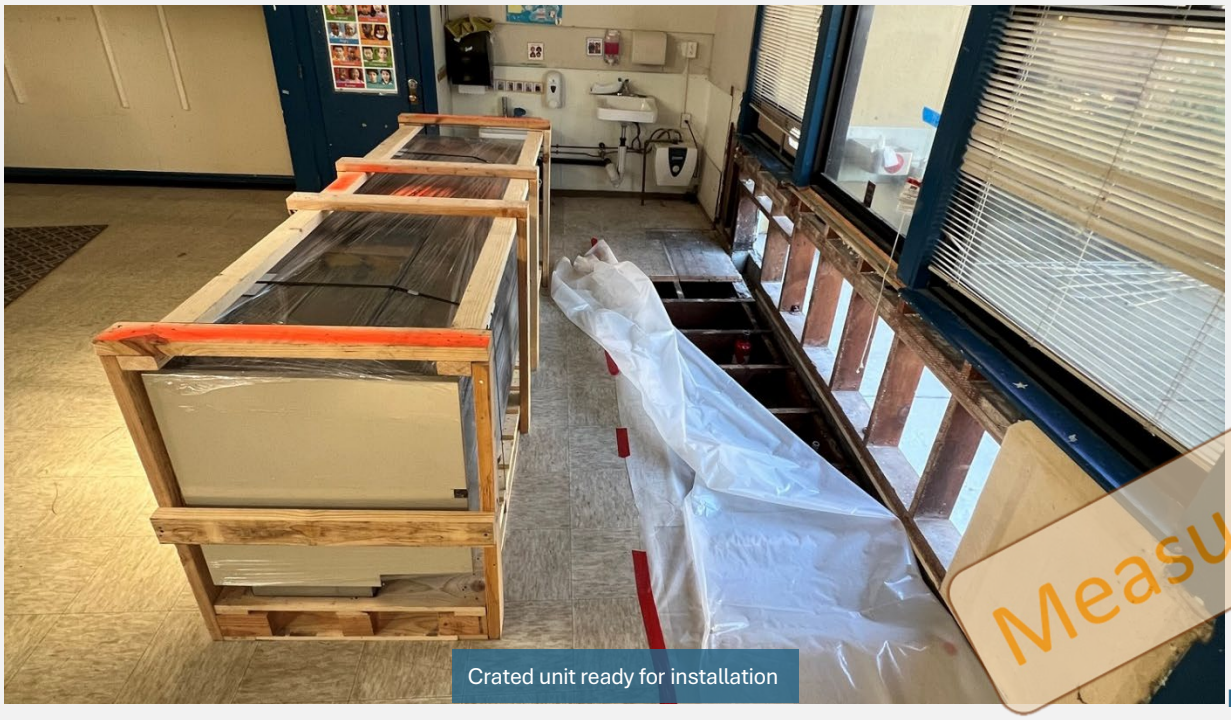
LONGFELLOW CAMPUS (ISLAND HS/ALAMEDA CHILD DEVELOPMENT CENTER)

HVAC MODERNIZATION

Construction In Progress as of 6/30/24



HVAC units staged for delivery to site



Crated unit ready for installation

Measure I

LONGFELLOW CAMPUS (ISLAND HS/ALAMEDA CHILD DEVELOPMENT CENTER)

HVAC MODERNIZATION

Construction In Progress as of 6/30/24



Construction fencing set up to secure area during construction phases



Completion of ADA parking work and building signage

Measure I

COMPLETED CONSTRUCTION PROJECTS

From July 1, 2014 to June 30, 2024

- District-wide Roofing Project
- District-wide Paving Project
- District Wide Technology – VOIP telephone system & Wi-Fi Network
- Bay Farm School Site Soil Settlement and Structural Repair
- Lum Elementary School Site Improvements
- Love Elementary School (formerly Haight) Modernization
- Otis Elementary School Site Improvements and New Classroom Building
- Maya Lin School Modernization
- Paden Elementary School Modernization
- Ruby Bridges Elementary School Modernization
- Edison Elementary School Modernization
- Historic Alameda High School Seismic Retrofit and Modernization
- Lincoln Middle School Modernization
- New Perimeter Fencing – Edison, Bay Farm, Earhart, Otis
- AoA/Chipman New Playground Structure and ADA Upgrades
- Franklin Elementary School Modernization
- Encinal Jr./Sr. High School New Classroom Building and Modernization
- ACLC/NEA at Woodstock Fencing
- Bay Farm School New Classroom Building
- Earhart Elementary School Modernization
- Safety & Security District-Wide Lock Project

Total spent on completed construction projects as of 6/30/24: $173.08M

Remaining balance of Measure I funds as of 6/30/24: $11.49M



CUMULATIVE MEASURE I EXPENDITURES

From July 1, 2014 to June 30, 2024

Site Name	Project Description	Amount	Notes
Academy of Alameda	HVAC, Playground, Roofing, and Technology	$ 1,427,293	
ACLC/NEA	Modernization and Safety & Security	$ 1,446,619	
Alameda High	Modernization, Safety & Security, Technology, Roofing, Seismic Mitigation	$ 51,226,842	
ASTI	Technology	$ 67,618	
Bay Farm	Modernization, Safety & Security, and Technology	$ 6,295,969	
Multi-site	Other Expenditures (Roofing, Energy conservation, Safety & Security, Project Management, State Funding consultant, Printing, Bidding advertisements, Legal Counsel, Real Estate titles)	$ 8,078,180	
Earhart	Modernization, Safety & Security, and Technology, Roofing, Painting, Flooring	$ 5,095,035	
Edison	Modernization, Safety & Security, and Technology, Roofing	$ 7,141,867	
Encinal	Modernization, New Construction, Safety & Security, Technology, Roofing and Portables	$ 46,868,652	
Franklin	Modernization, Safety & Security and Technology	$ 3,843,452	
Lincoln	Modernization, Safety & Security, Technology, Roofing	$ 6,776,160	
Longfellow (ACDC & Island High)	Technology and HVAC	$ 1,399,430	In progress June 30, 2025
Love (formerly Haight)	Modernization, Safety & Security and Technology	$ 5,260,839	
Lum	Modernization, Technology, Roofing and Painting	$ 2,670,366	
Maya Lin	Modernization and Technology	$ 5,398,259	
Maintenance Yard – Singleton	Technology	$ 22,252	
Otis	New Construction and Safety & Security	$ 6,263,533	
Paden	Modernization and Technology	$ 4,922,982	
Ruby Bridges	Modernization and Technology	$ 993,476	
Wood	Modernization, HVAC, Technology and Roofing	$ 7,885,153	
Total Expenditures		**$ 173,083,977**	



ONGOING PROJECTS – Measure I

ONGOING CONSTRUCTION PROJECTS – as of June 30, 2024

- **Island HS/ Alameda Child Development Center (ACDC) at Longfellow**
- **Wood Middle School New Construction – this project is jointly funded with Measure I and Measure B funds**
- **ACLC/Nea at Woodstock**



Conceptual rendering
Wood Middle School New Construction
- Academic Quad

Measure I

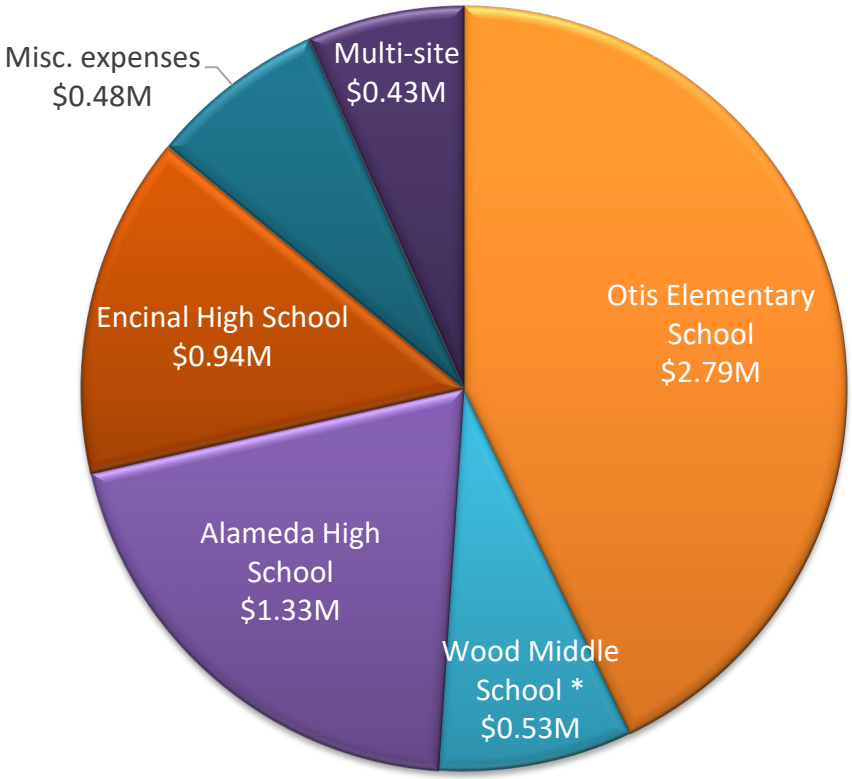
MEASURE B CONSTRUCTION PROJECTS

Board Approved on January 25, 2022

- Alameda High School - Swim Center Modernization
- Alameda High School - Kofman Auditorium Stage Upgrades
- Encinal Jr/Sr High School – Stadium & Field Renovation
- Encinal Jr/Sr High School New Gymnasium
- Wood Middle School Temporary Campus and New Construction
- Otis Elementary School Site Work and New Construction
- Lincoln Middle School Modernization and New Gymnasium
- Alameda High School New Athletic Field
- Alameda High School Modernization of Buildings A & B

2023-2024 FY - Measure B EXPENDITURE SUMMARY

EXPENDITURES TOTALED IN 7/1/23-6/30/24: $6.5M



Alameda High School	Encinal High School	Otis Elementary School	Wood Middle School *	Multi-site	Misc. expenses
• Swimming Pool • Kofman Auditorium • Fencing	• Stadium & Field • Fencing	• New Admin & 2-story Classroom Building • Temporary Campus	• New Admin, Gym and 2-story Classroom Building • Temporary Campus	• Project Management • Consultants & Services	• Bond issuance expenditures

* Project is jointly funded with Measure I and Measure B funds.

Measure B

WOOD MIDDLE SCHOOL

TEMPORARY CAMPUS

In Progress as of 6/30/24

Estimated Completion Date for Wood Middle School is June 2026



Initial demolition of Lum School



Slab & foundation demolition



Portables staged ready for install

Measure B

WOOD MIDDLE SCHOOL

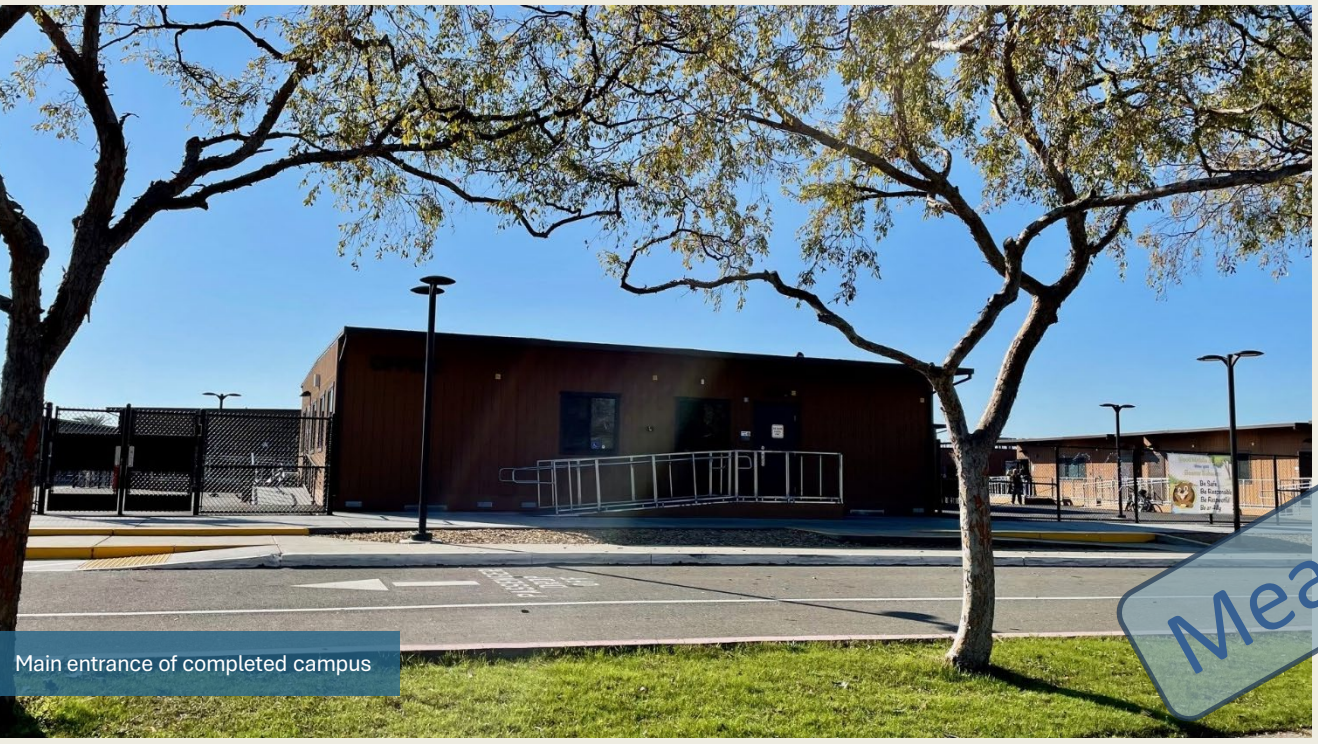
TEMPORARY CAMPUS

In Progress as of 6/30/24

Estimated Completion Date for Wood Middle School is June 2026



Striping and light pole install complete



Main entrance of completed campus

Measure B

CUMULATIVE MEASURE B EXPENDITURES

From July 1, 2022 to June 30, 2024		
Site Name	**Project Description**	**Amount**
Alameda High School	Swimming pools, Fields, Modernization	$ 1,326,225
Encinal Jr/Sr High School	Fields, Modernization	$ 943,082
Otis Elementary	New Construction	$ 2,791,305
Wood Middle *	New Construction	$ 533,623
Multi-site	Project Management, Consultants and Services	$ 433,126
District-Wide	Cost of Issuance and Underwriter's discount	$ 484,163
Total Expenditures		**$ 6,511,523**



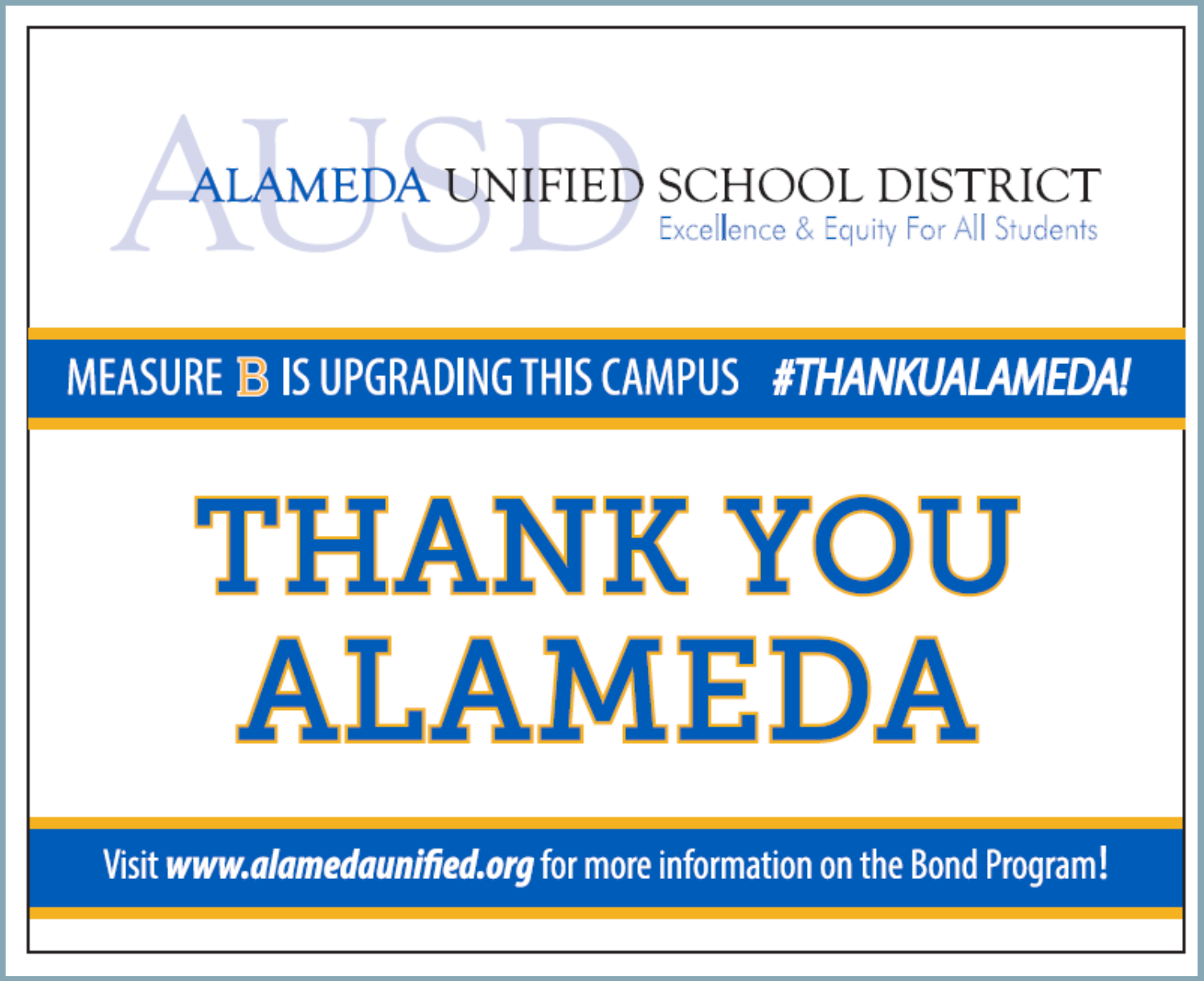
CURRENT PROJECTS – Measure B

CURRENT CONSTRUCTION PROJECTS – as of June 30, 2024

- **Wood Middle School New Construction – this project is jointly funded with Measure I and Measure B funds**
- **Alameda High School Swim Center Modernization**
- **Alameda High School Kofman Auditorium Stage Upgrades**
- **Encinal Jr. & Sr. High School Stadium & Field Renovation**
- **Encinal Jr. & Sr. High School New Gymnasium**
- **Otis Elementary School New Construction**



Wood Middle School
Temporary Campus Entrance


AUSD
ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students
MEASURE B IS UPGRADING THIS CAMPUS #THANKUALAMEDA!
THANK YOU
ALAMEDA
Visit www.alamedaunified.org for more information on the Bond Program!