

CITIZENS' BOND OVERSIGHT COMMITTEE

2022-2023 ANNUAL REPORT

ALAMEDA UNIFIED SCHOOL DISTRICT

Presented to the Board of Education on April 16, 2024

AUSD

ALAMEDA UNIFIED SCHOOL DISTRICT

EXCELLENCE & EQUITY FOR ALL STUDENTS



LETTER FROM THE VICE-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 Vice-Chairperson of the Alameda Unified School District's Citizens' Bond Oversight Committee, it is my pleasure to present the Committee's annual report.

Sincerely,

Sarah Olaes
Citizens' Bond Oversight Committee Vice-Chair
February 5, 2024

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.

2022-2023 COMMITTEE MEMBERSHIP

Don Sherratt, *Chair* ✞
Senior Citizen

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



FISCAL YEAR 2022-2023 PROCEEDINGS

COMMITTEE MEETINGS

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

In 2022-2023, the BOC met on October 12, 2022 and March 23, 2023.

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

ANNUAL AUDIT

The audit firm Moss Adams audited fiscal year 2022-2023 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, 2023.

At the January 9, 2024, 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 February 5, 2024 meeting as an information item.



Academy of Alameda (at Chipman site) New Playground

AUTHORIZED ACTIVITIES

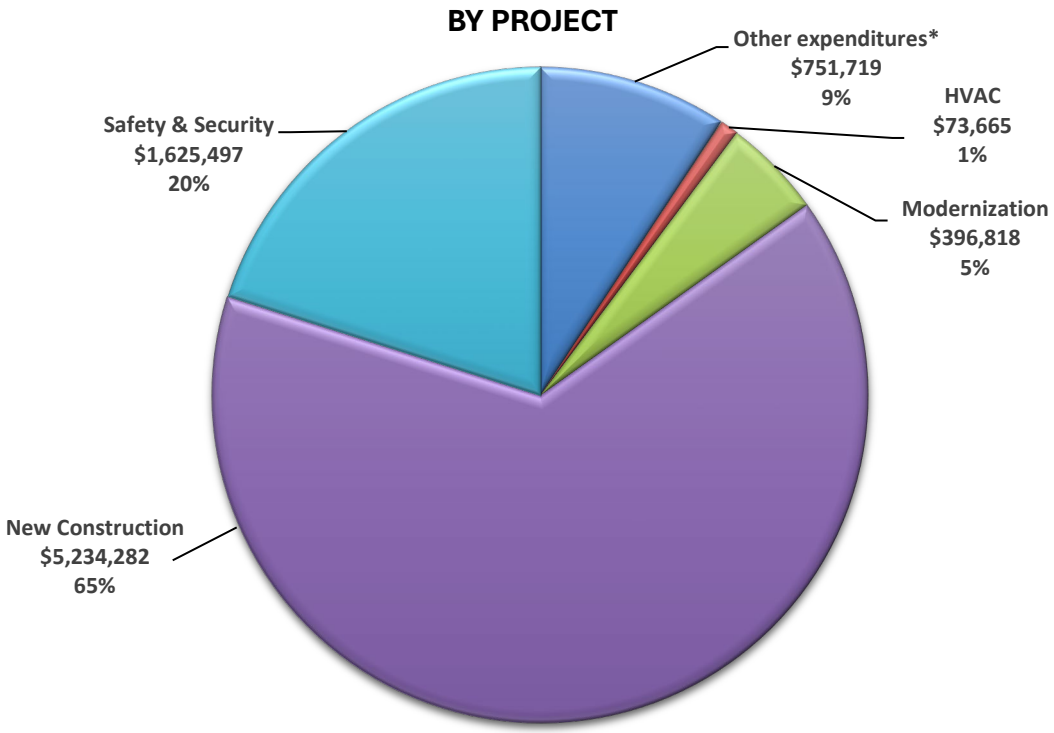


Receive copies of the District's annual, independent performance audit	✓
Inspect District facilities and grounds for which bond proceeds have been or will be expended	✓
Review efforts by the District to maximize bond proceeds by implementing various cost-saving measures	✓
Receive from the Board, within 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

2022-2023 FY – Measure I EXPENDITURE SUMMARY

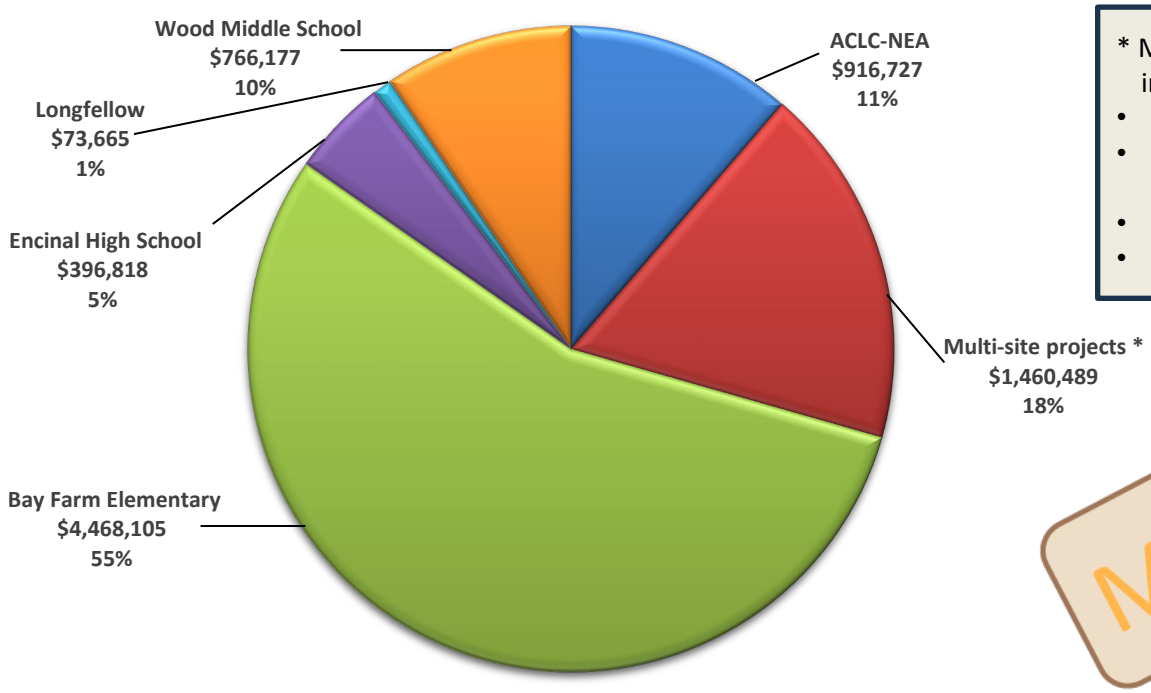
EXPENDITURES TOTALED IN 7/1/22-6/30/23: $8,081,981

BY PROJECT



* Other expenditures include:
- Project Management - $722,197
- Consultants & Services (Legal Counsel, State Funding, Printing, Bidding advertisements, Real estate titles) - $23,702
- Supplies - $5,820

BY SITE



* Multi-site project expenses include:
- Safety & Security - $708,770
- Project Management - $722,197
- Consultants - $23,702
- Supplies - $5,820

Measure I

BAY FARM SCHOOL

NEW CLASSROOM BUILDING

In Progress as of 6/30/23
Completed: September 2023



Building framing



Outside learning site work

BAY FARM SCHOOL

NEW CLASSROOM BUILDING

In Progress as of 6/30/23
Completed: September 2023



Start of exterior plaster



Building finished and start of site work

BAY FARM SCHOOL

NEW CLASSROOM BUILDING

In Progress as of 6/30/23
Completed: September 2023

Electrical rough in



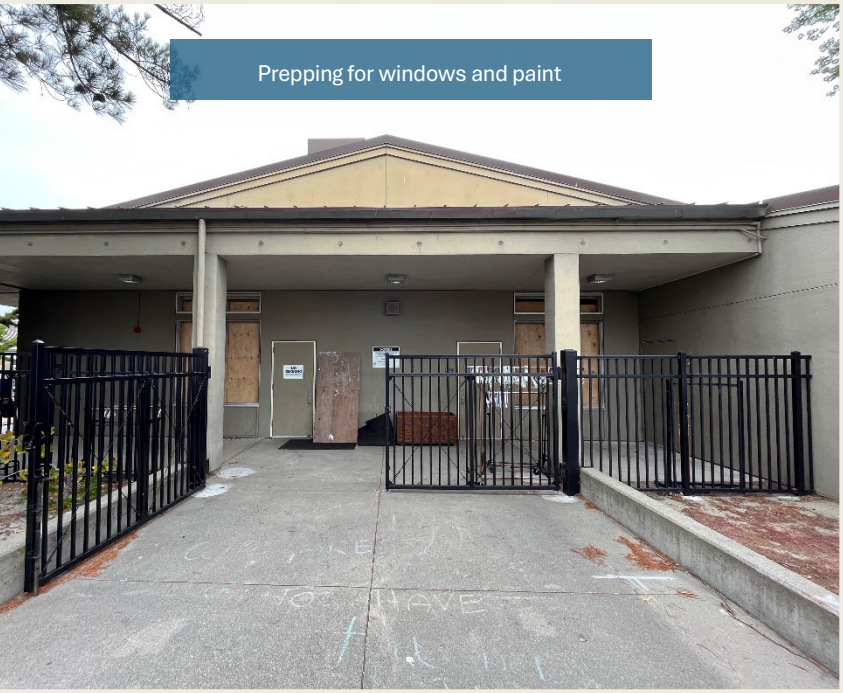
Classroom ready for counters and casework



AMELIA EARHART ELEMENTARY SCHOOL

MODERNIZATION

In Progress as of 6/30/23
Completed: November 2023



Prepping for windows and paint



Window installation



New paint, windows and building ID signage completed

AMELIA EARHART ELEMENTARY SCHOOL

MODERNIZATION

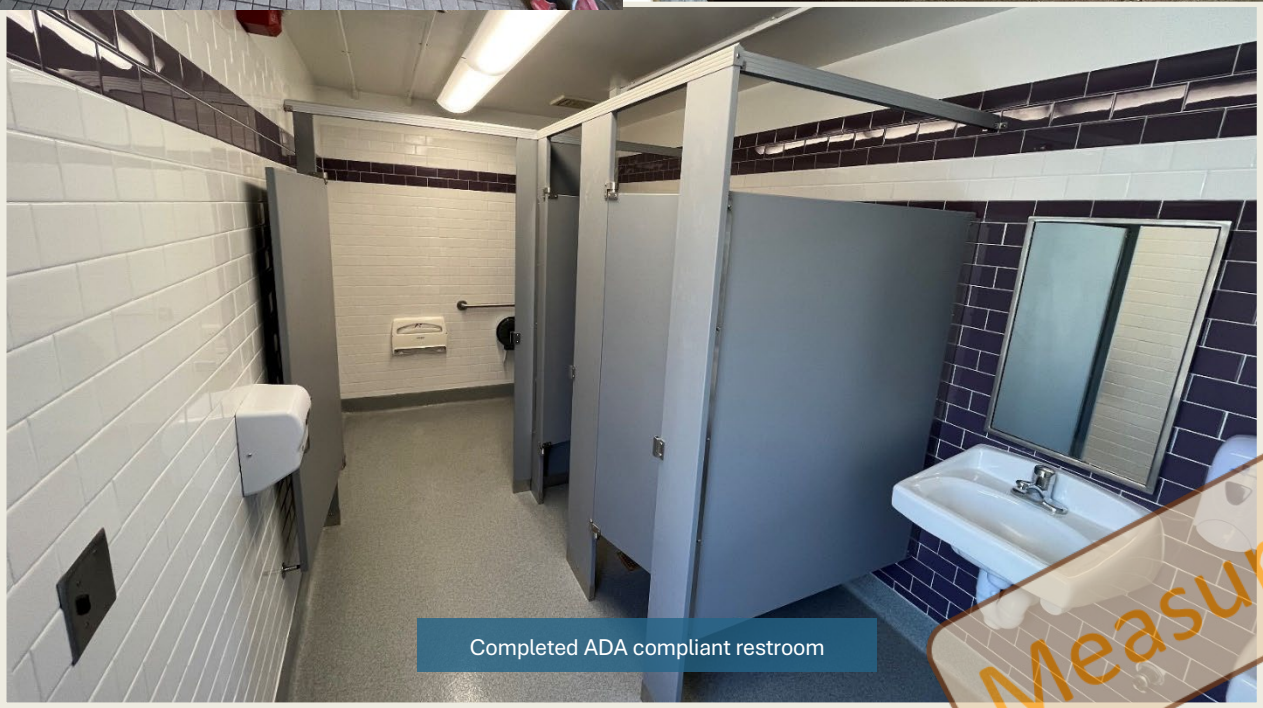
In Progress as of 6/30/23
Completed: November 2023



Restroom before demolition



Restroom during



Completed ADA compliant restroom

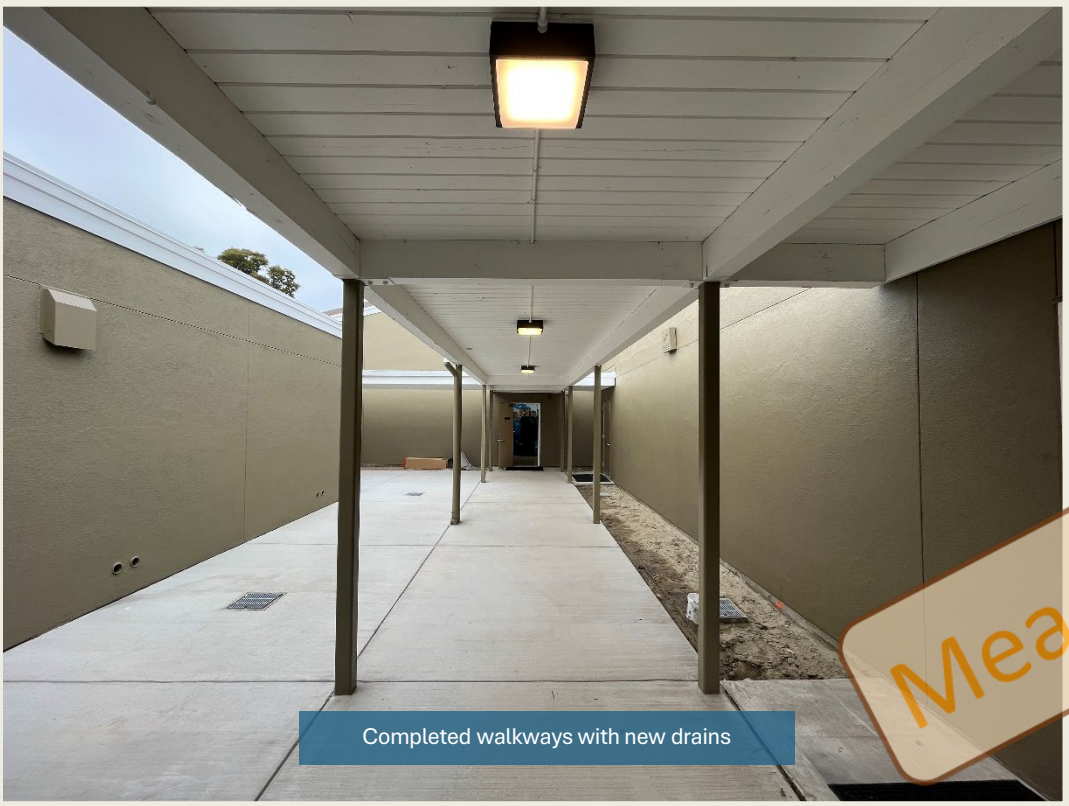
AMELIA EARHART ELEMENTARY SCHOOL

MODERNIZATION

In Progress as of 6/30/23
Completed: November 2023



Walkway demolition



Completed walkways with new drains

Measure I

SAFETY AND SECURITY

DISTRICT-WIDE SAFE SCHOOL LOCK PROJECT

Ongoing as of 6/30/23

2022-2023 Measure I Project	
SCHOOL SITE	**TOTAL DOORS**
Alameda High School	449
ASTI	11
AUSD District Office	72
AUSD Maintenance Yard- Singleton	93
Bay Farm Elementary	117
Chipman site (Academy of Alameda)	139
Earhart Elementary	178
Edison Elementary	103
Longfellow site (ACDC & Island HS)	120
Maya Lin Elementary School	97
Paden Elementary School	104
Ruby Bridges Elementary School	149
Woodstock site (ACLC- Nea)	184
TOTAL	1,816

Projects completed prior to 2022-2023	
SCHOOL SITE	
Encinal Jr/Sr High School	Completed in modernization
Franklin Elementary	Completed in modernization
Lincoln Middle School	Completed in modernization
Love Elementary (formerly Haight)	Completed in modernization

Future Measure B Projects	
SCHOOL SITE	
Otis Elementary School	Part of upcoming new construction
Wood Middle School	Part of upcoming new construction

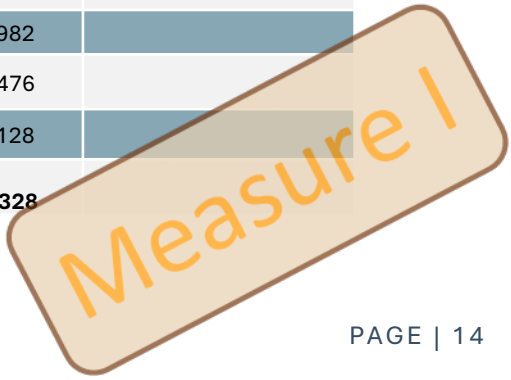


Installation of new door and lock hardware

CUMULATIVE MEASURE I EXPENDITURES

As of June 30, 2023

Site Name	Project Description	Expenditure as of 6/30/2023	Notes
Academy of Alameda	HVAC, Playground, Roofing, and Technology	$ 1,427,293	
ACLC/NEA	Modernization and Safety & Security	$ 1,446,450	
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	In progress as of 6/30/23. Completion date: September 2023
Multi-site	Other Expenditures (Roofing, Energy conservation, Safety & Security, Project management, State Funding consultant, Printing, Bidding advertisements, Legal Counsel, Real Estate titles)	$ 6,020,206	
Earhart	Modernization, Safety & Security, and Technology, Roofing, Painting, Flooring	$ 1,687,796	In progress as of 6/30/23. Completion date: November 2023
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	$ 769,503	Project in Planning Phase. Est. Completion December 2024
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	$ 21,937	
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	$ 2,588,128	
Total Expenditures		**$ 161,691,328**	



COMPLETED CONSTRUCTION PROJECTS

As of June 30, 2023

- District-wide Roofing Project
- District-wide Paving Project
- Bay Farm School Site Soil Settlement and Structural Repair
- Lum Elementary School Site Improvements
- 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
- Love Elementary School (formerly Haight) 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

Total spent on completed construction projects as of 6/30/23: $161.7M



ONGOING & FUTURE PROJECTS – Measure I

ONGOING CONSTRUCTION PROJECTS – as of June 30, 2023

- Bay Farm School New Classroom Building
- Earhart Elementary Modernization - All Classrooms, Paint, Flooring, Windows
- Wood Middle School Mechanical Modernization – Electric Service Upgrade
- District-wide Safe School Locks Project

FUTURE CONSTRUCTION PROJECTS

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

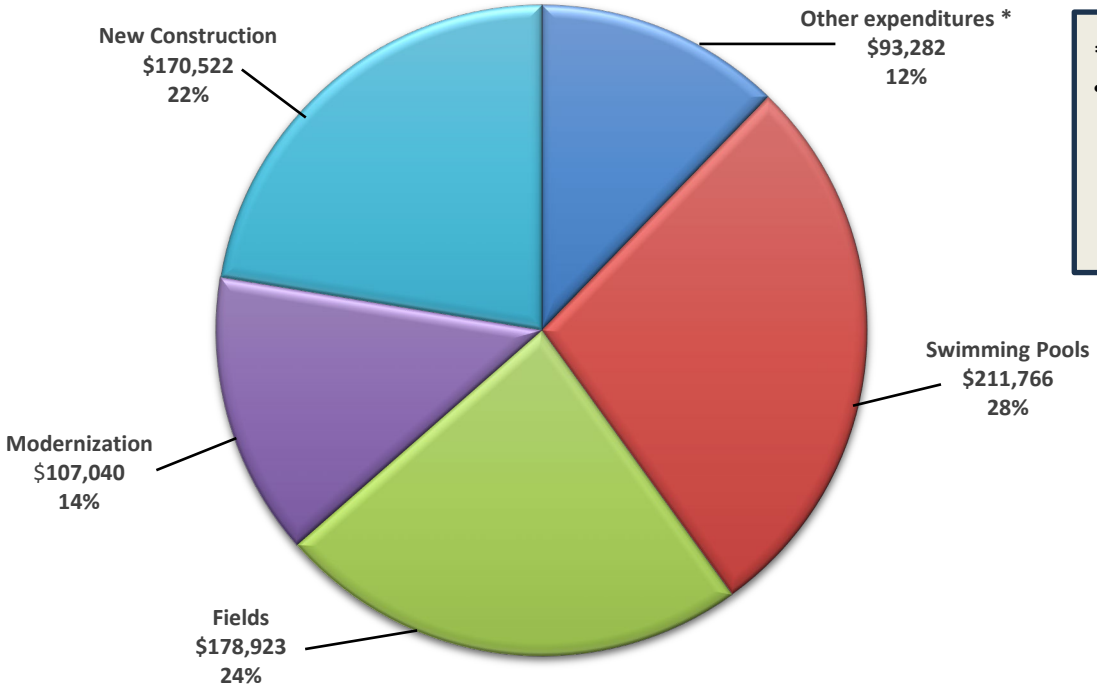


Bay Farm School
New Classroom Building

2022-2023 FY - Measure B EXPENDITURE SUMMARY

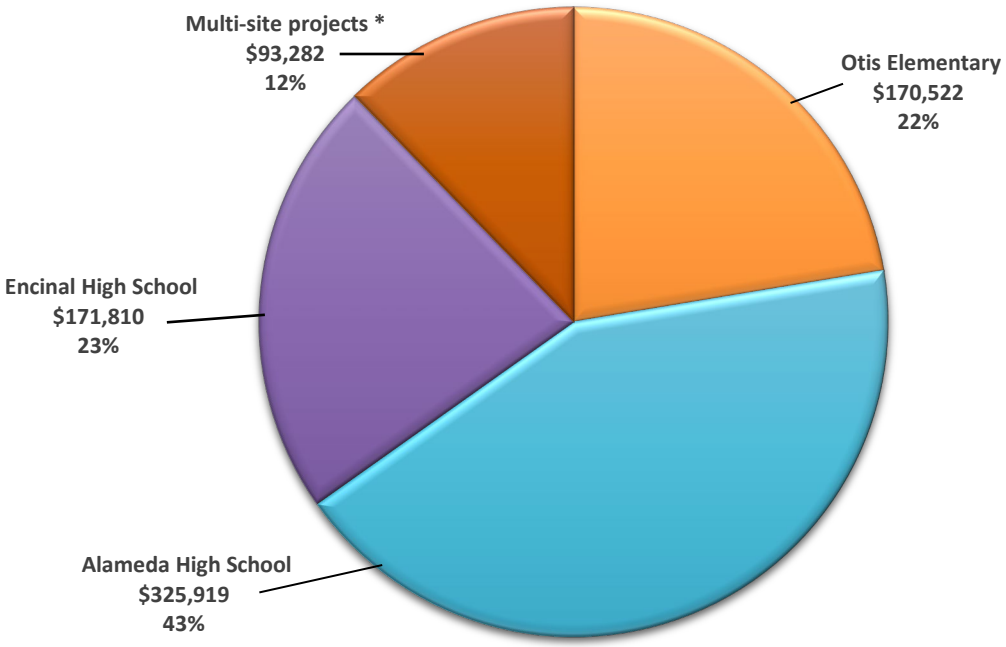
EXPENDITURES TOTALED IN 7/1/22-6/30/23: $761,533

BY PROJECT



* Other expenditures include:
- Consultants & Services (Legal Counsel, State Funding, Printing, Bidding advertisements, Real estate titles) - $93,282

BY SITE



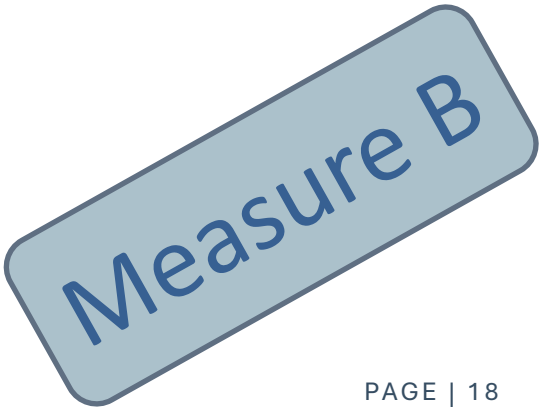
* Multi-site project expenses include:
- Consultants & Services (Legal Counsel, State Funding, Printing, Bidding advertisements, Real estate titles) - $93,282

Measure B

CUMULATIVE MEASURE B EXPENDITURES

As of June 30, 2023

Site Name	Project Description	Expenditure as of 6/30/2023
Alameda High School	Swimming pools, Fields, Modernization	$ 325,919
Encinal High School	Fields, Modernization	$ 171,810
Otis Elementary	New Construction	$ 170,522
Multi-site	Other Expenditures (Legal Counsel, State Funding consultant, Printing, Bidding advertisements, Real Estate titles)	$ 93,282
Total Expenditures		**$ 761,533**



CURRENT PROJECTS – Measure B

CURRENT CONSTRUCTION PROJECTS – as of June 30, 2023

- **Lum Demolition & Temporary Campus Preparation**
- **Wood Middle School New Construction – this project will be 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**
- **Otis Elementary School New Construction**



Wood Middle School Student Mural