

MEASURE I CITIZENS' BOND OVERSIGHT COMMITTEE

2021-2022 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 taxpayers' 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.

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 eighth 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.

2021-2022 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

Caroline Brossard
At-large #2

Ryan LaLonde
Parent Active in PTA



FISCAL YEAR 2021-2022 PROCEEDINGS

COMMITTEE MEETINGS

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

In 2021-2022, the BOC met on November 22, 2021, March 9, 2022, and May 31, 2022.

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 24, 2023 meeting of the Board of Education, Arthur Ngo, from Moss Adams, presented the Measure I Bond Performance Audit to the Board. The Board took action and approved the audit. The same audit was presented to the BOC at the March 23, 2023 meeting as an information item.

The firm, Moss Adams, audited fiscal year 2021-2022, 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, 2022.



Bay Farm School New Classroom Building was approved on ***September 28, 2021****. The scope of work includes the construction of a new classroom building, a new outdoor courtyard, site work, and security upgrades.*

AUTHORIZED ACTIVITIES

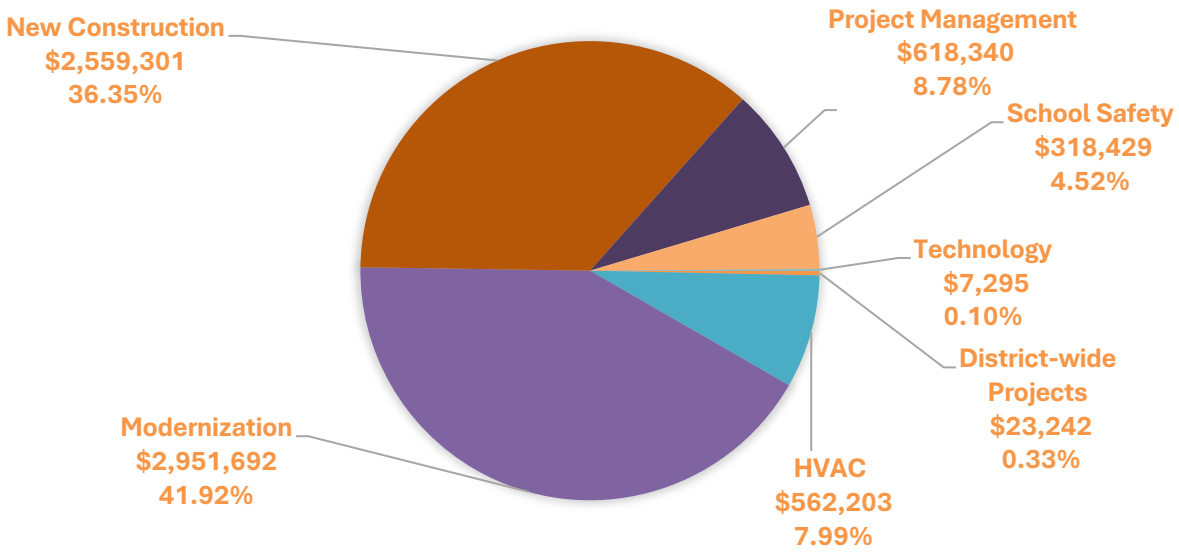


Receive copies of the District's annual, independent performance audit	✓
Inspect District facilities and grounds for which bond proceeds have been or will be expended	✓
Review efforts by the District to maximize bond proceeds by implementing various cost-saving measures	✓
Receive from the Board, within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

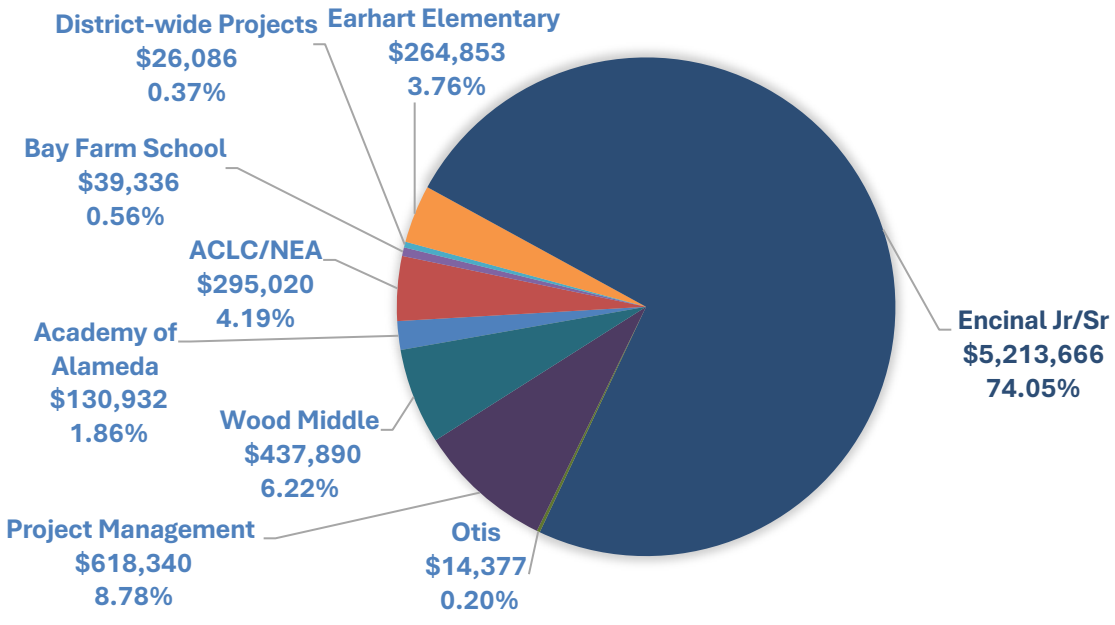
2021–2022 FY EXPENDITURE SUMMARY

EXPENDITURES TOTALED IN 7/1/21-6/30/22: $7,040,500

MEASURE I EXPENDITURES BY PROJECT



MEASURE I EXPENDITURES BY SITE



2021-2022 FY EXPENDITURE DETAILS

MEASURE I EXPENDITURE DETAILS BY SITE

Site	Expenditure Amount	Description
Academy of Alameda	$130,932	• Heating and ventilation • Telecommunications
ACLC/NEA	$295,020	• Planning • Various state fees (DSA, Inspectors) • Fencing
Bay Farm School	$39,336	• Various state fees (DSA, Inspectors)
District-wide Projects	$26,086	• Various state fees (DSA, Inspectors, Funding Assistance) • Attorney fees • Auditor fees
Earhart Elementary School	$264,853	• Planning • Various state fees (DSA, Funding Assistance)
Encinal Jr. Sr. High School	$5,213,666	• Planning • Testing • Various State Fees (DSA, Inspectors, Closeout)
Otis Elementary School	$14,377	• Closing fees
Project Management	$618,340	• Cost of running Construction Department
Wood Middle School	$437,890	• Heating and ventilation



BAY FARM SCHOOL

NEW CLASSROOM BUILDING

In Progress

The photos below were taken in the Fall of 2022. The project will be completed in the Summer of 2023.

Pile installation





BAY FARM SCHOOL

NEW CLASSROOM BUILDING

In Progress

The photos below were taken in the Fall of 2022. The project will be completed in the Summer of 2023.



Site of the new 1-story classroom building



Foundation slab reinforcement for the new classroom building

DISTRICT-WIDE

SAFETY & SECURITY SAFE SCHOOL LOCK PROJECT

In Progress

New safe school panic hardware



Per California Building Code and DSA, all science classrooms, classrooms over 1,000 square feet, and all assembly spaces must have Panic Hardware on the interior doors so occupants can exit quickly in an emergency.

Typical ASSA ABLOY safe school lock for all schools



ACLC | NEA

PERIMETER FENCING & MODERNIZATION

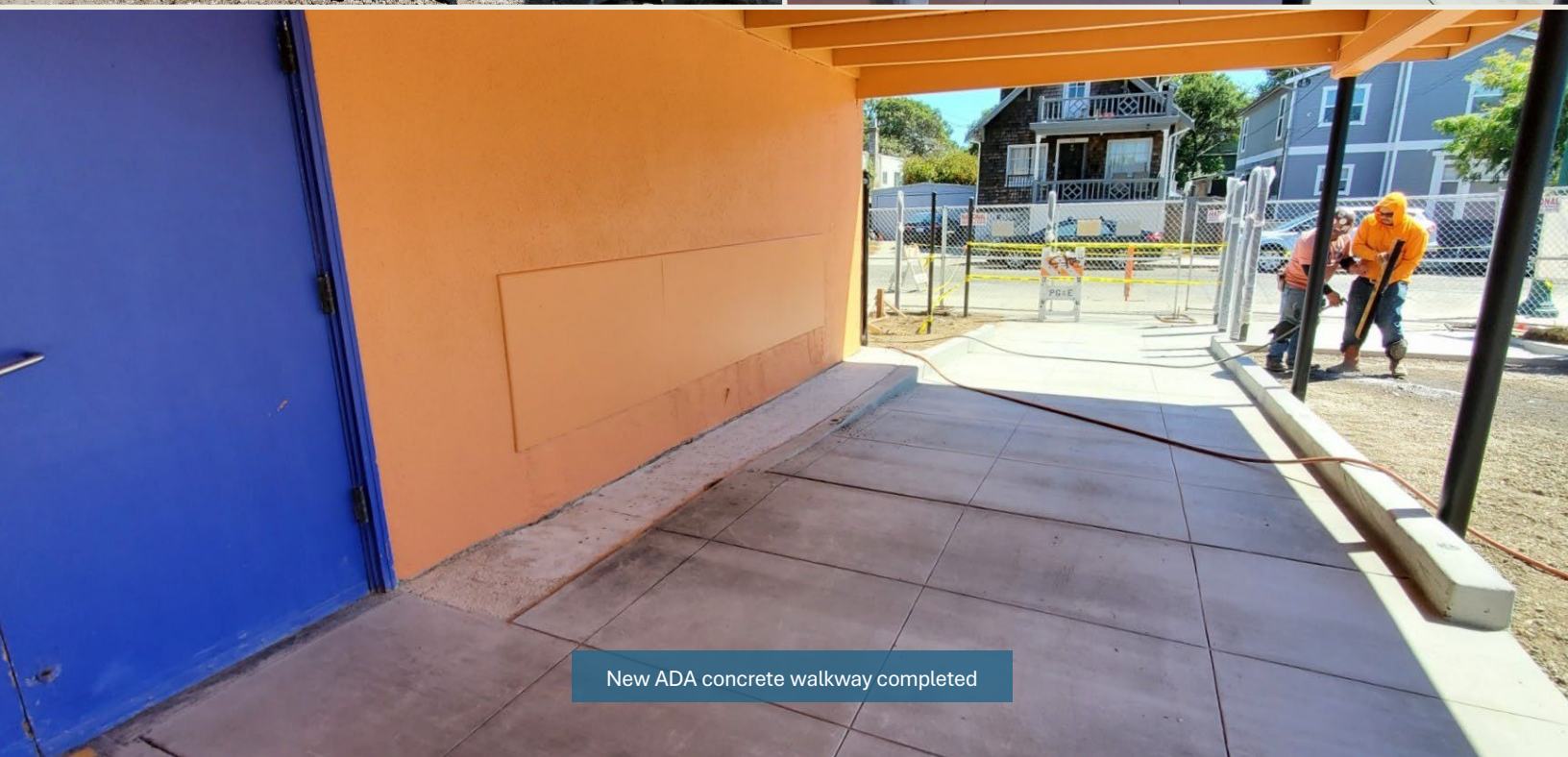
Completed November 2022

Concrete ramp demolition



New ADA concrete work completed



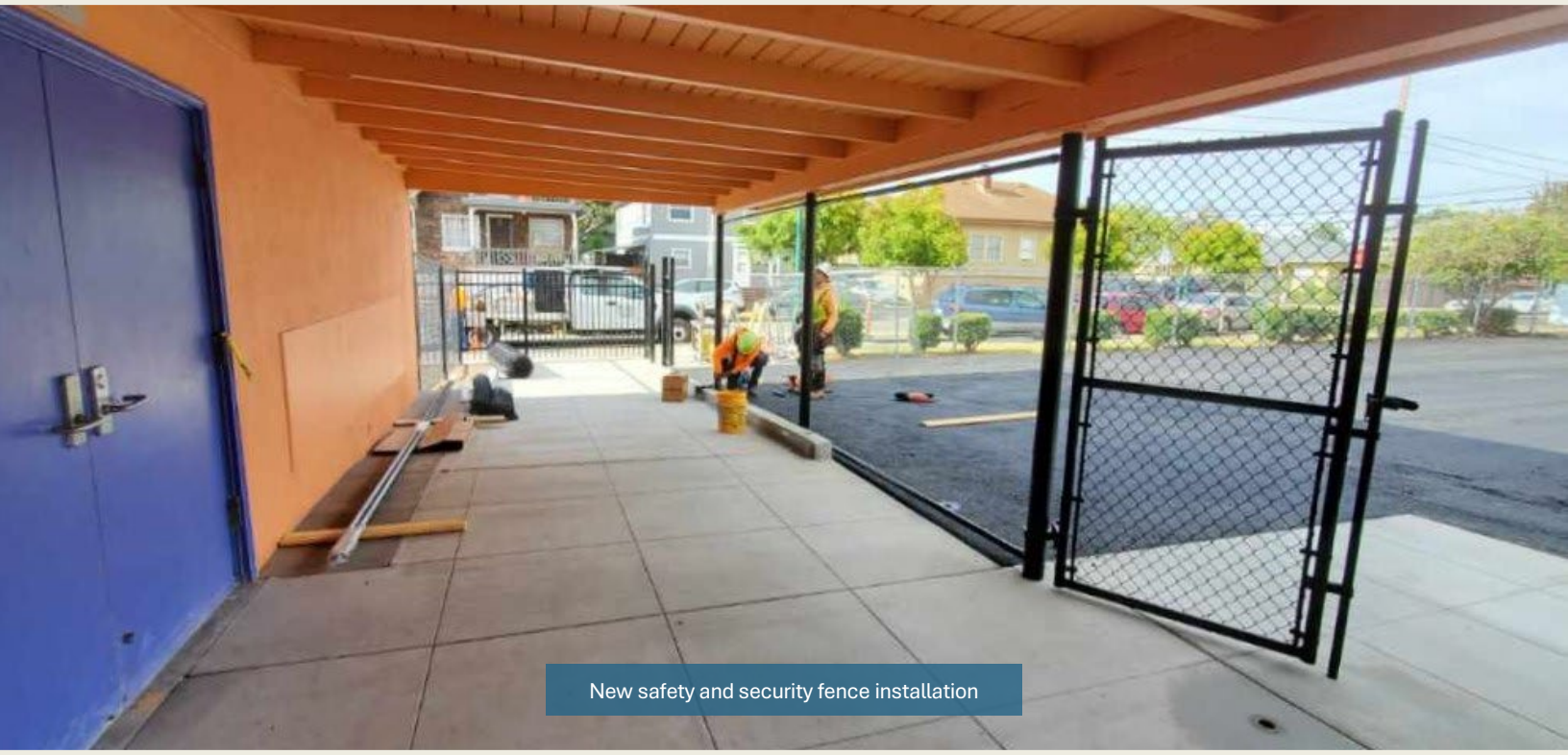


New ADA concrete walkway completed

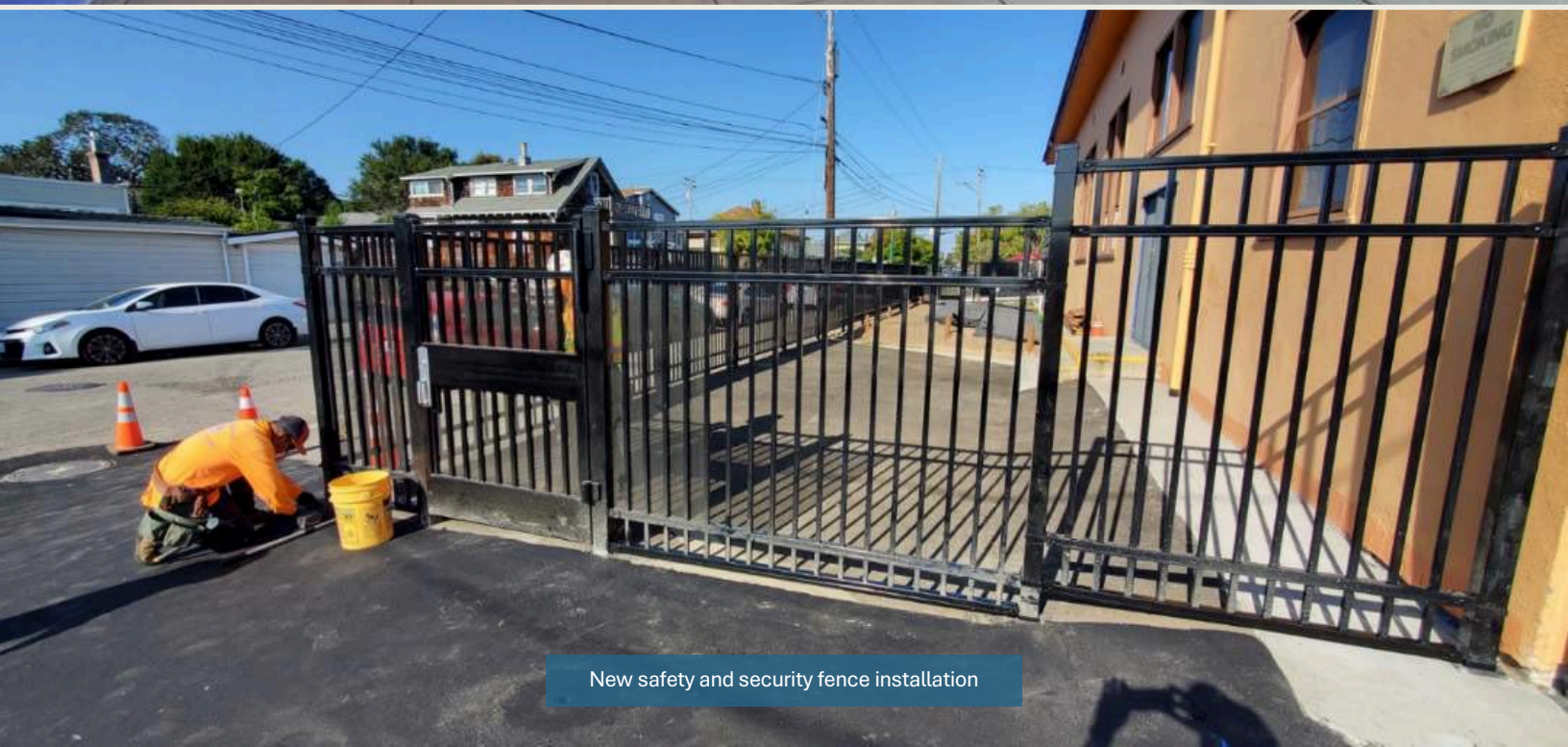
ACLC | NEA

PERIMETER FENCING & MODERNIZATION

Completed November 2022



New safety and security fence installation



New safety and security fence installation

ACLC | NEA

PERIMETER FENCING & MODERNIZATION

Completed November 2022

Completed project







ONGOING & FUTURE PROJECTS

ONGOING CONSTRUCTION PROJECTS – as of June 30, 2022

- Bay Farm School New Classroom Building
- Earhart Elementary Modernization - All Classrooms, Paint, Flooring, Windows
- Wood Middle School Mechanical Modernization – Electric Service Upgrade
- Academy of Alameda New Heating System and New Playground
- Perimeter Fencing at ACLC/NEA
- District-wide Safe School Locks Project

FUTURE CONSTRUCTION PROJECTS

- WCDC/Island HS (Longfellow)



COMPLETED PROJECTS

COMPLETED CONSTRUCTION PROJECTS – as of June 30, 2022

- 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 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 6/30/22: $153.6M

Site Name	Project Description	Expenditure as of 6/30/2022	Notes
Academy of Alameda	HVAC, Playground, Roofing, and Technology	$ 1,427,293	
ACLC/NEA	Modernization and Safety & Security	$ 529,723	
Alameda High	Modernization and Technology	$ 51,226,842	
ASTI	Technology	$ 67,618	
Bay Farm	Modernization, Safety & Security, and Technology	$ 1,827,864	Estimated Completion Date: September 2023
District-wide	Other Projects (Safety & Security, Energy Conservation, and Roofing)	$ 268,365	
District-wide	Project Management	$ 4,106,719	
District-wide	Technology	$ 206,884	
Earhart	Modernization, Safety & Security, and Technology	$ 1,687,796	Estimated Completion Date: November 2023
Edison	Modernization, Safety & Security, and Technology	$ 7,141,867	
Encinal	Modernization, New Construction, and Technology	$ 46,471,834	
Franklin	Modernization and Technology	$ 3,843,452	
Lincoln	Modernization and Technology	$ 6,776,160	
Longfellow (WCDC & Island High)	Technology and HVAC	$ 695,838	Project in Planning Phase. Est. Completion December 2024
Love	Modernization and Technology	$ 5,260,839	
Lum	Modernization	$ 2,670,366	
Maya Lin	Modernization and Technology	$ 5,398,259	
Otis	New Construction and Safety & Security	$ 6,263,533	
Paden	Modernization and Technology	$ 4,922,982	
Ruby Bridges	Modernization and Technology	$ 993,476	
Wood	Technology and Roofing	$ 1,821,951	
Total Expenditures		**$ 153,609,661**	