

# CITIZENS BOND OVERSIGHT COMMITTEE

## Measure 0 Annual Report

Covering Fiscal Year Reporting

July 1, 2023 - June 30, 2024

### Committee Members

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Art Alcaraz - Member

Chani Beeman- Chair

Nick Carbo - Member

Martin de'Campo - Vice Chair

Ventrice Diggs-King - Member

Bobby Garcia - Member

Douglas Kroon - Member

Lara E. Martin - Member

Jag Patel - Member

Ashley Peake - Member

Matthew Stowe - Member

Beiwei Tu - Member

Richard Vandenberg - Member



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## Glossary of Common Terms and Acronyms

- **ADA:** Americans with Disabilities Act
- **SDC:** Special Day Classes supports special-ed students
- **SWPPP:** Storm water pollution prevention plan
- **CEQA:** California Environmental Quality Act serves to prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring
- **DEIR:** Draft Environmental Impact Report discloses to the public the agency decision making process utilized to approve discretionary projects through findings and statements of overriding consideration.
- **EIR:** Environmental Impact Report
- **LRFP:** Long-Range Facilities Plan a Long-Range Facilities Plan is a 7 to 10-year roadmap for how to improve district facilities
- **TYP:** Typical
- **MEP:** Mechanical, Electrical, & Plumbing
- **Rough-In:** A term used to describe the initial stage of installation for various products, such as electrical wiring and plumbing
- **Site Work:** term used to describe exterior work within the building site property line excluding building work, commonly referring to landscaping, exterior play areas fields, parking lots, and MEP installations outside of buildings and underground.
- **Offsite-Work:** term used to encompass many types or processes of construction that do not occur on the final building site, most commonly referred to public street work or utilities beyond the property lines.
- **General Obligation Bonds (G.O. Bonds):** Measure O is a voter approved bond measure within the boundaries of the District. It represents a maximum tax of \$60 per \$100,000 of assessed property value
- **Community Facilities District Bonds (CFDs):** The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities. The Community Facilities District ("CFD") is a financing entity through which a local government is authorized to levy special property taxes to pay debt service on bonds or to pay for the direct construction of facilities. CFD revenue is restricted to the funding of additional capacity (e.g. New Construction)
- **Developer Fees:** School districts have the ability to impose impact fees from new residential development and commercial/industrial development for the construction or reconstruction of school facilities. Developer fees are collected at the time a building permit is issued and are restricted to the funding of additional capacity (e.g. New Construction)
- **Redevelopment Agency Revenue (RDA):** California redevelopment law allows school districts to share property tax increment income via pass-through agreements with local redevelopment agencies. State law eliminated redevelopment agencies as of February 1, 2012; however, local educational agency's pass-through entitlements remain. Redevelopment revenue is received annually and can be used to fund modernization and/or new construction projects
- **State School Facility Program Grants (SFP):** The SFP provides grants for school districts to acquire school sites, construct new school facilities, or modernize existing school facilities. The two major funding types available are "new construction" and "modernization". The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis.
- **California Clean Energy Jobs Act (Proposition 39):** Prop. 39 is an energy efficiency grant program that provides funding for eligible repairs to heating, ventilation, and air-conditioning (HVAC) systems; new chillers, boilers and furnaces; new lighting and lighting control systems; Installation of energy-efficient windows, programmable thermostats, and thermal window shades; and on-site clean energy generation, such as solar photovoltaic.

## Executive Summary

The Riverside Unified School District (RUSD) was successful passing Measure O General Obligation Bond on November 8, 2016. With a 70% approval rate, the voters approved to issue up to \$392,000,000 as the principal amount for the District's school facilities bond (Measure O). Measure O will generate the dollars over the next 10 to 15 years to improve existing school facilities and build new capital facilities in Riverside Unified School District.

The Long-Range Facility Master Plan completed in 2016 serves as the guide to plan projects based on condition, educational program, capacity needs, and available state funding. The Board of Education held three workshops to discuss the needs of district facilities and identify priorities. The workshops primarily focused on educating the Board and public on the prioritization process, providing data on the facilities, determining focus goals, and identifying priority projects.

## **2016 Ballot Measure O**

The following is the ballot measure summary presented to the voters by the Riverside Unified School District.

*“To repair and upgrade Riverside schools, including deteriorating roofs, plumbing and electrical systems, improve student safety, security, and seismic safety, upgrade classrooms, science labs, career-training facilities, computer systems and instructional technology to support student achievement in math, science, engineering and skilled trades, and construct, acquire, repair classrooms, sites, facilities and equipment, shall Riverside Unified School District issue \$392 million in bonds at legal rates, with citizen oversight, no money for administrator salaries, all money staying local?”*

To view the full ballot proposition:

<http://riversideunified.org/common/pages/DisplayFile.aspx?itemId=14033820>

## **Purpose of the Committee**

Pursuant to Section 15278 of the Education Code, the District is obligated to establish an independent Citizens' Bond Oversight Committee (CBOC) in order to satisfy the accountability requirement of Prop. 39. The Board of Education approved the appointment of the CBOC at its March 20, 2017 Board meeting.

The purpose of the Citizens' Bond Oversight Committee (CBOC) shall be to inform the public concerning the expenditure of the bond proceeds. The CBOC will review 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.

To carry out its stated purpose, the Committee shall perform the duties set forth in the CBOC bylaws as listed below:

3.1 Inform the Public. The Committee shall inform the public concerning the District's expenditure of bond proceeds. In fulfilling this duty, all official communications to either the Board or the public shall come from the Chair acting on behalf of the Committee. The Chair shall only release information that reflects the majority view of the Committee.

3.2 Review Expenditures. The Committee shall review expenditure reports produced by the District to ensure that (a) bond proceeds were expended only for the purposes set forth in Measure O; and (b) no bond proceeds were used for teacher or administrative salaries or other operating expenses in compliance with Attorney General Opinion 04-110, issued on November 9, 2004.



3.3 Annual Report. The Committee shall present to the Board, in public session, an annual written report for Measure O, which shall include the following:

- (a) A statement indicating whether the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution; and
- (b) A summary of the Committee's proceedings and activities for the preceding year.

## **Committee Membership**

CALIFORNIA EDUCATION CODE, SECTION 15282.

(a) The citizens' oversight committee shall consist of at least seven members to serve for a term of two years without compensation and for no more than two consecutive terms. While consisting of a minimum of at least seven members, the citizens' oversight committee shall be comprised, as follows:

- (1) One member shall be active in a business organization representing the business community located within the district.
- (2) One member shall be active in a senior citizens' organization.
- (3) One member shall be active in a bona fide taxpayers' organization.
- (4) For a school district, one member shall be the parent or guardian of a child enrolled in the district. For a community college district, one member shall be a student who is both currently enrolled in the district and active in a community college group, such as student government. The community college student member may, at the discretion of the board, serve up to six months after his or her graduation.
- (5) For a school district, one member shall be both a parent or guardian of a child enrolled in the district and active in a parent-teacher organization, such as the Parent Teacher Association or school site council. For a community college district, one member shall be active in the support and organization of a community college or the community colleges of the district, such as a member of an advisory council or foundation.

(b) No employee or official of the district shall be appointed to the citizens' oversight committee. No vendor, contractor, or consultant of the district shall be appointed to the citizens' oversight committee. Members of the citizens' oversight committee shall, pursuant to Sections 35233 and 72533, abide by the prohibitions contained in Article 4 (commencing with Section 1090) and Article 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code.

## **Committee Meetings**

In accordance with the provisions of the Ralph M. Brown Public Act, the committee conducts meetings for the public's attendance and participation. Meeting agendas and notices are sent to committee members and posted 72 hours in advance of the meeting. Notices are posted at the Riverside Unified School District Administrative office, Business Services office, Facilities, Planning & Development office, and on the District website. Meeting notices, agenda, minutes and all other documents received by the committee are a matter of public record and are available on the Riverside Unified School District website:

<http://riversideunified.org/cms/One.aspx?portalId=580805&pageId=2305262>

The Committee conducts quarterly business meetings, which included review of facilities projects and project expenditures. The Citizens' Bond Oversight Committee held meetings on the following dates:

### **School Year 16/17**

- June 7, 2017 at 4:30 pm at the District Office

### **School Year 17/18**

- October 4, 2017 at 4:30 pm at the District Office

- February 7, 2018 at 4:30 pm at the District Office
- April 10, 2018 at 4:30 pm at the District Office

#### **School Year 18/19**

- July 31, 2018 at 4:30 pm at the District Office
- October 9, 2018 at 4:30 pm at the District Office
- February 12, 2019 at 4:30 pm at the District Office
- May 29, 2019 at 4:30 pm at the District Office

#### **School Year 19/20**

- August 21, 2019 at 4:30 pm at the District Office
- October 30, 2019 at 4:30 pm at Nutrition Services Training Room
- January 29, 2020 at 4:30 pm at Highgrove Elementary School
- May 27, 2020 at 4:30 pm - Virtual Meeting

#### **School Year 20/21**

- August 26, 2020 at 5:30 pm - Virtual Meeting (Meeting stopped)
- September 10, 2020 4:30 pm - Virtual Meeting
- January 29, 2021 at 4:30 pm - Virtual Meeting
- February 26, 2021 at 4:30 pm - Virtual meeting
- April 28, 2021 at 4:30 pm - Virtual Meeting

#### **School Year 21/22**

- July 8, 2021 4:30 at pm Virtual Meeting (Canceled due to no quorum)
- August 12, 2021 at 4:30 pm - Virtual Meeting
- October 13, 2021 at 4:30 pm at Riverside Polytechnic High School
- March 15, 2022 at 4:30 pm at Thomas Jefferson Elementary - Library
- June 9, 2022 at 4:30 pm at Louisa May Alcott Elementary – Multi-Purpose Room

#### **School Year 22/23**

- September 8, 2022 at 4:30 pm Arlington Hight School - Lecture Hall
- October 20, 2022 at 4:30 pm Riverside Unified - Board Room
- December 7, 2022 at 4:30 pm Riverside Unified Nutrition Services - Conference Room
- March 2, 2023 at 5:00 pm Fremont Elementary School - Multi-Purpose Room
- June 14, 2023 at 5:00 pm Sierra Middle School - Multi-Purpose Room

#### **School Year 23/24 (In scope of this annual report)**

- June 14, 2023 5:00 pm Sierra Middle School - Multi-Purpose Room
- August 17, 2023 5:00 pm (Special Meeting) District Office - Susan Rainey Conference Room
- September 20, 2023 5:00 pm Longfellow Elementary School - Building G Classroom G28
- December 6, 2023 5:00 pm District Office - Conference Room 1
- February 13, 2024 5:00 pm North High School - Library
- June 4, 2024 5:00 pm University Heights Middle School – Room 119

#### **School Year 24/25(Not in scope of this annual report)**

- September 10, 2024 5:00pm Central Middle School - Multi-Purpose Room
- December 3, 2024 5:30 pm Highgrove Elementary School - Room 46

## Measure O – Committee Members

Current Committee Members					
Current Members	Group Representation	Trustee Area	Terms Served	Term Start	Term End
Chair - Chani Beeman	Community at Large	1	1 <sup>st</sup> Term	1/12/2023	1/12/2025
V.Chair - Martin de'Campo	Taxpayer Organization	1	2 <sup>nd</sup> Term	1/21/2021	1/12/2025
Art Alcaraz	Community at Large	1	2 <sup>nd</sup> Term	1/21/2021	1/12/2025
Nick Carbo	Business Representative	4	1 <sup>st</sup> Term	8/22/24	08/22/2026
Ventrice Diggs-King	Taxpayer Representative	1	1 <sup>st</sup> Term	8/22/24	08/22/2026
Bob Garcia	Senior Citizen Organization	3	3 <sup>rd</sup> Team	03/20/2017	01/12/2025
Douglas Kroon	Senior Citizen Organization	3	2 <sup>nd</sup> Term	2/24/2024	2/24/2026
Lara E. Martin	Business Representative	1	2 <sup>nd</sup> Term	1/12/2021	1/12/2025
Jag Patel	Parent	4	1 <sup>st</sup> Term	8/22/24	08/22/2026
Ashley Peake	Parent & PTA Member	1	1 <sup>st</sup> Term	8/22/24	08/22/2026
Matthew Stowe	Parent	5	1 <sup>st</sup> Term	8/22/24	08/22/2026
Beiwei Tu	Community at Large	1	2 <sup>nd</sup> Term	7/14/2022	08/22/2026
Richard Vandenberg	Business Representative	1	1 <sup>st</sup> Term	8/22/24	08/22/2026

Past Members					
Current Members	Group Representation	Trustee Area	Terms Served	Term Start	Term End
Cheryl Tavaglione	Community Member	4	1 term	7/14/2022	7/14/2024
Sandra Roy	Parent Active in PTA	4	1 term	07/14/2022	7/14/2024
Terry Walling	Community Member	5	3 terms	3/20/2017	7/14/2024
Tina Grande-Field	Parent Active in PTA	1	3 terms	3/20/2017	7/14/2024
Jessica Gomez	Parent	5	1 term	7/14/2022	7/14/2024
Keith Nelson	Community Member	2	3 Terms	3/20/2017	2/24/2024
Amanda DeLao	Community Member/Parent	3	1 Term	1/21/2021	1/21/2023
Marylin Robinson	Taxpayer Organizations	1	1 Term	1/21/2021	1/21/2023
Dave Bristo	Parent Active in PTA	3	1 Term	1/21/2021	1/21/2022

Diane Kwasman	Parent Active in PTA	1	1 Term	1/21/2021	1/21/2022
Sarah Simpson	Community Member/Parent	2	1 Term	1/21/2021	1/21/2022
Tom Evans	Community Member	4	2 Terms	3/20/2017	12/17/2021
Dale Kinnear	Community Member	2	1 Term	7/9/2019	11/1/2020
George Frahm	Community Member	2	1 Term	10/2/2018	10/1/2020
Jason Hunter	Taxpayer Organization	5	1 Term	8/21/2018	8/22/2020
Jose Alcala	Community Member	1	1 Term	8/21/2018	8/22/2020
James Rush	Community Member	4	1 Term	3/20/2017	8/14/2019
Kathy Wright	Community Member	5	1 Term	3/20/2017	7/22/2019
Adriana Curiel	Parent Active in PTA	5	1 Term	3/20/2017	5/29/2019
Richard Davis	Community Member	2	1 Term	3/20/2017	2/14/2019
Janice Bielman	Business Representative	5	1 Term	8/21/2018	8/22/2018
Robert Beatty	Business Representative	2	1 Term	3/20/2017	8/10/2018
Gabriela Plascencia	Community Member	4	1 Term	3/20/2017	5/1/2018
Mary Ann Bowman	Taxpayer Organization	1	1 Term	3/20/2017	4/10/2018
Julie Williams	Community Member/Parent	1	1 Term	3/20/2017	4/6/2018

Recruitment is ongoing throughout the year.

District staff provided reports during meetings updating the Committee on the Measure O regarding questions or concerns related to Measure O funds during Public Comment portion of the meeting agenda. Non-agendized public concerns raised during Public Comment were not discussed at the current meeting. However, a committee member could, at the end of the meeting, request placement of the issue/concern on a future meeting agenda.

By majority vote of the Committee, the Chairperson may be directed to communicate a question or concern to the Board of Trustees at a Board of Education meeting. Committee members may attend any public meetings held by the District. A Committee member may speak on behalf of themselves at any public meeting. Committee members are invited and encouraged to attend community meetings, Board Study Session meetings, and regular Board meetings when Measure O Bond projects are discussed.

An independent audit on Measure O performance and financial records was provided in-person, to the Committee at its regularly scheduled meeting on December 3, 2024.

### **Summary of Meeting Discussions/Presentations/Activities**

#### **August 17, 2023 (no update on Measure O funded projects was provided)**

- a. Establishment of an Ad Hoc committee to Develop the CBOC Annual Report for 2021-2022: Chair Nelson explained the purpose of the Ad Hoc committee is to prepare a draft of the report to be presented to the



Committee for review and approval at the September 20<sup>th</sup> meeting. Once approved by the Committee, Chair Nelson will present the final report to the Board of Trustees at their November meeting. The ad hoc committee was formed to include: Mr. Bobby Garcia, Dr. Keith Nelson, Mr. Martin de'Campo, Ms. Sandra Roy, Mr. Terry Walling, and Ms. Tina Grande-Field.

- b. Request to Review the Litigation Recently Filed Against the District Related to Use of Measure O Funds: Ms. Roy requested that at a future meeting the Committee review the recently filed lawsuit. Discussion and comments by Committee members identified disagreement with Ms. Roy's request. Ms. Jennifer Bradlee clarified the litigation was not within the scope of the CBOC jurisdiction. Mr. Walker assured the Committee that District staff would address the matter since it was not in CBOC jurisdiction.

### **September 20, 2023**

- a. Review Draft of CBOC Measure O Annual Report for 2021: A draft of the annual report was presented by Ms. Grande Field. There were several comments and extensive discussion regarding the report narrative. Dr. Nelson suggested the Performance and Financial Audit report be included in the report and should be reviewed by the CBOC prior to acceptance by the Trustees. Ms. Grande-Filed was thanked for her efforts to review all the FY meeting minutes to create the report. She suggested, to facilitate easier compiling of material for future annual reports, that at the end of upcoming meetings items of note be identified.

### **December 6, 2023**

- a. Request to the District to Obtain Outside Legal Opinion Regarding the Subject Matter Jurisdiction and Agenda of the CBOC: Discussion to address the ongoing disagreement among Committee members regarding Ms. Roy's request at a previous meeting that the Committee review and discuss the pending litigation involving the District regarding Measure O. Ms. Roy also raised concern that requested agenda items were being denied – specifically about project labor agreement costs. Chair Nelson responded that requests were not being denied but required time to prepare an informed presentation. Ms. Jennifer Bradlee clarified that subject matter jurisdiction of a public agency body is decided by law; The Committee itself nor the District can decide what is within subject matter jurisdiction. A motion to request an outside legal opinion related to the pending litigation failed.
- b. Nominations for Committee Chair and Vice Chair: Ms. Tina Grande Field was nominated for Chair and Ms. Chani Beeman was nominated for Vice Chair of the Committee.

### **February 13, 2024**

- a. Annual Performance and Finance Audis of Measure O Funds: Ms. Jessica Berry, from Nigro & Nigro provided a summary of the *"Measure 'O' General Obligation Bond Building Fund of Riverside Unified School District Audit Report for the Fiscal Year Ended June 30, 2023"* to the Committee. Ms. Berry explained the methodology of their audit of District records. Mr. de'Campo asked if there were any anomalies or red flags detected. Ms. Berry confirmed there were no anomalies and overall, it was a clean audit. The audit report was accepted with no findings by the Committee.
- b. Measure O Funds at John W. North High School: In response to a Committee member's request for information at a previous meeting, Mr. William reported updates regarding Measure O funds approved for John W. North High School. Funds covered the scope of work including new buildings (Science), improvements to campus entry, paint, portables, HVAC and lighting upgrades.
- c. Class Sizes: In response to a Committee member's request for information at a previous meeting, Mr. Orin Williams explained that class sizes are stipulated in the RCTA/District MOU and not within the scope of Measure O.
- d. Impact of CWA (PLA) on Measure O Projects: In response to a Committee member's request for information at a previous meeting, the District currently has an approved Community Workforce Agreement (CWA) goal of hiring a local workforce. The Casa Blanca Elementary School project workforce is currently at least 50% local based within a 20-mile radius. The impact of this agreement on the construction costs depends on numerous factors such as labor groups having a certified apprentice program to produce higher caliber workforce and quality construction which is a savings. Non-union contractors can qualify for projects by paying union dues to employees on the project. Cost impacts also depend on the number of bidders, the District could pay a premium, as opposed to if more bidders are shown, which is out of the District's control.

- e. Legal Report on Proceeds of Property Purchased with Measure O Funds and Subsequently Sold: In response to a Committee member's request for information at a previous meeting, Ms. Jennifer Bradlee addressed the hypothetical situation. Ms. Jennifer Bradlee identified two bodies of law that would apply – State and Federal tax laws since school bonds are issued on a tax-exempt basis. If sale is taxable then State law is involved, and the purchase price would roll back into Measure funds. If the sale generates profit, there is no requirement that profit money be returned to the bond fund. However, the District would recommend profit funds also be returned to the Measure O fund. If property purchased with bond-issued funds is sold on a tax-exempt basis then the rules are more complex and has additional limitations.
- f. Concerns Regarding Possible Soil Contamination at the Site for the New Elementary School on the Eastside: Mr. Orin Williams addressed concerns raised during Committee discussion about property contamination. Mr. Orin Williams states the district undertakes due diligence to blockade any projects that would be a safety hazard to schools. He added the District tests soil in the area's nearby schools for contaminants. This is a requirement the District fulfills to help ensure students safety.
- g. Election of New Chair and Vice Chair: Ms. Chani Beeman was elected Chair and Mr. Martin de'Campo was elected Vice Chair of the Committee.
- h. Recognition of Dr. Keith Nelson's 3-term service to the Committee: Dr. Nelson was thanked for his extraordinary service to the larger community as a member and to the Committee as Chairperson.

#### **June 4, 2024**

- a. District Staff Update on Committee Applications and Members Terming Out of Office: In response to a Committee member's previous meeting request for information, Mr. Tim Deland presented the Committee with information about the outreach efforts, number of applications received, membership qualifications and the ongoing recruitment for new members.
- b. Clarification of Designating a School a "Neighborhood School": After presentation of the facilities update report a Committee member asked how a designation of "Neighborhood School" is determined. The Committee member suggested it would be helpful if the term was clarified in some way and used consistently.
- c. Development of CBOC Annual Report for 2022-2023: Reviewed first draft of CBOC 2022-2023 annual report. Committee agreed to add a standing meeting agenda item to identify "Meeting Highlights" for inclusion in the annual report to streamline the report development.
- d. District Update on the New Elementary School on the Eastside: Mr. Tim Deland presented an update on development and planning for the new school. The presentation included schematics, floor plans and architect feedback as well as parking details. Questions were addressed regarding the after-hours use of the TK-K playground and shared play-field space with Abraham Lincoln High School.
- e. Acknowledgement of Public Service: The Committee shared appreciation for the volunteer service of Committee members who were terming off the Committee – Ms. Tina Grande-Fields, Ms. Jessica Gomez, Ms. Sandra Roy, Ms. Cheryl Tavaglione, Mr. Terry Walling, Dr. Keith Nelson.

2023/2024 Annual Report

Measure O

Projects in Construction

## Projects in Construction Photos

### John W. North High School

John W. North High School was built in 1965. This Project is currently in the construction phase 2&3. The project includes a new 2-story science building and a new 900-seat auxiliary gymnasium, campus entry site improvements, new seating and shade structure in the quad and the removal of eight portables. ESSER funding project scope will include HVAC and lighting upgrades to campus buildings that will be performed in phased work to minimize disruption to the site. Under Measure O the HVAC lighting upgrade project will also include new paint, flooring, fire alarm upgrades, and restroom upgrades in Building 300.1.



**Percent Complete: 22%**

**Anticipated Completion Date: October 2025**

### Casa Blanca Elementary School

The school site is approximately 9.8 acres located on Lincoln Street. The school will service approximately 750 TK-6 students in the Casa Blanca neighborhood. The new school will include ancillary support buildings, outdoor learning shared spaces, TK-K classrooms with play area, 1st-3rd grade classrooms with play area, 4th-6th classrooms with play area, staff and visitor parking lot, and a new bus drop-off area.



**Percent Complete: 30%**

**Anticipated Completion Date: July 2025**

## New Elementary School on the Eastside

The District is acquiring various properties within the Eastside neighborhood for a future elementary school to serve approximately 900 students from TK through 6th grade.

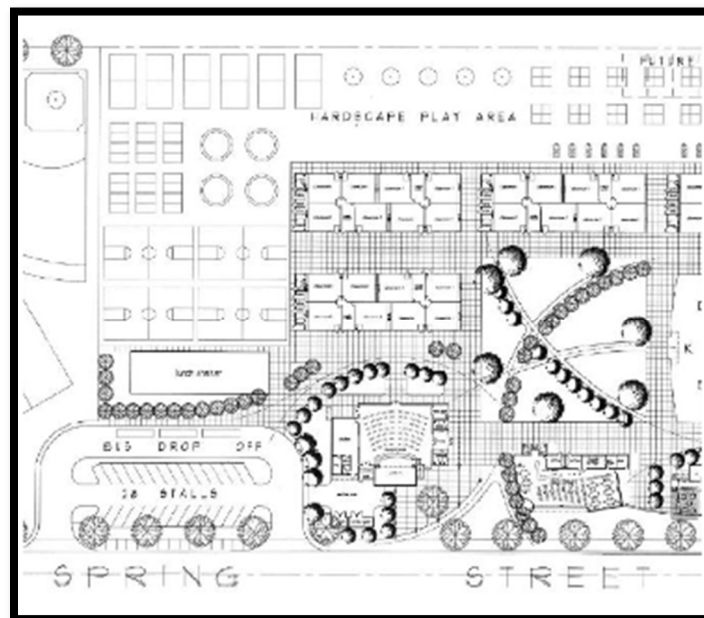


Percent Complete: In Planning

Anticipated Completion Date: August 2027

## Highgrove II Elementary School

The site is 13 acres and is located in the Spring Mt. Ranch development area. The location of the site is in the northwestern corner of the Silverspot Road and Spring Street intersection.



Pending future state funding

Anticipated Completion Date: TBD

## STEM Education Center

A state-of-the-art public STEM Education Center is being planned to be located on the premises of the University of California, Riverside (UCR). This project is currently being evaluated via the California Environmental Quality Act (CEQA) process. The proposed high school will accommodate 800 students at any given time and will focus on computer science, environmental/ agricultural science, biomedical/allied health, and engineering & advanced manufacturing.



Percent Complete: In Planning

CEQA in Process



# 2023/2024 Annual Report

## Measure O

### Completed Projects

## Completed Project Photos

### University Middle School

**Completed: December 2023**

University Heights Middle School was built in 1973. Under Measure O, project includes seven (7) new classrooms added to existing structure, expansion of the music room, new finishes, relocation of existing library, ADA upgrades, new concrete running track, fire lane extension, landscaping and security fencing.



New Library



Front Entry Beautification

### Longfellow Elementary School

**Completed: December 2023**

Henry W. Longfellow Elementary School was built in 1947. It faced logistical challenges due to its small footprint and no onsite parking. The project removed 12 portable classroom buildings. The school is on 6 acres. Under Measure O, and State Funding contributions, the project includes a new classroom building with 6 kindergarten and 6 general education classrooms with new play area, new administration building and re- purposing of the existing administration building, new parking lot and modernization of existing buildings. Completed and certified with DSA.



Added New Upgrade Play Area



New 2 Story Classroom Building

## Monroe Elementary School

**Completed: March 2023**

Monroe Elementary School was built in 1955. Under Measure O, the project includes a new 1-story classroom building with 5 kindergarten classrooms, modernization of existing buildings including fire alarm, HVAC, plumbing, roof, door hardware, paint, new carpet, casework, ADA improvements, new school frontage, replacing kindergarten equipment, updates to irrigation and drainage systems and twenty-three (23) new restroom facilities. Site work includes new playground fields, new water, sewer, gas lines, new parking, and bus drop-off and lunch shelter. Completed and certified with DSA.



New Kindergarten Wing



New classroom and furniture

## Fremont Elementary School

**Completed: September 2022**

Fremont Elementary School is one of the oldest schools in the District, built in 1917. Under Measure O, the project includes a new two-story building with six (6) general classrooms and six (6) kindergarten classrooms with interior restrooms, new play equipment and surfacing, landscape, elevator, covered walkway, exterior restrooms and storage. Site work includes removal of four portables and demo existing building J, new kindergarten play yard, hard court play yard area, turf, ADA upgrades, new visitor parking lot with fifteen (15) regular and two (2) ADA accessible parking stalls, grading, re-stripe and slurry existing parking lot, and domestic water, sewer, storm drain, gas, electrical power upgrades. Existing classroom buildings and administration updates include exterior improvements and roofing, reconfigure administration and interior and exterior paint. Completed and certified with DSA.



New 2-Story Classroom Building with Kinder Play Area



Kindergarten Classrooms



## Sierra Middle School

**Completed: November 2019**

Sierra Middle School was built in 1957. Under Measure O, Sierra Middle School received HVAC replacement, light and fire alarm upgrades, ADA accessibility improvements, renovation of SDC classrooms, interior finishes, parking lot expansion, and beatification. Complete and certified with DSA.



New school letters and architectural features to improve curb appeal



Existing Gym with new HVAC

## Highgrove Elementary

**Completed: August 2020**

Highgrove Elementary School was built in 1956. Under Measure O, Highgrove Elementary School received general site improvements, including grading, utilities, paving, new parking and drop-off, a new kindergarten two-story classroom building with 12 classrooms, and a new HVAC system, playground equipment, roof replacement, interior finishes, and accessibility upgrades. Complete and certified with DSA.



New classroom and furniture



New Classroom Building

## Harrison Elementary School

**Completed: April 2021**

Harrison Elementary School was built in 1964. Under Measure O, Harrison Elementary School received a new parking and drop-off area, new classroom building with 5 classrooms, HVAC system, frontage to administration, and removal of portables. Complete and certified with DSA.



New Administration Building



New Classroom Building

## Jefferson Elementary School

**Completed: April 2021**

Jefferson Elementary School was built in 1948. Under Measure O, Jefferson Elementary School received a new 1-story 6 kindergarten classroom building and corresponding playground area, full modernization of Buildings M and N, including sinks, cabinetry, roofing, HVAC, windows, lighting, paint, drinking fountain replacement, upgrades to restroom facilities, and demolition of 5 classrooms. Complete and Certified with DSA.



New Kindergarten Wing



Multi-purpose Room



## Madison Elementary School

**Completed: June 2021**

Madison Elementary School was built in 1952. Under Measure O, Madison Elementary School received a 5-kindergarten classroom building, kindergarten play area, drop-off and parking lot, lunch shelter, curb appeal improvements, and removal of 5 portables.



**Lunch Shelter**



**Curb beautification**

## Adams Elementary School

**Completed: November 2021**

John Adams Elementary School was built in 1962 on a 7.6-acre site. Under Measure O, the school received a new single-story five (5) Kindergarten classroom building, removal of five (5) existing portable classrooms, new kindergarten play area that includes new landscaping, shade trees, and playground equipment, new decomposed granite walking path area with new landscape and irrigation, new drop-off area and parking lot off of John Adams Street that includes twenty-two (22) standard parking spaces and two (2) ADA parking spaces, and related site work. Completed and certified with DSA.



**New Kindergarten Building and Play Area**



**New Signage**



## Magnolia Elementary School

**Completed: November 2021**

Magnolia Elementary School is one of the oldest schools in the District, built in 1898. Under Measure O, the school received construction of two (2) new single-story classroom buildings with ten (10) standard classrooms, student restrooms, and a staff restroom, removal of ten (10) existing portable classrooms from the site at the end of the project, new kindergarten play area, new drop-off area off of Maplewood Place, new flooring in cafeteria, and related site work. Complete and certified with DSA



New Classroom Building



New Kindergarten building

## Jackson Elementary School

**Completed: March 2022**

Andrew Jackson Elementary School was built in 1959. Under Measure O, project scope includes construction of a new two-story classroom building with eight (8) standard classrooms, staff and student restrooms, and custodial areas, removal of eight (8) existing portables, new fencing, new parking lot and drop off areas, thirty-five (35) standard stalls and two (2) HC stalls, renovation of six (6) existing kindergarten classrooms, new kindergarten play area that includes new landscaping, shade trees, and new playground equipment, renovation of existing classroom buildings and library, and site work including the removal and replacement of existing damaged sewer lines, new underground infrastructure for the new building, ADA upgrades, and relocation of Head Start portable classroom, new interior restroom and finishes, new play equipment, landscaping & hard-scape. Complete and certified with DSA.



Lunch Shelter



New 2 Story Classroom Building

## Riverside Polytechnic High School

Completed: Phase I September 2021 & Phase II May 2022

Riverside Polytechnic High School was built in 1965. Under Measure O Phase I, project includes ADA upgrades to the main campus, and Phase II includes the addition of a new auxiliary gym. Completed and certified with DSA.



Polywood Bowl



Interior Gym

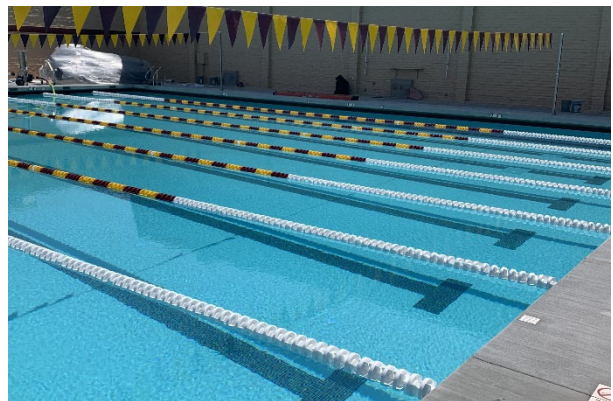
## Arlington High School

Completed: May 2022

Arlington High School was built in 1973. Under Measure O, the project includes three (3) science and three (3) special education with life skills learning area, upgrades to media arts building, courtyard and site enhancements, moderate modernization, renovation of existing pool, new auxiliary gym, and stadium expansion. Completed and certified with DSA.



Front Entry Beautification



Modernized Pool



## Alcott Elementary School

**Completed: August 2022**

Louisa May Alcott Elementary School was built in 1961. Under Measure O, the project includes new interior and exterior painting, new t-bar ceiling, new lighting, new HVAC, casework, carpet, restroom and site ADA upgrades, removal of eleven (11) classroom portables, grading, new hard court play yard area, turf, new landscape, irrigation throughout the campus, new fencing, gates, new domestic water, sewer, storm drain, gas line for new building; and a new classroom building with six (6) general education classrooms, four (4) kindergarten classrooms with restrooms, and new kindergarten playground, play equipment and fencing. Completed and certified with DSA.



New exterior paint and signage



New 2 Story Classroom Building

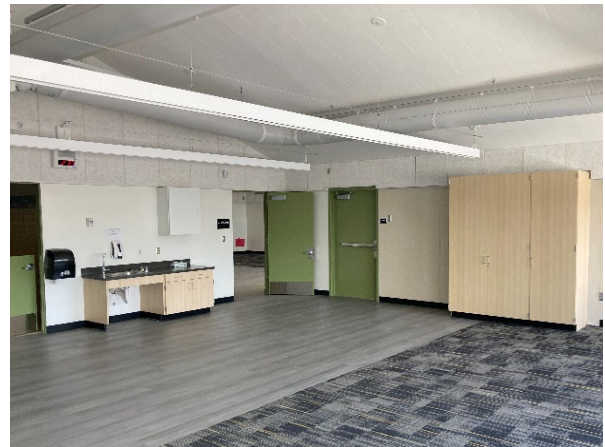
## Sunshine Early Childhood Center

**Completed: December 2021**

Magnolia Elementary School is one of the oldest schools in the District, built in 1898. Under Measure O, the school will receive construction of two (2) new single-story classroom buildings with ten (10) standard classrooms, student restrooms, and a staff restroom, removal of ten (10) existing portable classrooms from the site at the end of the project, new kindergarten play area, new drop-off area off of Maplewood Place, new flooring in cafeteria, and related site work.



New Lobby with double automatic entry doors



New building classroom

**PERFORMANCE & FINANCIAL AUDIT REPORT**  
**2023/2024 Fiscal Year Project Expenditures**

## Financial and Performance Audit Reports

Measure O  
Citizens' Bond Oversight  
Committee  
**Financial & Performance**  
**Audit Report**  
**2018 -2019**  
Fiscal Year



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Fiscal Year



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Fiscal Year



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**2021 -2022**  
Fiscal Year



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**2022 -2023**  
Fiscal Year



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## **Citizens' Bond Oversight Committee Statement**

The Riverside Unified School District Citizens' Bond Oversight Committee submits this Annual Report to the Board of Education in conformance with the standards of the Strict Accountability in Local School Construction Bond Act also known as Proposition 39 (California Constitution, Article XIII A, Section 1(b)(3)).

Respectfully Submitted,

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Chani Beeman, Chairperson  
Citizens' Bond Oversight Committee  
Riverside Unified School District