



RIALTO
UNIFIED SCHOOL DISTRICT
BRIDGING FUTURES THROUGH INNOVATION

Board Workshop

General Obligation Bond

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General Obligation Bond

A **General Obligation (GO) bond** is a long-term financing tool that California school districts use to **raise local funds for school facilities**. When voters approve a GO bond, the district is authorized to borrow money to **build, modernize, renovate, or repair school facilities**, and repay that debt over time through **property taxes**.

- GO bonds are approved by local voters during a school district election
- GO bond are passed with at least a 55% approval rate
- A unified district can only issue up to \$60 per \$100,000 of assessed property value

Example:

Bond Measure	Current Tax Rate
Measure A (2012)	\$28
Measure B (2016)	\$22
Measure C (2024)	\$10
Total	\$60

District Approved Bond Measures

MEASURE Y - On November 2, 2010, the Rialto community approved the Measure Y General Obligation Bond for \$98 million with a 69% approval rate to finance school facility construction, repair, and improvement projects. The bond proceeds were to improve the quality of education and it authorized the District to acquire, construct, and improve the quality of education and it authorized the District to acquire, construct and improve classrooms and support facilities, provide career and technical classrooms, including science labs, to enhance preparation for college and careers, replace portable facilities with permanent classrooms, and increase student access to modern technology.

MEASURE A - On November 8, 2022, the Rialto community approved the Measure A General Obligation Bond for \$340 million with a 69% approval rate to upgrade school fire/security/safety systems, science, engineering, math, arts, vocational classrooms; replace drinking water pipes, gas lines, leaky roofs, portable classrooms, electrical wiring, remove asbestos, lead paint, and mold.

GO Bond Measure Y Finance Overview

Approved Measure \$98 Million	Measure Y Series 2011 A & B	Measure Y Series 2015 C	Measure Y Series 2019 D
Proceeds from Issuance			
Bond Issuance	\$36,627,187	\$32,015,000	\$29,356,650
Premium	1,279,104	-	946,698
Net Proceeds	\$37,906,291	\$32,015,000	\$30,303,348
Other Uses of Bond Proceeds			
Cost of Issuance	\$1,175,488	\$268,602	\$369,275
COPS pay-off	\$7,455,928	-	
Deposit to Interest & Sinking Fund	\$534,490	\$303,668	\$766,538
Net Other Uses	\$9,165,906	\$572,270	\$1,135,814
Total Available for Projects	\$28,470,386	\$31,442,730	\$29,167,535

MEASURE Y REVENUE SUMMARY

Net Project Proceeds Measure Y series 2011 A & B	28,740,386
Net Project Proceeds Measure Y series 2015	31,442,730
Net Project Proceeds Measure Y series 2019	29,167,535
Reimbursement for Match for Hardship Grant	2,279,017
Interest Earnings	3,154,412
Other Local Revenue	300,683
Total Project Funds Available Measure Y	\$ 95,084,762

PROJECT EXPENSE SUMMARY

Undistributed	\$ -
Relocatables	1,156,126
Rialto Middle School Classroom Addition	980,170
EHS Pool Resurface	288,648
(23) Shade Structures	24,100
Milor Cafeteria	1,261,960
Marquees	1,616,380
CTE Parking Lot	1,132,314
Culinary Academy	2,512,081
Engineering Academy	1,998,083
Science Labs (Kolb, EHS, RHS)	6,878,623
Classroom Additions (Dollahan, Kelley, Jehue, Kucera)	3,797,805
Track/Field (CHS/ RHS)	5,714,332
Eisenhower High School HVAC/ Stadium/ Theatre	31,852,788
Technology	252,225
Security Cameras	1,843,969
Eisenhower High School Team Room	57,741
Softball Dugout Shade/Restroom	837,331
Eisenhower High School Parking Lot	698,605
Eisenhower High School Gym Bleachers	228,090
Eisenhower High School 2-Story Classrooms	27,255,616
Eisenhower High School Baseball Field Renovation	118,828
Rialto High School Lighting Update	91,476
Total Measure Y Expenditures to Date	\$ 91,562,238

Remaining Balance \$ 3,522,523

As of 06/30/25

Planning and Construction Process

- Evaluate the District's Facilities Needs
 - Facilities Needs analysis
 - Facilities Master Plan
- Identify the funding sources (bond funds, state funds, developer fees)
- Design & Planning
 - Select and hire an Architect Firm
 - Architectural design phases
- Environmental Review
 - (CEQA)
 - Geotechnical and Hazard Assessment
 - Topographic Survey
 - Underground utilities scans

Planning and Construction Process Cont

- Regulatory Approvals
 - Division of the State Architect (DSA) approval (8-12 Months)
 - Fire, accessibility, and safety compliance
- Other public agencies (City, County, Water Board, SCE etc..)
- Bidding & Contractor Selection
 - Public competitive bidding
 - Board awards construction contract
- Construction
 - Site work and building construction
 - Ongoing inspections

Planning and Construction Process Cont

- Close-Out process and occupancy
 - Final inspections and certification
 - Staff move-in and student occupancy
- Project Completion
 - Warranty period
- DSA Closeout and Certification process.

Change Order Process

- Issue Is Identified
 - Unforeseen site condition
 - Unknown underground utilities (gas, water or electric lines not shown on as built plans)
 - Design clarification
 - Code or DSA requirement
 - Owner-requested change
- Changes are documented
 - Contractor submits a change request
 - District, Architect and construction manager review the change order request
 - Scope, cost, and schedule impacts identified

Change Order Process

- Cost and Time Analysis
 - Contractor provides cost breakdown
 - District reviews for reasonableness
 - Schedule impact assessed
- Negotiation and Approval
 - Costs negotiated if needed
 - Change order approved by Board of Education
- Issuance of Change Order
 - Formal change order executed
- Work Is Performed
 - Contractor completes revised work
 - Work inspected for compliance
 - Tracking and Reporting
 - Change orders logged and tracked
 - Close-Out Verification



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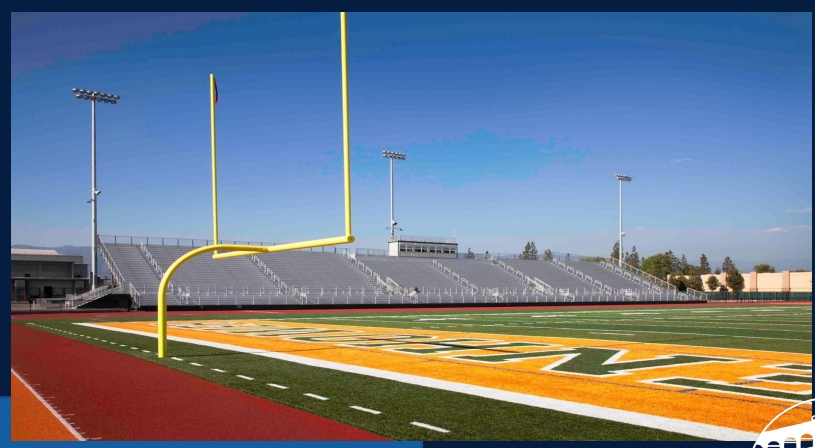
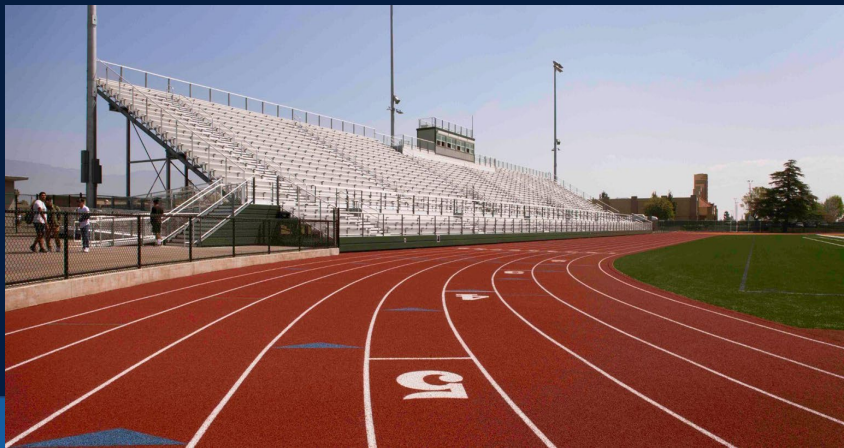
Measure Y Projects

Stadium & Theater



EISENHOWER HIGH SCHOOL RONNIE LOTT STADIUM
RIALTO UNIFIED SCHOOL DISTRICT





Completed April 2018



Performance Arts

Eisenhower High School Completed March 2019



Science Labs

- Eisenhower High School
- Rialto High School
- Kolb Middle School

Completed: Nov 2013



Completion: December 2013



CTE Culinary



Completed: December 2015

Kelley Elementary School



Classroom Additions

Kucera Middle School



Classroom Additions

Jehue Middle School



Completed: August 2025

Eisenhower High School

2 Two Story Classroom Bldgs



Measure A PROJECTS



GO Bond Measure A Finance Overview

Approved Measure \$340 Million (\$260 M remaining)	Measure A Series 2023
Proceeds from Issuance	
Bond Issuance	\$79,996,360
Premium	2,527,698
Net Proceeds	\$82,524,057
Other Uses of Bond Proceeds	
Cost of Issuance	\$972,940
COPS pay-off	-
Deposit to Interest & Sinking Fund	\$2,527,698
Net Other Uses	\$3,500,638
Total Available for Projects	\$79,023,419

MEASURE A REVENUE SUMMARY

	Actuals	Encumbered	Total
Net Project Proceeds Series 2023	79,023,419	-	79,023,419
Interest Earnings	6,983,902	-	6,983,902
Other Local Revenue	20,000	-	20,000
Total Project Funds Available Measure A	\$ 86,027,321	\$ -	\$ 86,027,321

PROJECT EXPENSE SUMMARY

Administrative Expenses (Audits, Consultants, Office Expenses)	9,000	20,000	29,000
Elementary Kitchen Renovations (Casey, Preston, Henry, Morgan)	-	9,883,355	9,883,355
Eisenhower HS 2 Story Classrooms	7,244,653	503,222	7,747,875
Frisbie/ Kolb Middle School Gyms	1,615,149	48,582,400	50,197,549
Trapp TK/ Kinder Classroom Building	-	18,169,542	18,169,542
Total Measure A Expenditures to Date	\$ 8,868,802	\$ 77,158,519	\$ 86,027,321

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Middle Schools New Gymnasiums
With Synthetic Track

Currently in Phase 1 -
Plans Approved.

Projected
Groundbreaking
June 2026





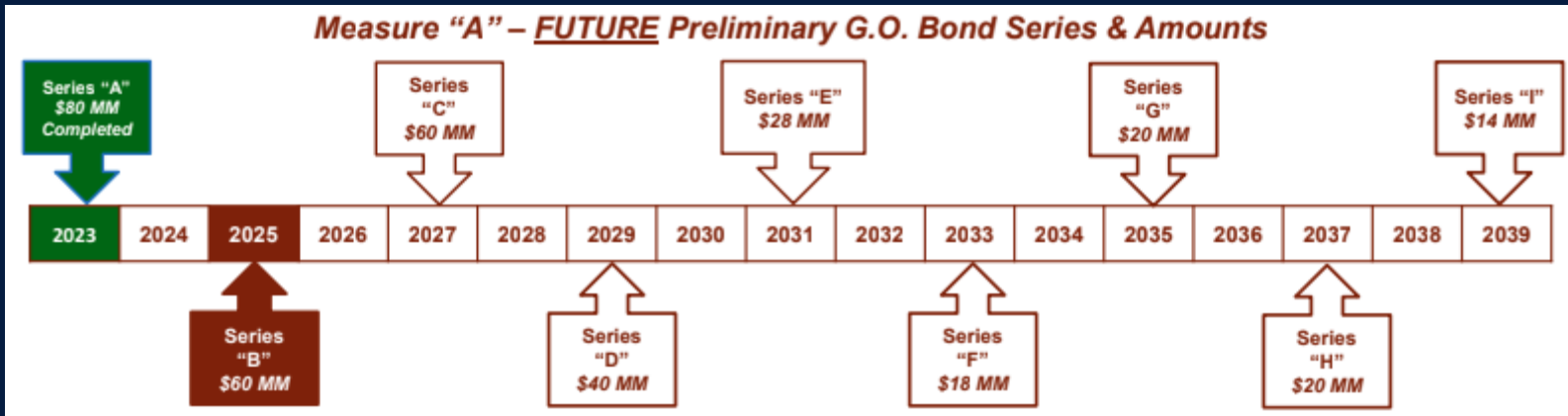
Upcoming Projects- Series 2023

Phase 1 - Plans in Review

- Trapp Elementary School - Kindergarten Modulars
- New Elementary Kitchen Modernization at
 - Henry Elementary School
 - Preston Elementary School
 - Boyd Elementary School
 - Morgan Elementary School
 - Casey Elementary School

GO Bond Measure A Bond Authorization

Bond Authority	\$340,000,000
Series 2023	(\$ 79,996,360)
Remaining Authorization	\$260,003,640
Planned Bond Sale	\$80,000,000



Source: June 4, 2025 Bond Cash Flow Analyses Overview For Planned 2025 Series "B" Bond Issue as prepared by CA Financial Services

Replacement of Portable Classrooms (30-40 years old)- \$35,000,000

- Bemis ES (9)
- Casey ES(11)
- Dunn ES (11)
- Morgan ES (7)

Updated of Integrated District Security Systems- \$15,000,000

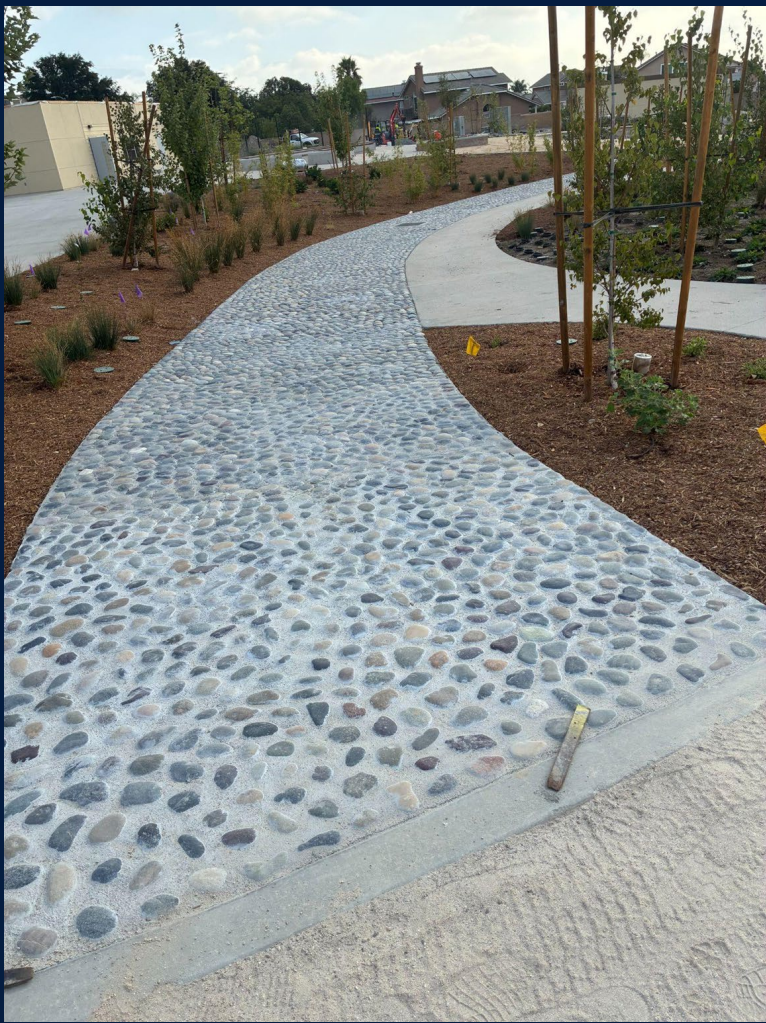
- Alarm systems
- Emergency communication (intercoms/ phone lines)
- Video Surveillance

Update of Sport Facilities- \$10,000,000

- Football fields
- Scoreboards
- RHS Bleachers

Update of HVAC Systems- \$10,000,000

International Healing Garden

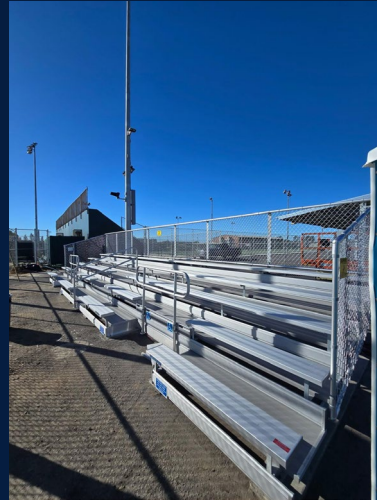


New Central Kitchen

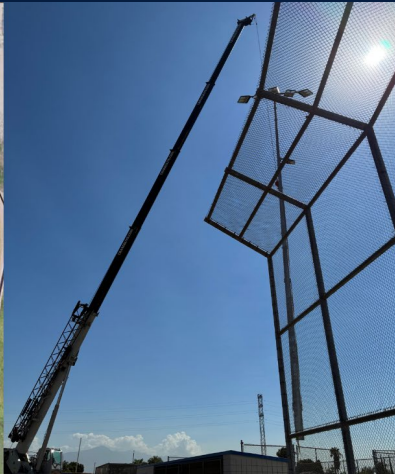
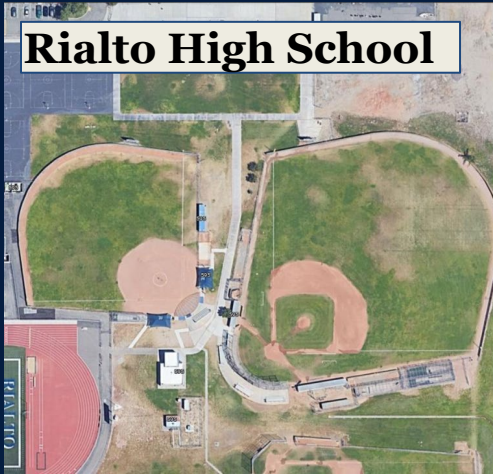


New Baseball Field Lighting at Eisenhower High School and Rialto High School

Eisenhower High School



Rialto High School



Rialto High School Theater Seats

