BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

CITIZEN'S BOND OVERSIGHT COMMITTEE

BOND MEASURE S & BOND MEASURE I

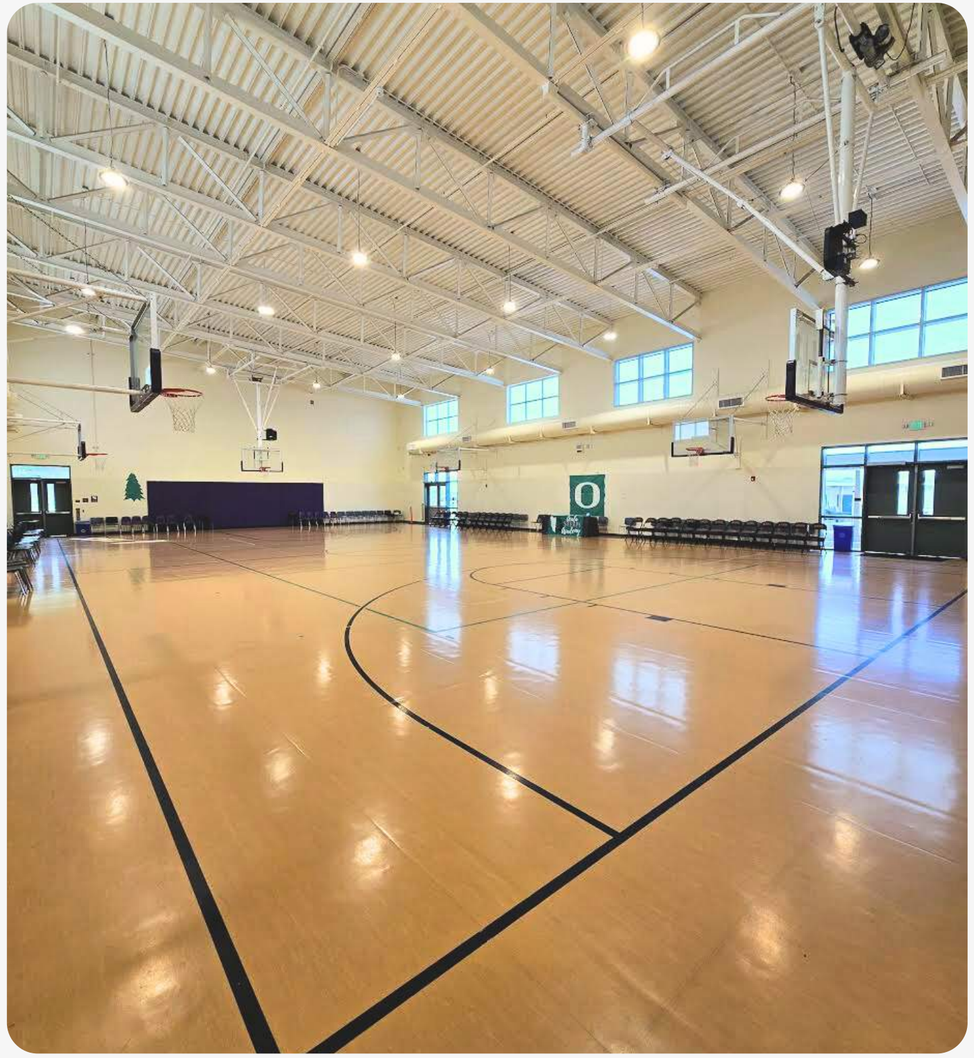
ALUM ROCK UNION SCHOOL DISTRICT

02.04.26 Meeting

Completed Projects

- Parking Lot Replacement at Ocala
- Parking Lot Replacement at Sheppard
- Parking Lot Replacement at Painter
- New Walking Track at Hubbard
- New Playground Rubber Flooring at Hubbard
- New Playground Rubber Flooring at San Antonio
- New Sewer Connection to Street at Cesar Chavez, Painter, & Ocala
- New Playground Structure at San Antonio
- New TK/K Playground Structure at Lyndale
- Campus Painting at 13 sites
- Purchased New Gym Building at Ocala

FIRST GYM IN THE DISTRICT!

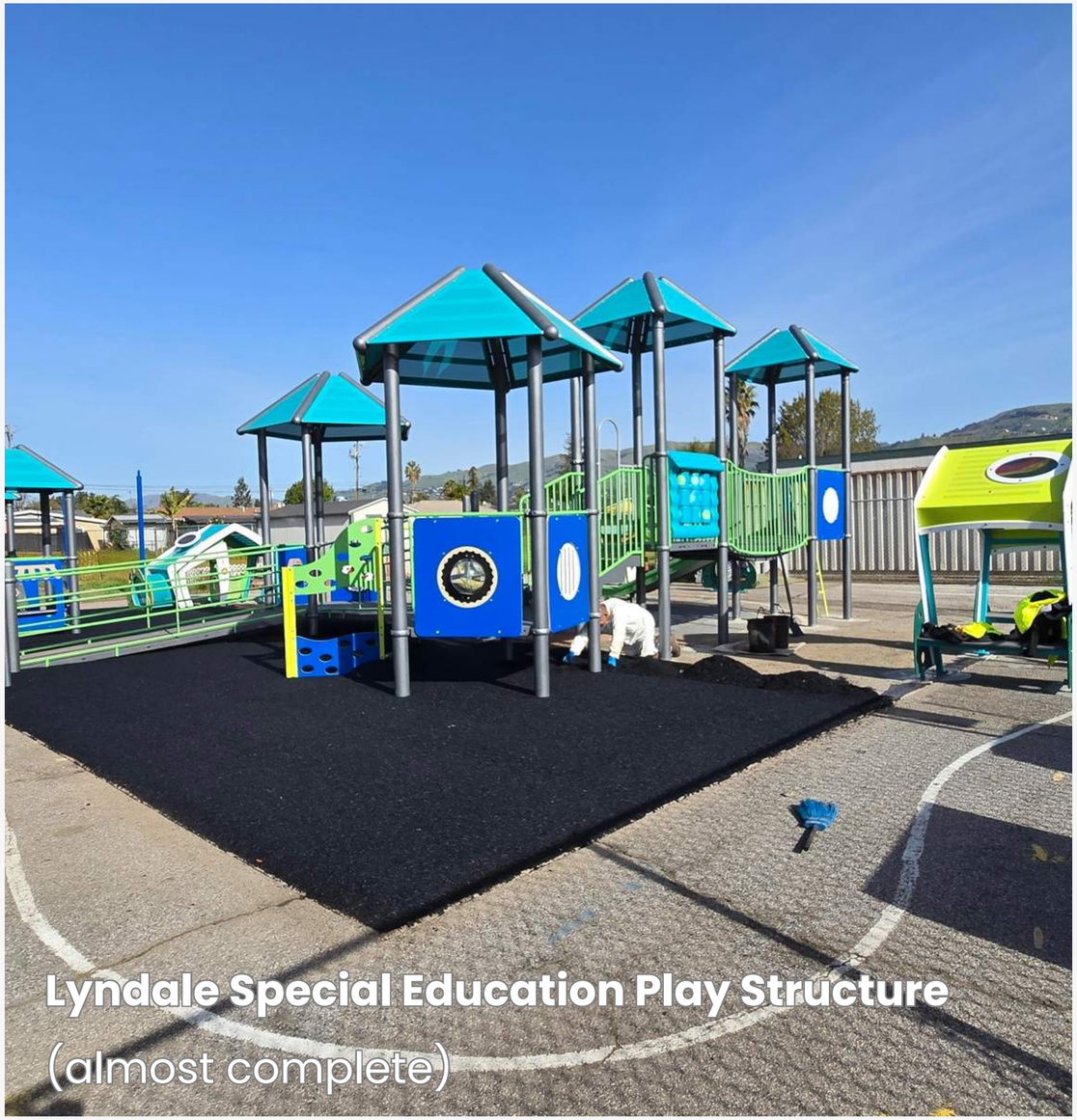


Upcoming Project Highlights

- NEM 2 Solar Generation for Hubbard, Russo/McEntee
- NEM 3 Solar Generation at Fischer, Ocala, Mathson, Sheppard, San Antonio
- NEW LED Lighting at Nine Sites
- Comprehensive HVAC Retrofit at Fischer
- Cafeteria HVAC Retrofit at Sheppard & Painter
- New Special Education Playground at Lyndale
- New Bottle Filling / Drinking Fountain Stations at Multiple Sites
- Roofing Replacement at Fischer, Ocala, and Mathson
- Restroom Remodels at Painter, Mathson, and Linda Vista
- Driveway, Drop-off, and Parking Lot at Sheppard / Painter
- Exterior Fencing at McCollam
- ***SEE SLIDE 14 FOR FULL PROJECT LIST***

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Play Structures



Lyndale Special Education Play Structure
(almost complete)

Lyndale TK / K Play Structure

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Playstructures

LUCHA / San Antonio Play Structure

Hubbard Fall Zone Play Structure Replacement

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ALUM ROCK UNION SCHOOL DISTRICT

New Field Walking Track at Hubbard

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ALUM ROCK UNION SCHOOL DISTRICT

Parking Lot Upgrades at Ocala

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Lyndale Campus Painting

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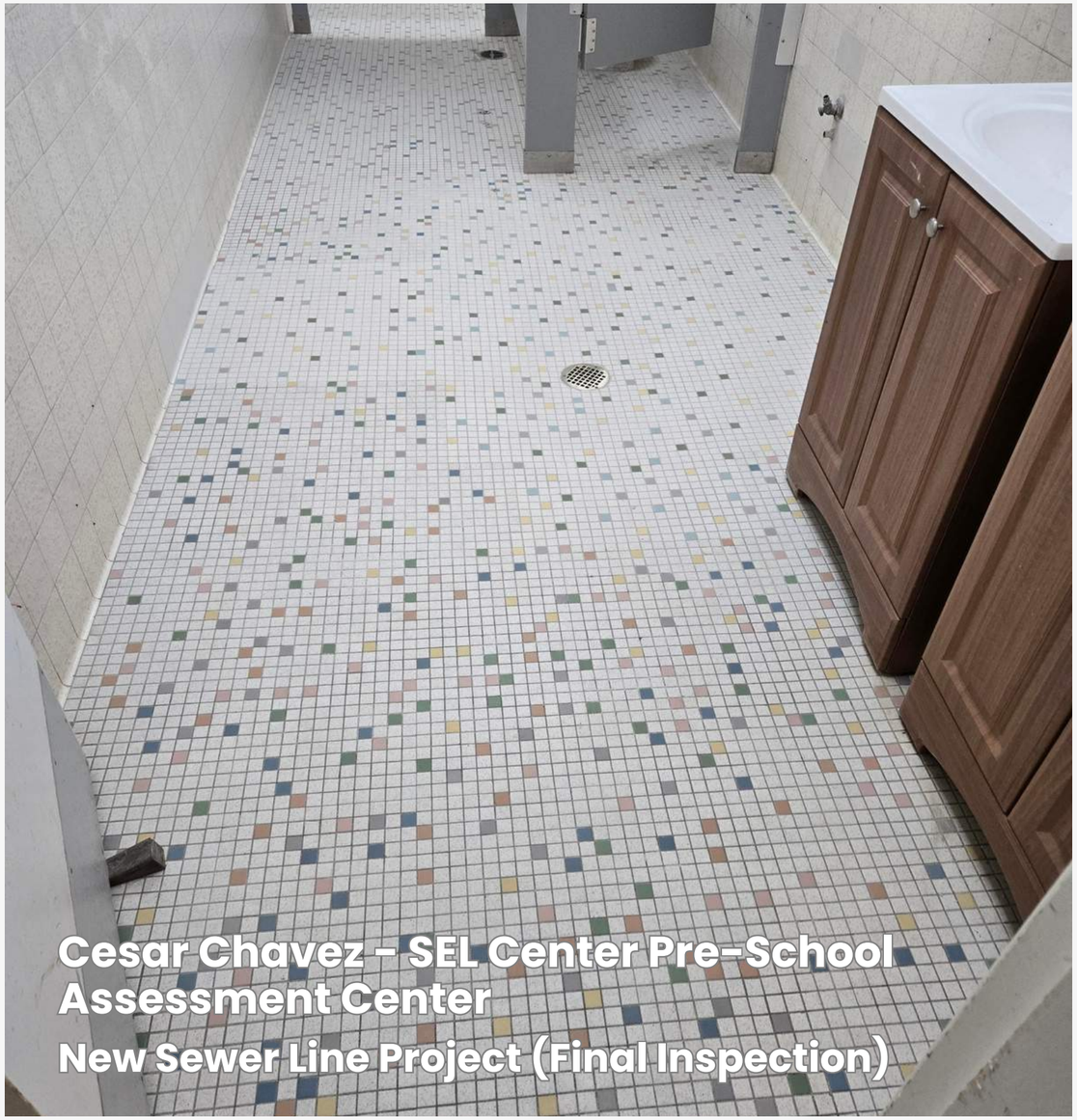
ALUM ROCK UNION SCHOOL DISTRICT

Restroom Restorations



Cesar Chavez – SEL Center Pre-School Assessment Center
New Sewer Line Project (Final Inspection)

Sheppard Field Restroom Restoration
(restroom was out of service for 5 years prior)

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ALUM ROCK UNION SCHOOL DISTRICT

Workforce Housing Development

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Bond Sales Schedule

GENERAL OBLIGATION BOND MEASURE I (2016 ELECTION)		
SERIES	ISSUANCE DATE	ORIGINAL PRINCIPAL
2016 Election, Series A	7/19/2022	$40,000,000
2016 Election, Series B	7/3/2024	$40,000,000
2016 Election, Series C	5/22/2025	$15,500,000
TOTAL SOLD TO DATE		**$95,500,00**
UNISSUED BONDS	TO BE SOLD SPRING 2026	$44,499,671
TOTAL BOND AUTHORIZATION		**$139,999,671**

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Bond Sales Schedule

GENERAL OBLIGATION BOND MEASURE S* (2022 ELECTION)		
SERIES	ISSUANCE DATE	ORIGINAL PRINCIPAL
2022 Election, Series A	5/24/2023	$19,000,000
TOTAL SOLD TO DATE		**$19,000,00**
UNISSUED BONDS	TO BE SOLD SPRING 2026	$52,500,000
TOTAL BOND AUTHORIZATION		**$71,500,000**

*A MAJORITY OF MEASURE S FUNDING IS INTENDED TO FUND THE BELOW-MARKET TEACHER/STAFF RENTAL (WORKFORCE) HOUSING DEVELOPMENT PROJECT

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

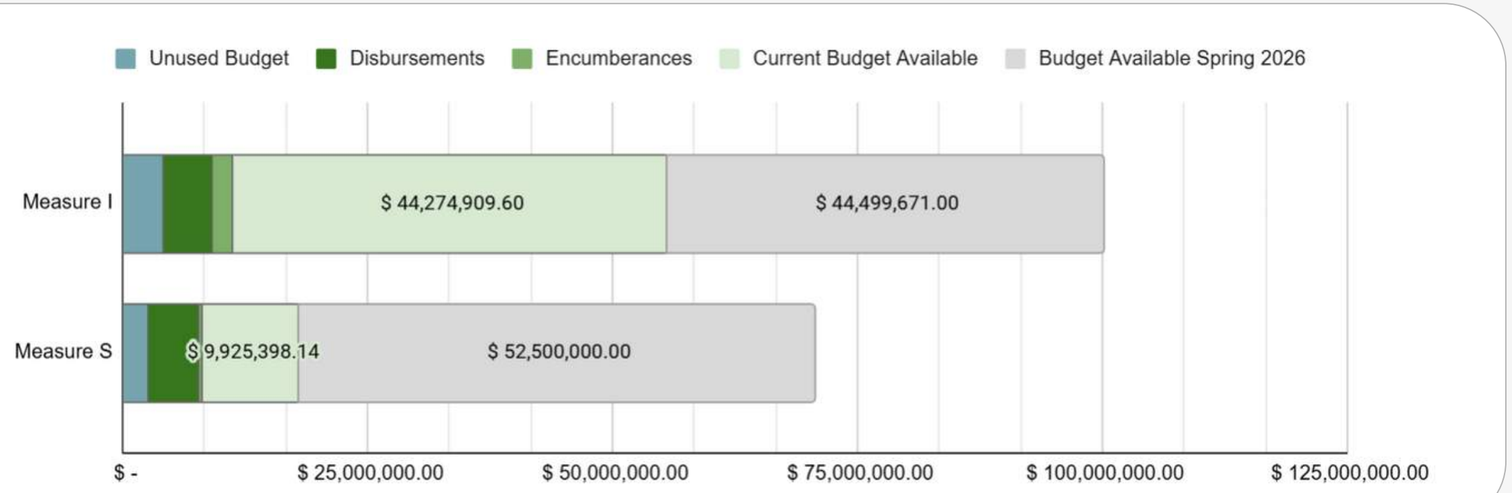
Overall Program Financials

*DATA AS OF 1/6/2026

Measure I	25/26 Beginning Fund Balance	Interest	Unused Budget	Disbursements	Encumberances	Future Budget Available
Series A	$ 1,145,070.91	$ -	$ 33,065.19	$ 727,333.27	$ 384,672.45	$ (0.00)
Series B	$ 37,776,323.91	$ 1,072,929.57	$ 3,810,585.20	$ 4,179,466.53	$ 1,685,542.15	$ 29,173,659.60
Series C	$ 15,101,250.00	$ 428,908.27	$ 428,908.27	$ -	$ -	$ 15,101,250.00
*Series D**	*$ 44,499,671.00*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 44,499,671.00*
TOTAL	**$ 98,522,315.82**	**$ 1,501,837.84**	**$ 4,272,558.66**	**$ 4,906,799.80**	**$ 2,070,214.60**	**$ 88,774,580.60**

Measure S	25/26 Beginning Fund Balance	Interest	Unused Budget	Disbursements	Encumberances	Future Budget Available
Series A	$ 17,539,581.01	$ 498,162.16	$ 2,609,661.93	$ 5,270,578.10	$ 232,105.00	$ 9,925,398.14
*Series B**	*$ 52,500,000.00*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 52,500,000.00*
TOTAL	**$ 70,039,581.01**	**$ 498,162.16**	**$ 2,609,661.93**	**$ 5,270,578.10**	**$ 232,105.00**	**$ 62,425,398.14**

** TO BE ISSUED SPRING 2026*



BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Measure I Project List

MEASURE I			
#	Site(s)	Project Name	Hard Cost Budget
1	Hubbard Media Arts, Russo/McEntee Academy	NEM 2 AF Solar Generation	$ 8,842,014.00
2	Fischer, Ocala, Mathson, Sheppard, San Antonio	NEM 3 Solar Generation	
3	Multiple (9) Sites	Comprehensive LED Lighting	$ 2,583,193.00
4	Renaissance at Fischer	Comprehensive HVAC Retrofit	$ 2,379,922.00
5	William Sheppard M.S./ Ben Painter Elementary	Cafeteria HVAC Retrofit	$ 458,627.00
6	Renaissance at Fischer	Consolidation, 11 portables, Admin Remodel	$ 15,000,000.00
7	Renaissance at Fischer	Drop off Lane, Additional Parking	$ 5,000,000.00
8	Renaissance at Fischer	Roofing Project (Remove and Replace) 70KSF	$ 2,475,000.00
9	Ocala STEAM Academy	Roofing Project (Remove and Replace) 78KSF	$ 2,795,000.00
10	Renaissance at Mathson	Roofing Project (Remove and Replace) 98KSF	$ 3,230,000.00
11	Renaissance at Fischer	Primary Playground Area/ Shade Structure	$ 230,000.00
12	Renaissance at Fischer	Kinder/TK Playground Structure/Shade Structure	$ 285,000.00
13	Ben Painter Elementary	Restroom Remodels Boys/Girls	$ 375,000.00
14	Renaissance at Mathson	Restroom Remodels Boys/Girls	$ 375,000.00
15	Linda Vista Elementary	Restroom Remodels Boys/Girls	$ 375,000.00
16	Millard McCollam Elementary	Exterior Fencing	$ 275,000.00
17	William Sheppard Middle/ Ben Painter Elementary	Driveway, Drop off Area, Parking Lot	$ 7,500,000.00

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

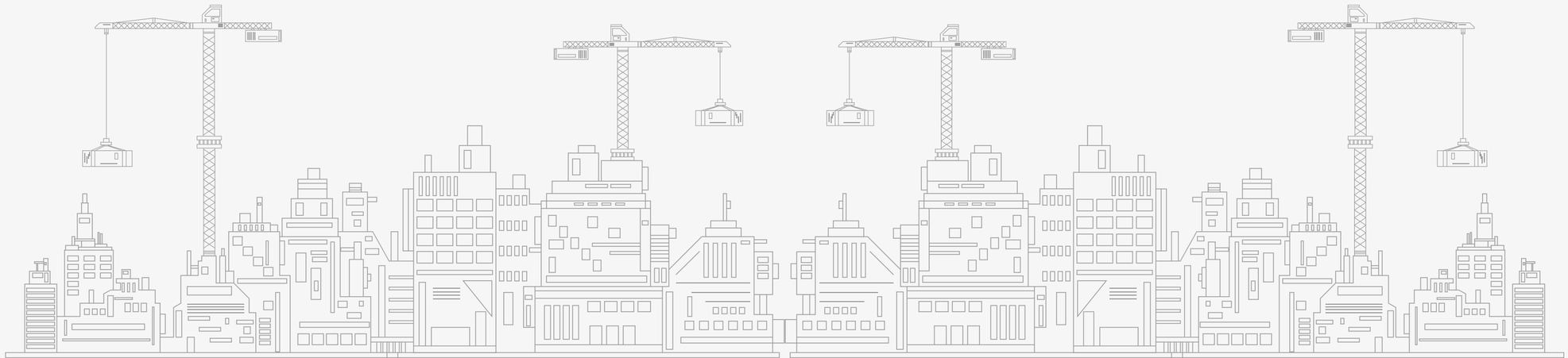
Measure I Project List

18	Ocala STEAM Academy	New Fire Alarm Upgrade (Including DCP site)	$ 1,500,000.00	
19	Ocala STEAM Academy	Parking Lot Install at East Side of Campus	$ 1,468,000.00	
20	Renaissance at Mathson	New Track and Field	$ 2,800,000.00	
21	William Sheppard M.S.	Music Room Extension	$ 2,000,000.00	
22	Multiple Sites	Gates/Fences for Security/Marquees	$ 2,300,000.00	
23	Multiple Sites	Security Cameras/Data Upgrades	$ 500,000.00	
24	Multiple Sites	Outdoor Safety Lighting/Parking-Walkways	$ 500,000.00	
25	Renaissance at Fischer	Painting of Campus	$ 350,000.00	
26	Lyndale Elementary	Special Education Playground	$ 285,000.00	
27	Multiple Sites	Bottle Filling/Drinking Fountain Stations	$ 100,000.00	
28	Multiple Sites	Parking Lots	$ 1,200,000.00	
29	Multiple Sites	Restrooms	$ 1,000,000.00	
	SUBTOTAL BUDGET		**$ 66,181,756.00**	**%**
	Soft Costs	Architect, Engineer,DSA Fees, Inspectors, Testing, etc.	$ 9,927,263.40	15%
	Escalation	Cost of materials, tariffs, labor rates (2 years)	$ 3,309,087.80	5%
	Allowance	Project allowances for unforeseen conditions	$ 3,309,087.80	5%
	Bond Contingency	Allocated to projects as needed, overall contingency	$ 5,294,540.48	8%
	Bond Team Salary and Benefits	5 team members for 2 years	$ 1,900,000.00	1%
	TOTAL BUDGET		**$ 89,921,735.48**	
	Budget Available		$ 88,774,580.60	
	Balance		$ (1,147,154.88)	

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Measure S Project List

MEASURE S				
#	Site(s)	Project Name	Budget	%
30	Renaissance at Mathson	Workforce Housing Development (Design-Build GMP)	$ 53,000,000.00	
	Soft Costs	Included in GMP	$ -	
	Escalation / Tariffs	Included in GMP as allowance, refundable	$ 500,000.00	
	Bond Contingency	Project allowance for unforeseen conditions	$ 5,300,000.00	10%
	TOTAL BUDGET		**$ 58,800,000.00**	
	Budget Available		$ 65,035,060.07	
	Balance		$ 6,235,060.07	



BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

Measure I & S Project Schedule

UPCOMING PROJECT STAGES		
DESIGN / TO DSA / BIDDING	FOR BOARD APPROVAL	SUMMER 2026
Solar Generation at Hubbard, Russo/McEntee	Solar Generation at Fischer, Ocala, Mathson, Sheppard, and San Antonio	Roofing Replacement at Ocala
Roofing Replacement at Fischer (start work Spring 2026)	LED Lighting at Multiple (9) Sites	Roofing Replacement at Mathson
Primary Playground / Shade Structure at Fischer	HVAC Retrofit at Fischer	
Restroom Remodels at Painter	Cafeteria HVAC Retrofit at Sheppard/Painter	
Exterior Fencing at McCollam		
Fire Alarm Upgrade at Ocala		
Parking Lot Install at East Side of Ocala		
Campus Painting at Fischer		

BOND CONSTRUCTION

ALUM ROCK UNION SCHOOL DISTRICT

THANK YOU!

CITIZEN'S BOND OVERSIGHT COMMITTEE

BOND CONSTRUCTION
ALUM ROCK UNION SCHOOL DISTRICT

CBOC Officer Positions

EXCERPT FROM THE BYLAWS:

SECTION 1.
OFFICERS AND DUTIES. THE OFFICERS SHALL BE A CHAIR, A VICE CHAIR, AND A SECRETARY. THE OFFICERS SHALL HAVE ALL POWERS AND PERFORM ALL DUTIES PRESCRIBED BY THESE BYLAWS AND BY THE PARLIAMENTARY AUTHORITY. THE OFFICERS MAY NOT DELEGATE THEIR POWERS OR DUTIES TO OTHERS.

CHAIR

A. SPOKESPERSON. THE CHAIR IS THE SOLE REPRESENTATIVE AND SPOKESPERSON OF THE COMMITTEE BETWEEN MEETINGS.

B. AD HOC SUBCOMMITTEES. THE CHAIR HAS THE POWER TO ESTABLISH AD HOC SUBCOMMITTEES WITH A SPECIFIC CHARGE. AN AD HOC SUBCOMMITTEE TERMINATES AUTOMATICALLY, IF IT HAS FAILED TO REPORT FOR NINETY DAYS, UNLESS ITS TERM IS EXTENDED BY THE COMMITTEE.

C. APPOINTMENTS. THE CHAIR HAS THE POWER TO APPOINT THE CHAIR AND MEMBERS OF STANDING OR AD HOC SUBCOMMITTEES. WHEN SPECIAL OR IN-DEPTH KNOWLEDGE IS HELPFUL TO CARRY OUT THE CHARGE OF A SUBCOMMITTEE, THE CHAIR MAY APPOINT INDIVIDUALS WHO ARE NOT MEMBERS AS ADVISORS TO THE SUBCOMMITTEE.

CBOC Officer Positions

VICE CHAIR

A. LIAISON. THE VICE CHAIR SHALL ACT AS THE COMMITTEE'S LIAISON WITH DESIGNATED DISTRICT EMPLOYEES OR AGENTS TO EFFECTUATE THE WORK OF THE COMMITTEE IN ITS OVERSIGHT ROLE, TO CLARIFY DOCUMENTS RECEIVED BY THE COMMITTEE, TO COORDINATE SITE INSPECTIONS, TO COORDINATE ATTENDANCE AT MEETINGS BY DISTRICT EMPLOYEES OR AGENTS, TO COORDINATE THE PLACEMENT OF COMMITTEE DOCUMENTS ON THE WEB SITE, TO COORDINATE THE DISSEMINATION OF COMMITTEE REPORTS, AND TO COORDINATE OTHER MATTERS AS DIRECTED BY THE COMMITTEE.

B. AUDIT SUBCOMMITTEE. THE VICE CHAIR SHALL CHAIR THE AUDIT SUBCOMMITTEE AND SHALL COORDINATE WITH THE DESIGNATED DISTRICT EMPLOYEE AND THE AUDITOR WITH RESPECT TO THE TWO REQUIRED ANNUAL AUDITS.

CBOC Officer Positions

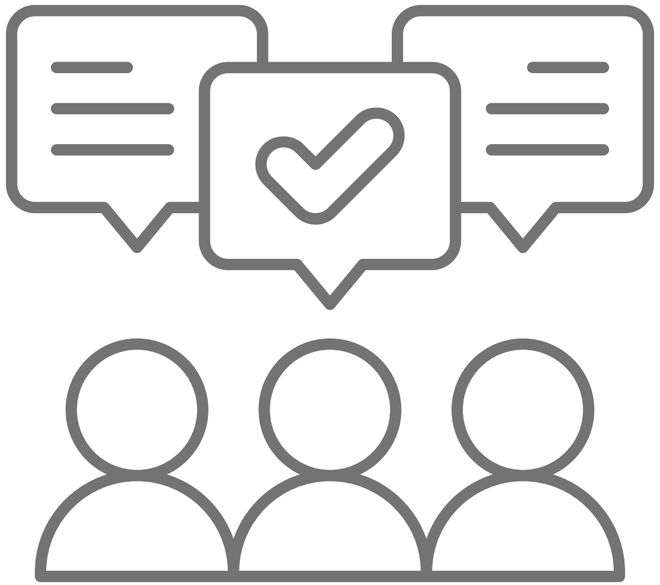
SECRETARY

A. MEMBER ROSTER. THE SECRETARY SHALL MAINTAIN THE ROSTER.

B. ATTENDANCE. THE SECRETARY SHALL MAINTAIN AN UP-TO-DATE MEETING ATTENDANCE RECORD OF MEMBERS.

C. DRAFT MINUTES. THE SECRETARY SHALL PREPARE, AND CIRCULATE TO THE MEMBERS AND FOR PUBLIC POSTING, COORDINATE WITH DISTRICT SUPPORT TO ENSURE MINUTES ARE DRAFTED NO LATER THAN TEN DAYS AFTER THE ADJOURNMENT OF A MEETING, AND SENT TO ALL MEMBERS.

Election of Officers



Future Meetings

- **JUN 3, 2026** - REGULAR MEETING
- **JUN 25, 2026** - ANNUAL REPORT TO BOARD
- **SEPT 9 2026** - REGULAR MEETING
- **DEC 9, 2026** - REGULAR MEETING