







Newark Unified School District

Report to the Measure O Citizens' Bond Oversight Committee

September 8, 2026

Report by: KeyAnalytics

5715 Musick Avenue, Newark, CA 94560
Phone: (510) 818-4103
www.newarkunified.org



Committee Members

- ✓ David Fink
- ✓ Mike Garvey
- ✓ Daniel Kostenbauder
- ✓ Teri Marzano
- ✓ Bhavna Muthangi
- ✓ Cindy Parks
- ✓ Ina Tavasoli

Board of Trustees

- ✓ Nancy Thomas, President
- ✓ Austin Block, Vice President and Clerk
- ✓ Aiden Hill, Member
- ✓ Katherine Jones, Member
- ✓ Gabriel Anguiano Jr., Member

District Representatives

- ✓ Dr. William Eger, Superintendent
- ✓ Victoria Knutson, Chief Business Official



The first series of bonds were issued as noted below:

Measure O – General Obligation Bonds	
Series A – Issued 8/5/2025	$ 40,000,000
Remaining Bond Authorization	$165,000,000
Total Bond Authorization	$205,000,000

Measure O Overview

On November 5, 2024, 67.63% of the local voters passed Measure O, which will generate funding to update schools for 21st century learning, classrooms/labs for science, technology, engineering, arts and math instruction; technology infrastructure, HVAC, electrical/plumbing systems; and school security/emergency preparedness for Newark Unified School District (NUSD) students and staff.

Measure O will generate up to $205 million and will ensure our schools continue to provide safe and modern learning environments for our students; for both those who attend now, and those coming to the District in the future. The average annual levy to local property owners is $50 per $100,000 of assessed property value.

The Governing Board recognized the importance of long-range planning for school facilities to meet the changing needs of NUSD students and help to ensure that resources are allocated in an efficient and effective manner.

The District-Wide Facilities Master Plan was the result of a robust stakeholder engagement process and a thorough analysis of existing facilities on the District's eight Elementary School campuses, the Newark Junior High School campus, the Newark Memorial High School campus and the MacGregor Alternative Educations campus. And can be found on the District's website: https://www.newarkunified.org/departments/business-services/facilities-masterplan

All projects funded by the issuance of Measure O general obligation bonds are subject to review both by the District's Board of Trustees and by an independent citizens' oversight committee. The District also provides public forums to present progress and seek input from community members, parents, and staff.

Measure 0 Bond Summary – As of 7/31/2026

Bonds Issued for Series A	$ 40,000,000
Earned and Budgeted Interest	$ 2,807,904
Remaining Bond Authorization	$ 165,000,000
Total Revenues	$ 207,807,904

Project Expenditures	$ 1,379,263
Encumbrances Remaining (Contracts)	$ 187,098
Total Commitments	$ 1,566,361
Budget Remaining for Current Projects	$ 20,451,332
Total Project Budgets	$ 22,017,693
Funds Remaining for Additional Projects	$ 185,790,211
Total Budgets / Projects Planned?	$ 207,807,904



Measure O Financial Summary
Breakdown of Improvements by Campus
As of 7/31/2026

Site Code	Site	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
110	Birch Grove - Primary	$46,663	$46,663	($46,663)	$0	$0
120	Coyote Hills (Graham)	$49,530	$49,530	($49,530)	$0	$0
130	Kennedy Elementary	$94,243	$89,243	($89,243)	$5,000	$0
140	Lincoln Elementary	$31,797	$31,797	($31,797)	$0	$0
150	Birch Grove - Intermediate	$24,798	$24,798	($24,798)	$0	$0
170	Schilling Elementary	$46,530	$46,530	($46,530)	$0	$0
200	Newark Middle School	$397,118	$260,618	($260,618)	$136,500	$0
300	Newark Memorial High School	$304,580	$304,580	($304,580)	$0	$0
350	Bridgepoint	$45,930	$45,930	($45,930)	$0	$0
360	Crossroads	$5,133	$5,133	($5,133)	$0	$0
620	Facilities	$50,172	$47,603	($40,172)	$2,570	$7,430
900	Districtwide	$20,921,199	$613,937	($434,269)	$20,307,262	$179,668
	Allocated Budget	**$22,017,693**	**$1,566,361**	**($1,379,263)**	**$20,451,332**	**$187,098**

Note: Any modifications would be at the direction of the Board of Education.

Measure O Financial Summary
Breakdown of Improvements by Project Type
As of 7/31/2026

Project Code	Project	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
000	District Wide	$555,000	$555,000	($375,332)	$0	$179,668
800	Building	$50,172	$47,603	($40,172)	$2,570	$7,430
813	Security/Fire Alarm Systems	$11,888,512	$0	$0	$11,888,512	$0
815	HVAC Systems	$3,737,759	$963,759	($963,759)	$2,774,000	$0
824	Roof Repair	$1,500,000	$0	$0	$1,500,000	$0
876	Sewer Replacement	$4,286,250	$0	$0	$4,286,250	$0
	Allocated Budget	**$22,017,693**	**$1,566,361**	**($1,379,263)**	**$20,451,332**	**$187,098**

Cumulative Measure O Program Overall Summary Report by Campus

From Inception to July 31, 2026

Overall Project Summary Report

Cumulative Measure O Summary By Site - As of 7/31/2026

Project	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
000-000 - District Operations	$0	$0	$0	$0	$0
110-815 - Birch Grove - Primary - HVAC Systems	$46,663	$46,663	($46,663)	$0	$0
120-815 - Coyote Hills (Graham) - HVAC System	$49,530	$49,530	($49,530)	$0	$0
130-815 - Kennedy - HVAC Systems	$94,243	$89,243	($89,243)	$5,000	$0
140-815 - Lincoln - HVAC Systems	$31,797	$31,797	($31,797)	$0	$0
150-815 - Birch Grove - Intermediate - HVAC Systems	$24,798	$24,798	($24,798)	$0	$0
170-815 - Schilling - HVAC Systems	$46,530	$46,530	($46,530)	$0	$0
200-815 - Newark Middle School - HVAC Systems	$397,118	$260,618	($260,618)	$136,500	$0
300-815 - Newark Memorial HVAC Control System Repair	$304,580	$304,580	($304,580)	$0	$0
350-815 - Bridgepoint - HVAC Systems	$45,930	$45,930	($45,930)	$0	$0
360-815 - Crossroads - HVAC Systems	$5,133	$5,133	($5,133)	$0	$0
620-800 - Facilities - Building	$50,172	$47,603	($40,172)	$2,570	$7,430
900-000 - Districtwide - Districtwide Operations	$555,000	$555,000	($375,332)	$0	$179,668
900-813 - Districtwide - Security/Fire Alarm Systems	$11,888,512	$0	$0	$11,888,512	$0
900-815 - Districtwide - HVAC System	$2,691,437	$58,937	($58,937)	$2,632,500	$0
900-824 - Districtwide - Roof Repair	$1,500,000	$0	$0	$1,500,000	$0
900-876 - Districtwide - Sewer Replacement	$4,286,250	$0	$0	$4,286,250	$0
Grand Total:	**$22,017,693**	**$1,566,361**	**($1,379,263)**	**$20,451,332**	**$187,098**

Cumulative Measure O Program Overall Summary Report by Project Type

From Inception to July 31, 2026

Overall Project Summary Report

Cumulative Measure O Summary By Project Type - As of 7/31/2026

Project	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
000-000 - District Operations	$0	$0	$0	$0	$0
900-000 - Districtwide - Districtwide Operations	$555,000	$555,000	($375,332)	$0	$179,668
620-800 - Facilities - Building	$50,172	$47,603	($40,172)	$2,570	$7,430
900-813 - Districtwide - Security/Fire Alarm Systems	$11,888,512	$0	$0	$11,888,512	$0
110-815 - Birch Grove - Primary - HVAC Systems	$46,663	$46,663	($46,663)	$0	$0
120-815 - Coyote Hills (Graham) - HVAC System	$49,530	$49,530	($49,530)	$0	$0
130-815 - Kennedy - HVAC Systems	$94,243	$89,243	($89,243)	$5,000	$0
140-815 - Lincoln - HVAC Systems	$31,797	$31,797	($31,797)	$0	$0
150-815 - Birch Grove - Intermediate - HVAC Systems	$24,798	$24,798	($24,798)	$0	$0
170-815 - Schilling - HVAC Systems	$46,530	$46,530	($46,530)	$0	$0
200-815 - Newark Middle School - HVAC Systems	$397,118	$260,618	($260,618)	$136,500	$0
300-815 - Newark Memorial HVAC Control System Repair	$304,580	$304,580	($304,580)	$0	$0
350-815 - Bridgepoint - HVAC Systems	$45,930	$45,930	($45,930)	$0	$0
360-815 - Crossroads - HVAC Systems	$5,133	$5,133	($5,133)	$0	$0
900-815 - Districtwide - HVAC System	$2,691,437	$58,937	($58,937)	$2,632,500	$0
900-824 - Districtwide - Roof Repair	$1,500,000	$0	$0	$1,500,000	$0
900-876 - Districtwide - Sewer Replacement	$4,286,250	$0	$0	$4,286,250	$0
Grand Total:	**$22,017,693**	**$1,566,361**	**($1,379,263)**	**$20,451,332**	**$187,098**

Cumulative Measure O Encumbrance Summary by Project

From Inception to July 31, 2026

Project: 110-815 - Birch Grove - Primary - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$46,663	($46,663)	$0	Energy Savings Services
Project Total:	**$46,663**	**($46,663)**	**$0**	**110-815 - Birch Grove - Primary - HVAC Systems**

Project: 120-815 - Coyote Hills (Graham) - HVAC System				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$49,530	($49,530)	$0	Energy Savings Services
Project Total:	**$49,530**	**($49,530)**	**$0**	**120-815 - Coyote Hills (Graham) - HVAC System**

Project: 130-815 - Kennedy - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Axis Portable Air, LLC	$49,979	($49,979)	$0	Air Condition
Veregy Pacific LLC	$39,264	($39,264)	$0	Energy Savings Services
Project Total:	**$89,243**	**($89,243)**	**$0**	**130-815 - Kennedy - HVAC Systems**

Project: 140-815 - Lincoln - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$31,797	($31,797)	$0	Energy Savings Services
Project Total:	**$31,797**	**($31,797)**	**$0**	**140-815 - Lincoln - HVAC Systems**

Project: 150-815 - Birch Grove - Intermediate - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$24,798	($24,798)	$0	Energy Savings Services
Project Total:	**$24,798**	**($24,798)**	**$0**	**150-815 - Birch Grove - Intermediate - HVAC Systems**

Project: 170-815 - Schilling - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$46,530	($46,530)	$0	Energy Savings Services
Project Total:	**$46,530**	**($46,530)**	**$0**	**170-815 - Schilling - HVAC Systems**

Project: 200-815 - Newark Middle School - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Axis Portable Air, LLC	$136,493	($136,493)	$0	Air Condition
Veregy Pacific LLC	$124,125	($124,125)	$0	Energy Savings Services
Project Total:	**$260,618**	**($260,618)**	**$0**	**200-815 - Newark Middle School - HVAC Systems**

Project: 300-815 - Newark Memorial HVAC Control System Repair				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$304,580	($304,580)	$0	Energy Savings Services
Project Total:	**$304,580**	**($304,580)**	**$0**	**300-815 - Newark Memorial HVAC Control System Repair**

Project: 350-815 - Bridgepoint - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$45,930	($45,930)	$0	Energy Savings Services
Project Total:	**$45,930**	**($45,930)**	**$0**	**350-815 - Bridgepoint - HVAC Systems**

Project: 360-815 - Crossroads - HVAC Systems				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$5,133	($5,133)	$0	Energy Savings Services
Project Total:	**$5,133**	**($5,133)**	**$0**	**360-815 - Crossroads - HVAC Systems**

Project: 620-800 - Facilities - Building				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
California Financial Services	$37,603	($37,603)	$0	Bond Support Costs
Crowe Horwath	$10,000	($2,570)	$7,430	Auditing Services
Project Total:	**$47,603**	**($40,172)**	**$7,430**	**620-800 - Facilities - Building**

Project: 900-000 - Districtwide - Districtwide Operations				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Bond Costs of Issuance	$355,000	($355,000)	$0	Costs of Issuance
Capital Program Management	$200,000	($20,332)	$179,668	Construction Management

Project: 900-000 - Districtwide - Districtwide Operations				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Project Total:	**$555,000**	**($375,332)**	**$179,668**	**900-000 - Districtwide - Districtwide Operations**

Project: 900-815 - Districtwide - HVAC System				
Vendor	**Encumbrance**	**Expenditure**	**Balance**	**Description**
Veregy Pacific LLC	$58,937	($58,937)	$0	Energy Savings Services
Project Total:	**$58,937**	**($58,937)**	**$0**	**900-815 - Districtwide - HVAC System**
Grand Total:	**$1,566,361**	**($1,379,263)**	**$187,098**	**Newark Unified School District**

Cumulative Measure O Expenditure Summary by Project

From Inception to July 31, 2026

Cumulative Measure O Summary - As of 7/31/2026

PROJECT: 110-815 - BIRCH GROVE - PRIMARY - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$46,663	$0	$0	$0	$0	$0
Project Total:	$46,663								

PROJECT: 120-815 - COYOTE HILLS (GRAHAM) - HVAC SYSTEM

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$49,530	$0	$0	$0	$0	$0
Project Total:	$49,530								

PROJECT: 130-815 - KENNEDY - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$39,264	$0	$0	$49,979	$0	$0
Project Total:	$89,243								

PROJECT: 140-815 - LINCOLN - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$31,797	$0	$0	$0	$0	$0
Project Total:	$31,797								

PROJECT: 150-815 - BIRCH GROVE - INTERMEDIATE - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$24,798	$0	$0	$0	$0	$0
Project Total:	$24,798								

PROJECT: 170-815 - SCHILLING - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$46,530	$0	$0	$0	$0	$0
Project Total:	$46,530								

PROJECT: 200-815 - NEWARK MIDDLE SCHOOL - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$124,125	$0	$0	$136,493	$0	$0
Project Total:	$260,618								

PROJECT: 300-815 - NEWARK MEMORIAL HVAC CONTROL SYSTEM REPAIR

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$304,580	$0	$0	$0	$0	$0
Project Total:	$304,580								

PROJECT: 350-815 - BRIDGEPOINT - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$45,930	$0	$0	$0	$0	$0
Project Total:	$45,930								

PROJECT: 360-815 - CROSSROADS - HVAC SYSTEMS

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$5,133	$0	$0	$0	$0	$0
Project Total:	$5,133								

PROJECT: 620-800 - FACILITIES - BUILDING

B - PLANNING

	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS			
Category Totals:	$0	$0	$0	$0	$0	$40,172			
Project Total:	$40,172								

PROJECT: 900-000 - DISTRICTWIDE - DISTRICTWIDE OPERATIONS

B - PLANNING

	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS			
Category Totals:	$0	$0	$0	$0	$0	$375,332			
Project Total:	$375,332								

PROJECT: 900-815 - DISTRICTWIDE - HVAC SYSTEM

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTI... MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Category Totals:	$0	$0	$0	$58,937	$0	$0	$0	$0	$0
Project Total:	$58,937								

Cumulative Measure O Summary - As of 7/31/2026

GRAND TOTALS

B - PLANNING

	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS			
Planning:	$0	$0	$0	$0	$0	$415,505			

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Construction:	$0	$0	$0	$777,287	$0	$0	$186,472	$0	$0

GRAND TOTAL (ALL CATEGORIES)

Total:	$1,379,263								