

# CAJON VALLEY UNION SCHOOL DISTRICT

PROPOSITION D

12/31/11

## 3rd ANNUAL COMMUNITY REPORT OF THE

## CITIZENS' OVERSIGHT COMMITTEE

### General Information

#### Members

Jane Alfano  
Karen Bunkell  
Victor Garcia  
Kirk Gentry  
Les Henderson  
John McTighe  
Craig Wollitz

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PO Box 1007  
El Cajon, CA 92022-1007

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[www.cajonvalley.net](http://www.cajonvalley.net)  
Click on "Prop D" link

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(619) 441-7898

#### Meetings:

Meetings are open to the public. Check the website for meeting times, agendas, and minutes.

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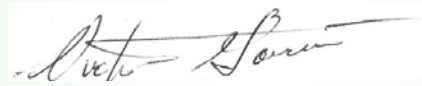
### Dear Community Members:

Proposition D is a \$156.5 million bond measure approved by local voters to fund the improvement of school facilities in Cajon Valley. The independent Proposition D Citizens' Oversight Committee is responsible to oversee the bond program to ensure that funds are expended on voter approved projects, and to report annually to the community. We are pleased to present this annual report, which provides an overview of the bond program, project status information, and a summary of the financial and performance audits. **The financial and performance audits were completed, as required, by an independent Certified Public Accounting firm; and as in past years, the audit reports concluded that the District is in compliance with the requirements of Proposition D.**

One of the most notable highlights of this past year is the completion of the Cajon Valley Middle School Rebuilding project. **The Union-Tribune referred to the new school as a "neighborhood jewel"**. Research shows that facilities do impact learning; and Cajon Valley Middle School students now have a beautiful, high-performance campus with upgraded technology infrastructure including robust wireless connectivity; efficient mechanical, plumbing and engineering systems; day lighting; and thermal and acoustic comfort, which provide an optimal learning environment. The project was designed and built to the standards of the Collaborative for High-Performance Schools and was nominated for both the San Diego Architectural Foundation's Orchid Award and the Coalition for Adequate School Housing's Leroy Greene Design Award.

Please read further for additional information. To stay updated throughout the year, please visit the COC's Proposition D website by going to [www.cajonvalley.net](http://www.cajonvalley.net) and clicking on the "Prop D" link.

Sincerely,



Victor Garcia, Chair  
Proposition D Citizens' Oversight Committee

## Program Background

On February 5, 2008, voters approved Proposition D, a \$156.5 million general obligation bond measure, which provides for major renovations and upgrades to classrooms and schools throughout the District including:

- Renovating and constructing classrooms and school facilities, including libraries and gymnasiums
- Technology infrastructure improvements
- Modernizing classrooms and school facilities to make them more energy efficient
- Upgrading electrical systems to improve student access to computers and modern technology
- Improving student safety by installing additional fencing, security alarms, and monitoring systems

These improvements will enable the District to continue to strive to maintain a high quality educational environment for all students.

### Project Status Matrix as of 12/31/11

 PLANNING/DESIGN/BID PHASE	 PARTIAL COMPLETE (MULTI-PHASE)	 FUTURE
 CONSTRUCTION PHASE	 COMPLETED	

PROJECT NUMBER	PROJECT DESCRIPTIONS	ANZA	AVOCADO	BLOSSOM VALLEY	BOSTONIA	CAJON VALLEY MS	CHASE	CREST	CUYAMACA / EJE	EMERALD MS	FLYING HILLS	FUERTE	GREENFIELD MS	HALL, W.D.	HILLSDALE MS	JAMACHA	JOHNSON	LEXINGTON	LOS COCHES CREEK MS	MADISON	MAGNOLIA	MERIDIAN	MONTGOMERY MS	NARANCA	RANCHO S.D.	SEVICK	VISTA GRANDE
7501	WATER LINE																										
7502	SECURITY CAMERAS		★	★	★				★			★	★	★		★					★	★					
7503	CLOCK SYSTEMS	★				★			★		★	★	★			★			★	★	★		★				
7504	PLAYGROUNDS	★	★										★										★				
7505	GMS GYM/MP BLDG										★																
7506	ELECTRICAL UPGRADES	★				★	★		★		★		★						★	★			★		★		
7507	CVMS CLASSROOM/MP BLDG				★																						
7508	HVAC	★				★	★	★	★	★	★					★			★	★	★		★	★			
7509	FH MULTIPURPOSE BLDG									★																	
7510	VG MOD																									★	
7511	RS MOD																								★		
7512	TECHNOLOGY	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★	★
7513	REBUILD SCHOOL #1 (LEX)																★										
7514	RESTROOMS															★						★	★				
7515	EMS GYM								★																		
7516	MMS GYM																					★					
7517	REBUILD SCHOOL #2 (TBD)																										
7518	EROSION							★																			
7519	FENCING	★	★			★	★		★		★	★	★	★		★				★		★	★	★	★		★
7520	LIBRARIES		★				★		★		★	★	★							★							
7521	MECHANICAL SCREENS										★	★															
7522	PARKING												★						★								
7523	PHONE SYSTEMS					★					★				★												
7524	MINOR RENOVATIONS		★								★					★						★					
7525	SECURITY LIGHTING			★					★		★		★		★					★	★				★		
7526	SIDEWALKS										★																
7527	WINDOWS		★																								

Additional enhancements may be added to completed projects if budget allows

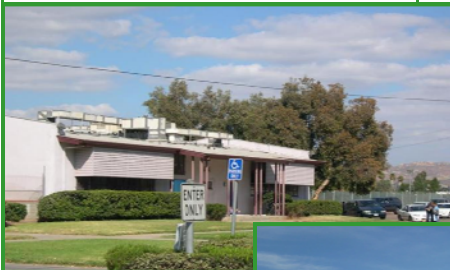
Future projects subject to change

## PROJECT STATUS REPORT

As of 12/31/11

## COMPLETED PROJECTS

PROJECT	DESCRIPTION
Cajon Valley Middle School (Rebuilding Project)	Construction of the final building was completed in August 2011. This project, which includes 20 classrooms, a library, and serving kitchen, completes the rebuilding of the entire school campus.
Clock Systems	New clock systems were installed at eleven schools in October 2009.
Electrical Upgrades (Phase 1)	Electrical upgrade projects were completed over the summer 2010 at Chase Elementary, Madison Elementary and Emerald Middle School.
Fencing Project (Phase 1)	Approx. 180 linear ft. of 6' chain link fencing with 3 roll gates and 3 walk gates were installed at Anza Elementary in May 2009.
Heating Ventilation & Air Conditioning (Phase 1 & 2)	The HVAC replacements were completed over the summer 2010 at Anza, Chase, Crest, Madison, Meridian and Naranca, and over the summer 2011 at Emerald, Flying Hills, Fuerte, Johnson, Magnolia, and Rancho San Diego. These schools are already seeing significant energy savings.
Multipurpose Bldg Expansion–Flying Hills Elementary School	This project includes an 1,162 sq. ft. addition to the multipurpose building, as well as a 1,162 sq. ft. basement below for storage of props and costumes. The bid was awarded to the Augustine Company on 9/22/09. Construction began in October 2009 and was completed in April 2010.
Playground Upgrades	New playground equipment was installed at Anza, Meridian, Naranca, and W.D. Hall (summer 2009). Blossom Valley playground upgrades were completed in the summer of 2010.
Security Cameras	Security cameras were installed at Avocado Elementary School in 2009 and at Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools in the summer/fall of 2010.
Waterline Project	A new waterline was installed at Meridian Elementary in spring 2008.
Technology (Phase 1)	Technology upgrades were completed at Emerald Middle School in summer 2010 to support the school's Science, Technology, Math and Engineering (STEM) magnet program. Madison Elementary School's technology infrastructure upgrade, including upgraded cabling and wireless access points, were completed and installed in summer 2011 to support the school's new 21 <sup>st</sup> Century Learning program. These schools were completed ahead of schedule due to the technology emphasis of their special programs.



Cajon Valley Middle School  
Two-Story Classroom/  
Multipurpose Building  
Addition



Internet-based security  
cameras systems  
installed  
at all  
middle  
schools





## PROJECT STATUS REPORT (cont.)

As of 12/31/11

## CURRENT PROJECTS

Heating Ventilation & Air Conditioning (Phase 3)	Plans and specifications are being developed for HVAC replacements at EJE (former Cuyamaca Elementary campus).
Modernization – Rancho San Diego	Rancho SD will be eligible for state modernization in June 2012. The architect and contractor have been hired and are working to develop plans, specifications, and cost estimates.
Modernization – Vista Grande	Shade structures were installed over winter break 2009/2010 (this portion of the modernization project was completed ahead of schedule). State modernization eligibility has been established. The architect and contractor have been hired and are working to develop plans, specifications and cost estimates.
New Gymnasium/Multipurpose Bldg – Greenfield	Abatement and demolition were completed in early 2011. An additional Notice to Proceed was issued for staking, grading, and underground utilities on 6/24/11. The plans and specifications have now been approved by the Division of the State Architect (DSA) and the final Notice to Proceed will be issued when all bids are received and approved. The project scope was increased to include a theater, serving kitchen, and school administrative offices, in addition to the originally planned gymnasium and locker building.
Technology (Phase 1)	The technology infrastructure assessments have been completed for all school sites. Plans and specifications are being developed.



Greenfield Middle School  
Future Gymnasium, Theater,  
School Office & Kitchen Building



Demolition completed in early 2011



Recently  
Replaced HVAC  
Units  
at Flying Hills,  
Fuerte, Johnson,  
Magnolia,  
Rancho San Diego  
and  
Emerald



Flying Hills Elementary

HVAC  
Replacements



Rancho San Diego

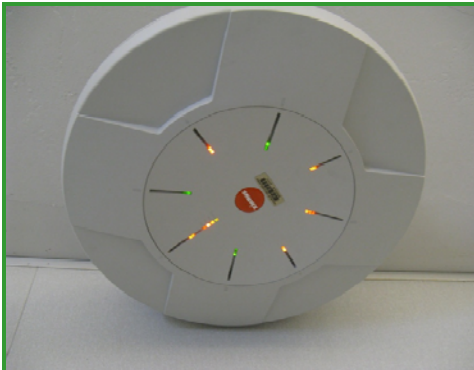


## PROJECT STATUS REPORT (cont.)

### 2012 “LOOK-AHEAD”

PROJECT	DESCRIPTION
Heating Ventilation & Air Conditioning (Phase 3)	HVAC replacements will be completed at EJE (former Cuyamaca campus) over the summer 2012.
Modernization – Rancho San Diego	Construction will begin in the summer 2012.
Modernization – Vista Grande	Construction will begin in summer 2012.
New Gymnasium/Multipurpose Bldg – Greenfield	Construction will continue, with completion scheduled for September 2012.
Technology (Phase 1)	Technology infrastructure upgrades will be completed at Avocado, Blossom Valley, Flying Hills, Fuerte, Jamacha, Rancho San Diego, Rios, and Vista Grande Elementary Schools, as well as Hillsdale Middle School over the summer 2012. The remaining schools are scheduled for summer 2013.

Infrastructure Upgrade—Madison School  
“21st Century” partnership with  
University of San Diego



Plans & specifications are being developed for technology infrastructure upgrades to be completed at all remaining schools over summer 2012 & 2013.

### District-Wide Technology Upgrades

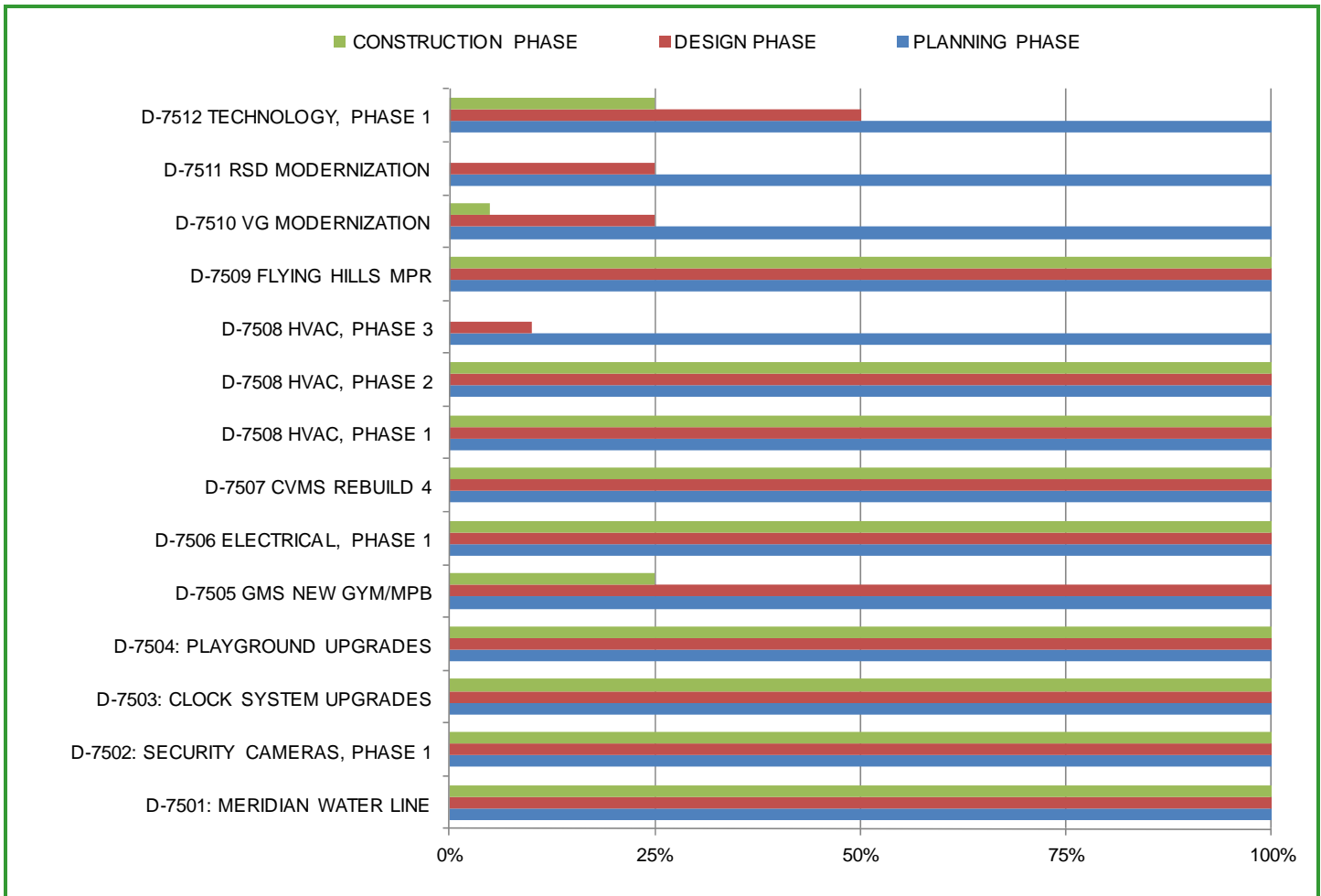


Modernization of  
Rancho San Diego and  
Vista Grande Elementary  
Scheduled for summer 2012





## PROJECT COMPLETION STATUS AS OF 12/31/11



**Citizens' Oversight Committee Members**

Craig Wollitz, Victor Garcia, Kirk Gentry, Karen Bunkell,



**Citizens' Oversight Committee Members**

Les Henderson, Karen Bunkell, Jane Alfano, Victor Garcia

### Budget Overview FY 2010/2011

Beginning Balance .....	31,629,320
Prop D Bonds Issued .....	13,093,060
Qualified School Construction Bond Proceeds .....	4,551,940
Interest .....	183,108
Expenditures .....	15,687,811
Ending Balance .....	33,769,617

### FINANCIAL AND PERFORMANCE AUDIT SUMMARY

Wilkinson Hadley King & Co., LLP conducted the annual bond program Financial and Performance Audits for the 2010-2011 fiscal year, which ended June 30, 2011. The audits were completed on November 23, 2011 and reviewed by the COC at its December 7, 2011 meeting.

The audits were performed in accordance with generally accepted auditing standards as prescribed by the Governmental Accounting Standards Board and included:

- Evaluation of internal control procedures
- Facilities project site review
- Tests of expenditures
- Tests of contracts and bid procedures
- Evaluation of the Citizens' Oversight Committee's regulatory compliance

**The audit reports concluded that the District complied, in all material respects, with the compliance requirements for the Proposition D Bond Building Fund.**

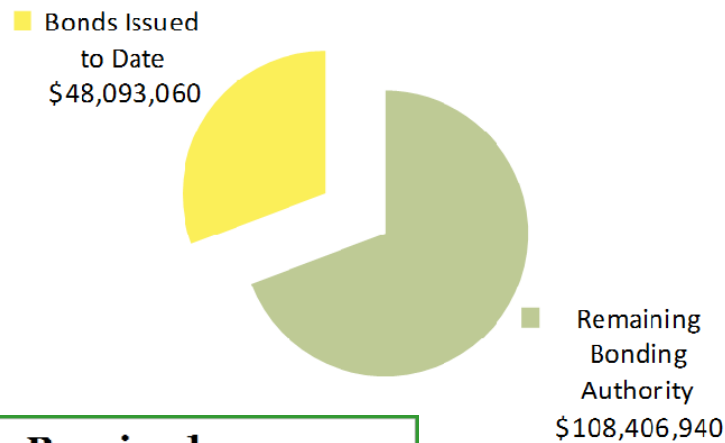
To obtain a copy of the complete audit reports, please visit the Proposition D website by going to [www.cajonvalley.net](http://www.cajonvalley.net) and clicking on the Proposition D link, or contacting Sharon Dobbins, Long-Range Planning Director, at (619) 588-3016.

**Budget Overview 7/1/2008 - 6/30/2011**

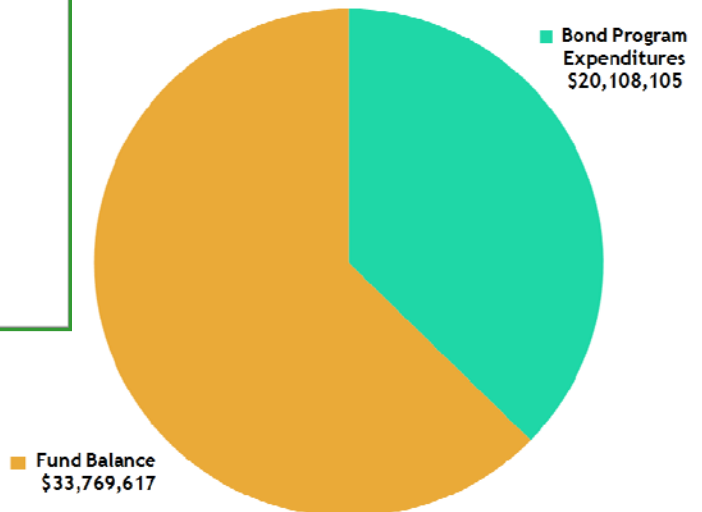
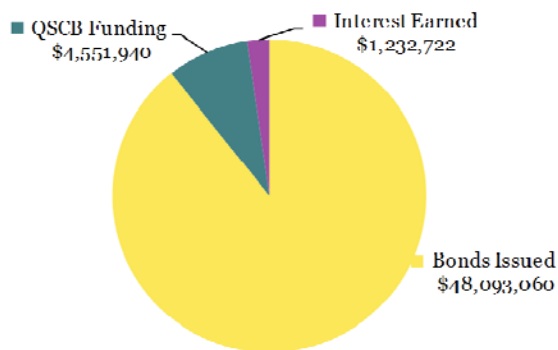
	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Prop D Bond Authorization	\$ 156,500,000.00			
Bonds Issued to Date	\$ (48,093,060.00)	\$ 48,093,060.00		
QSCB Funding		\$ 4,551,940.00		
Interest Earned		\$ 1,232,722.00		
Bond Program Expenditures			\$ 20,108,105.00	
<b>Totals as of 6/30/11:</b>	<b>\$ 108,406,940.00</b>	<b>\$ 53,877,722.00</b>	<b>\$ 20,108,105.00</b>	<b>\$ 33,769,617.00</b>

### Prop D Bond Issuances

**Total Authorization = \$156,500,000**



### Total Revenue Received = \$53,877,722







Union-Tribune Nov. 30, 2011  
Written by Caroline Dipping

## Cajon middle school becomes a jewel

Four construction stages reinvigorate campus



At Cajon Valley Middle School, students and staff are celebrating the completion of an eight-year face-lift. — Peggy Peattie

EL CAJON — Seventh grader Keeley McDermott loves everything about the rebuilt Cajon Valley Middle School that she and her classmates moved into at the beginning of the school year. She loves the iPad 2 tablet computers in the classrooms, the spanking new library, and "Fun Fridays" on the new quad where she and the other students sometimes get to throw water balloons at the principal.

"It's so clean and there is so much space," Keeley said during a recent open house and ceremony to dedicate the El Cajon school's transformation from inner city eyesore to urban gem. Pride mixed with enthusiasm rang in her voice as she led invited guests on tours of the campus.

The celebration, which was attended by school district officials, local law enforcement, community members and students, was eight long years in the making. Yet, the \$15 million project, by being done in four well choreographed phases, still enabled school staff to conduct business as usual during construction.

Built in 1953, Cajon Valley Middle School was in sorry shape in 2000 when local voters approved Proposition X to fund the first three phases of construction. City of El Cajon redevelopment money and matching dollars from the state also helped defray the cost of the initial stages. (In 2008, Proposition D was passed, providing funding for the fourth and final building, a two-story classroom/multipurpose structure.)

Construction began in 2003 with the blueprint designed by Vista-based Sprotte+Watson Architecture & Planning.

## U-T ARTICLE CONTINUED

The single-story campus was a crazy quilt of disjointed wings of classrooms, free-standing boys and girls locker rooms, antiquated plumbing and electrical systems, exposed rooftop HVAC equipment and acres of rusted chain link. There was no library, just a drab room with some books.

Worst of all, much of the student body and teachers had to be housed in 30 cramped, relocatable buildings.

"As time passed, the portable classrooms were overcrowded, and buildings were becoming more and more difficult and costly to maintain," said Sharon Dobbins, director of long-range planning for the Cajon Valley Union School District, which owns the 20-acre property. "Graffiti and discipline were problems as kids were taking less pride in their school back then.

"The school just really needed a face lift," she said.

First erected was the new gym and multipurpose building designed for joint use with the city of El Cajon Parks and Recreation Department. With the first phase, strong ties to the community were created in an area brimming with blocks of apartments and crime.

"This changed the community," said David Dudley, president of West Coast Air Conditioning Co. in El Cajon, which worked on the renovation. "This was a beat-up area of town. This project is a testament to the vision of the school district."

Learning environments were redefined. Clerestories and light shelves in classrooms and labs optimize day light and enhance thermal and acoustic comfort. Classrooms, science and computer labs have wireless technology access, hardwire computer drops and ultra short throw projectors.

Two-story classroom buildings — including the first Collaborative for High Performance Schools-certified building in San Diego County — reduced the campus footprint. Courtyards, queen palms and oak trees provide shade.

The circular campus commons serves as a location for graduation ceremonies and other activities. Food services and the large lunch court complement the space's utility.

"It makes this campus so much more collegiate," architect Patty Sprotte said of the area. "And it is easier to supervise the students. Before, there were so many little nooks and crannies, there was no way you could keep track of everybody."

The redevelopment also reoriented the campus entry to the south, which created a new, income-producing parcel on the west where the original school was located. With the new entry facing Park Street, it is quieter and safer for pedestrians and vehicular school traffic.

"Conflicts and discipline issues have been replaced by school pride," Principal Don Hohimer said. Enrollment is up, too, he said.

"You really do notice that the kids seem so at ease and happy to be there," Dobbins said. "You didn't get that feeling so much several years ago.

"I think in a year it will still be that way. The kids, teachers, staff, everyone has pride in it and wants to maintain it well. Even at night, going by there, it just has so much of a better feeling."

Written by  
Caroline Dipping  
Union-Tribune