



# CAJON VALLEY UNION SCHOOL DISTRICT BOND PROGRAM 15TH ANNUAL REPORT OF THE CITIZENS' OVERSIGHT COMMITTEE

DECEMBER 31, 2023

## COC Members:

Kevin Borum  
Steve Devan  
Felicia Ferrell  
Susan Holtz  
Lori Trim  
2 Vacancies as of 12/31/23

## Address:

750 E. Main St  
El Cajon, CA 92020

## Website:

[cajonvalley.net/bond](http://cajonvalley.net/bond)

## Phone:

(619) 588-3210

## Meetings:

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

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## **To: The Board of Trustees and the Citizens' of the Cajon Valley Union School District**

The Citizens' Oversight Committee (COC) is pleased to present its 15th Annual Report to the Community. The COC is an independent committee appointed to inform the public concerning the Cajon Valley Union School District's bond programs. This report provides an overview of the current bond programs, project status information, and audit summary.

The District has used its school construction bond funding to build and renovate school facilities, which improves learning environments for students and decreases ongoing maintenance and energy costs for taxpayers.

Short-term (3-year) technology bonds have been used to increase student access to computers and to maintain and upgrade educational technology to prepare Cajon Valley students for successful futures.

**The annual financial and performance audit was completed by the independent Certified Public Accounting firm of Christy White Inc. As in all past years, the audit results were favorable with no instances of non-compliance.**

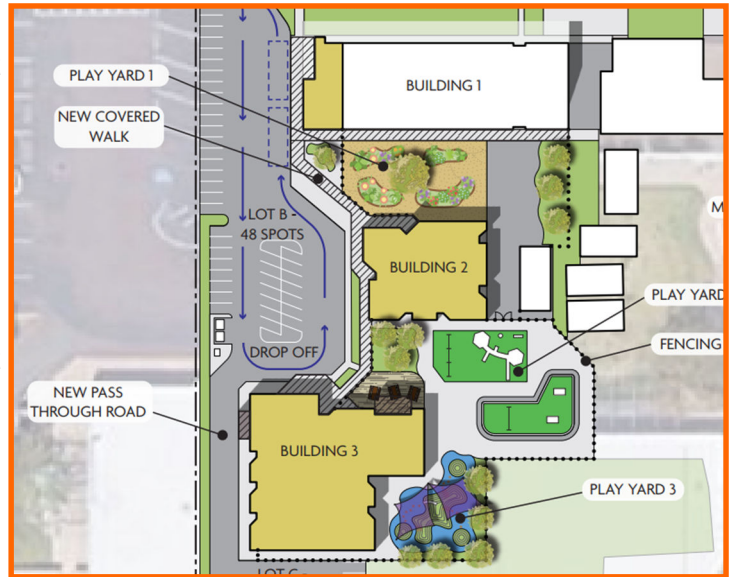
The full audit reports and additional bond program information can be found on the COC's Bond Program website by going to [www.cajonvalley.net/bond](http://www.cajonvalley.net/bond) and clicking on the "Bond Program" link.

Sincerely,

Kevin Borum  
Chair, CVUSD Citizens' Oversight Committee

## 2023 PROJECT HIGHLIGHTS

- ◇ **Facilities Master Plan:** The District completed a facility needs assessment, gathered input from stakeholders and began drafting its updated Facilities Master Plan.
- ◇ **Hillsdale MS Multi-purpose Building Upgrades:** Design of the Hillsdale Middle School's Multi-purpose Building Upgrade project was completed. This project will go out to bid in early 2024..
- ◇ **Sevick School Renovation Planning:** Design of the Sevick Special Education Preschool Renovation project was completed using contingency funds.



SEVICK RENOVATON PLANNING

- **Classroom Technology (Prop EE short-term technology bonds):** A majority of the classroom technology devices, which were originally planned to be purchased from Prop EE funds were able to be purchased using federal stimulus funds. Current Prop EE funding is being set aside for future replacements.

## PLANNED FOR 2024

- ⇒ **Facilities Master Plan:** The District's Facilities Master Plan will be completed in early 2024.
- ⇒ **Hillsdale MS Multi-purpose Building Upgrades:** Hillsdale Middle School's Multi-purpose Building upgrades will be completed in 2024.
- ⇒ **New Classrooms for Expanded TK and Support Services:** As the bond program comes to a close, remaining contingency funds will be used to add portable classroom buildings to accommodate expanded transitional kindergarten and student support services.
- **Classroom Technology (Prop EE short-term technology bonds):** Student computers will continue to be purchased using available federal stimulus funds. Prop EE funds will be used for other classroom technology device replacements such as projectors and document cameras.

# COMPLETED PROJECTS

## **Anza Elementary School — New Classroom**

**Buildings:** Six old portable classrooms were replaced with new, permanent classroom buildings, which include restrooms, and learning support spaces. A new playground was also added. The new buildings were occupied in August 2019.



## **Johnson Elementary School — New Classroom**

**Buildings:** Nine old portable classrooms were replaced with a new, permanent 2-story classroom building, which include restrooms, and learning support spaces. The new building was occupied in September 2020.



## **Lexington Elementary School — Rebuilding:**

This new school was constructed adjacent to the original (60-year old) school on the existing 9 acre campus. The original school buildings served as interim housing during construction, and were demolished when the new facility was completed in summer 2015.



**Cajon Valley Middle School Rebuilding Project:** Construction of the final new building was completed in August 2011. This project, which completes the rebuilding of the entire school campus, consists of 20 classrooms, a library, and serving kitchen.



**Clock Systems:** New Clock Systems were installed at Anza, Chase, Fuerte, Hall, Johnson, Madison, Magnolia, Meridian, and Naranca Elementary Schools, as well as, Emerald and Greenfield Middle Schools, and EJE Charter Academy.

**Electrical Upgrades:** Electrical upgrade projects were completed over the Summer 2010 at Chase Elementary, Madison Elementary and Emerald Middle School.

**Fencing Projects:** Fencing enhancements were completed at all schools to improve security.

**Heating Ventilation & Air Conditioning Replacements:** The HVAC replacements were completed each summer at the following sites: Anza, Chase, Crest, Madison, Meridian and Naranca in 2010; Emerald, Flying Hills, Fuerte, Johnson, Magnolia, and Rancho San Diego in 2011; EJE/Cuyamaca in 2012; Vista Grande in 2013; Bostonia and Montgomery in 2016.

**Lighting Retrofits:** Energy efficient lighting was installed at all sites.

**Locker Room Upgrades/Egress:** Upgrades were made to middle school locker rooms for safe egress and compliance with current code requirements.

## **Magnolia Elementary School — New Classroom**

**Building and Renovations:** Old portable classroom buildings were removed and replaced with a new building, including 8 classrooms; 2 staff restrooms; and 2 office/small group instruction spaces. The renovations include: multipurpose building remodeling; kitchen expansion; creation of additional small group instruction spaces and a library/maker space; as well as, classroom and playground renovations.





# COMPLETED PROJECTS (continued)

**Minor Renovations:** Minor Renovations were completed at Bostonia, Chase, Flying Hills, Fuerte, Hall, Johnson, Madison, Magnolia, Naranca, and Rios Elementary Schools, as well as Hillsdale Middle School and Sevicke Preschool. The renovations were primarily remodeling/reconfigurations to increase security.

**Modernization — Rancho San Diego:** The Rancho San Diego Modernization project was completed in September 2012. This project included renovation of the existing campus, as well as replacement of three portable classroom buildings with new steel/wood-framed modular classrooms, including restrooms. Additional remodeling to move the office to the front of the campus, for improved security, was completed in the summer of 2017.



**Modernization – Vista Grande:** The Vista Grande modernization project, which included renovation of the existing campus, as well as replacement of four portable classroom buildings with new steel/wood-framed modular classrooms, was substantially completed over the summer of 2012. New porticos and accessible parking improvements were completed over winter break of 2012/2013. Additional remodeling to move the office to the front of the campus, for improved security, was completed in the summer of 2017.

**Multipurpose Building Expansion — Flying Hills Elementary School:** 1162 sq. ft. was added to the multipurpose building, as well as, a 1162 sq. ft. basement below for storage of props and costumes. Construction began in October 2009 and was completed in April 2010.

**Multipurpose Building Expansion — Flying Hills Elementary School:** 1162 sq. ft. was added to the multipurpose building, as well as, a 1162 sq. ft. basement below for storage of props and costumes. Construction began in October 2009 and was completed in April 2010.

**Naranca Elementary School — New Classroom Buildings:** Seven old portable classrooms were replaced with new, permanent classroom buildings, which include restrooms, and learning support spaces. The new buildings were occupied in August 2021.



**New Gymnasium/ Multipurpose Building/ Administration & Kitchen Buildings (Emerald Middle School)** This project, which includes a new indoor gymnasium/ multipurpose building, locker rooms, kitchen, lunch shelter, and school office was constructed using the design-build procurement method. The new buildings were occupied in August 2016.



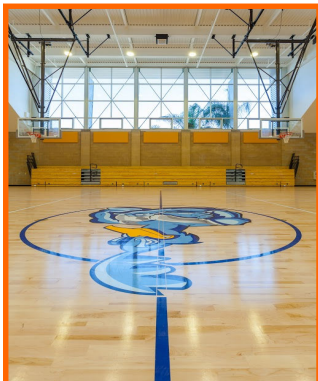
**New Gymnasium / Multipurpose Building (Greenfield Middle School):** This project, which includes: a gymnasium; locker rooms; theater; music/ band room; serving kitchen;



# COMPLETED PROJECTS (continued)

## **New Gymnasium & Renovation (Montgomery Middle School):**

The Montgomery Middle School project includes: a new gymnasium/multipurpose building; swimming pool, tennis court, and locker room renovations; painting; reroofing; new classroom skylights; and landscape/hardscape improvements. The project was completed in summer/fall 2015.



**Parking Lot Upgrades:** Parking lot upgrades were completed at Avocado and WD Hall Elementary Schools in 2013.

**Playground Upgrades:** New playground equipment was



installed at Anza, Meridian, Naranca, and W.D. Hall Elementary Schools in summer 2009. Blossom Valley Elementary School playground upgrades were completed in summer 2010.

Additionally, new playground equipment was installed at Lexington and Magnolia elementary schools as part of the new construction projects at those sites.

**Security Cameras:** Security cameras were installed at Anza, Avocado, Bostonia, Flying Hills, Hall, Johnson, Madison, and Naranca Elementary Schools and Cajon Valley, Emerald, Greenfield, Hillsdale, and Montgomery Middle Schools from 2009 through 2017.

**Security Lighting:** Exterior, LED motion-controlled lighting was installed at all campuses.

**Sevick Renovation Planning:** Schematic design was completed for future renovations at Sevick School.

**Sidewalk/Walkway Replacements:** Old, cracked walkways were replaced with new concrete walkways at Greenfield Middle School.

**Technology (Infrastructure):** Technology



infrastructure upgrades were completed at all schools. The upgrades include: cabling; data storage and management system; IDF (Intermediate Distribution Frame) and MDF (Main Distribution Frame) equipment room modifications; campus-wide

wireless access; infrastructure for Internet-accessible projectors; and Voice Over Internet Protocol (VoIP) phone systems.

**Technology (Educational Technology):** Short-term bonds were used to fund a portion of the cost for educational technology devices for the District-wide 1:1 initiative.



**Waterline Project:** A new waterline was installed at Meridian Elementary in Spring 2008.

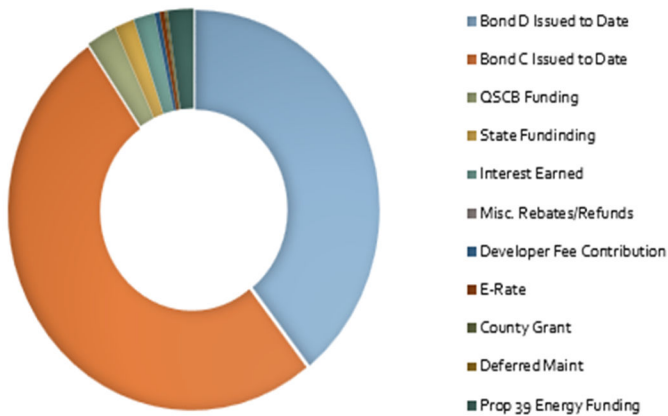
**Window Replacements:** Windows were replaced at Blossom Valley Elementary, Jamacha Elementary and Hillsdale Middle School from 2016 to 2018.

# FINANCIAL INFORMATION

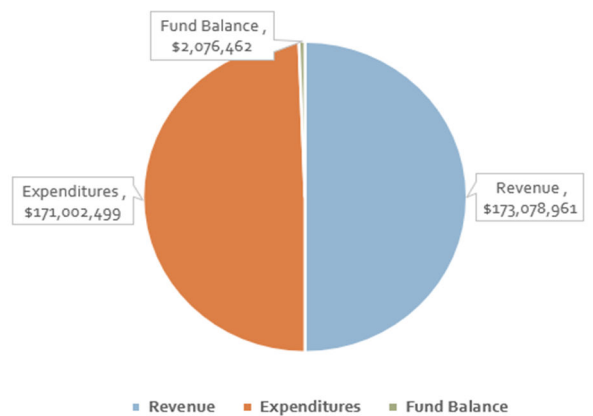
## Budget Overview 7/1/2008 - 6/30/2023 PROPOSITIONS C & D

	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	\$ 156,500,000			
Bond D Issued to Date	\$ (68,092,992)	\$ 68,092,992		
Bond C Issued to Date	\$ (88,400,000)	\$ 88,400,000		
QSCB Funding		\$ 4,551,940		
State Funding		\$ 2,992,789		
Interest Earned		\$ 3,169,461		
Misc. Rebates/Refunds		\$ 11,620		
E-Rate		\$ 727,656		
Developer Fee Contribution		\$ 777,265		
County Grant		\$ 228,057		
Deferred Maintenance		\$ 200,000		
Prop 39-Energy Efficiency		\$ 3,927,181		
Bond Program Expenditures			\$ 171,002,499	
<b>Totals as of 6/30/23:</b>	<b>\$ 7,008</b>	<b>\$ 173,078,961</b>	<b>\$ 171,002,499</b>	<b>\$ 2,076,462</b>

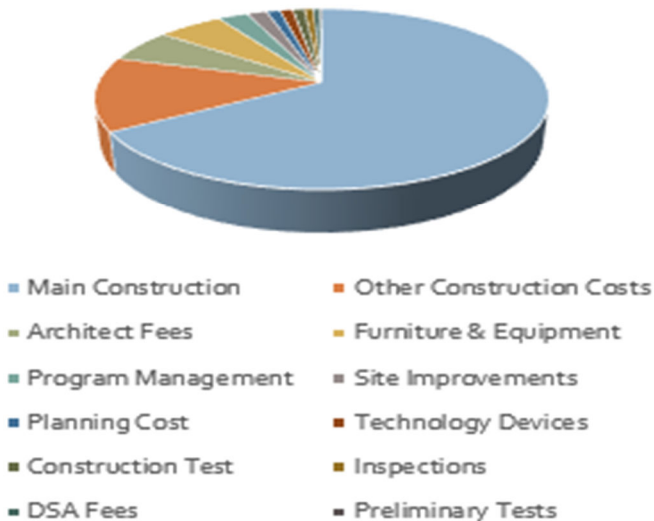
### Revenue Sources Total \$173,078,961



### Prop C&D Revenues, Expenditures, and Fund Balance as of 6/30/2023



### Prop C & D Expenditures \$171,002,499



### Expenditure Detail

Main Construction	\$ 113,420,580	66.41%
Other Construction Costs	\$ 22,675,529	13.34%
Architect Fees	\$ 10,060,832	5.82%
Furniture & Equipment	\$ 9,550,537	5.69%
Program Management	\$ 4,384,111	2.34%
Site Improvements	\$ 2,852,986	1.70%
Planning Cost	\$ 1,978,746	1.17%
Technology Devices	\$ 1,863,884	1.07%
Construction Test	\$ 1,710,207	0.99%
Inspections	\$ 1,283,436	0.76%
DSA Fees	\$ 919,723	0.53%
Preliminary Tests	\$ 301,928	0.18%
<b>Total Expenditures</b>	<b>\$ 171,002,499</b>	<b>100%</b>

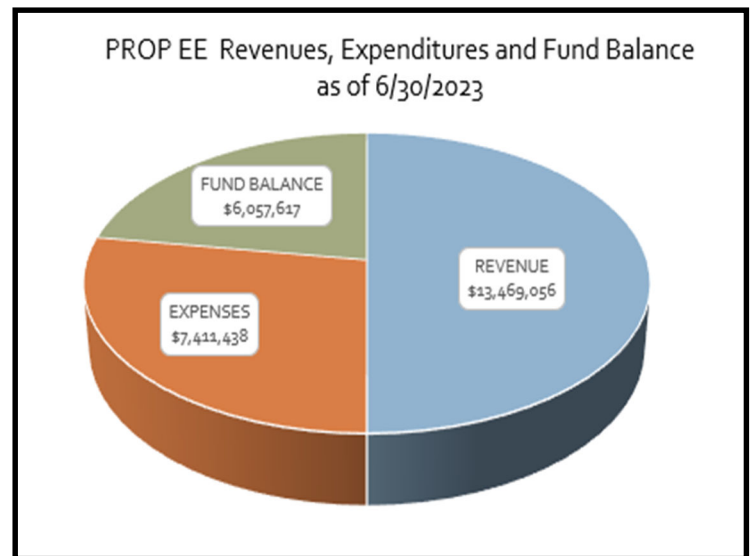
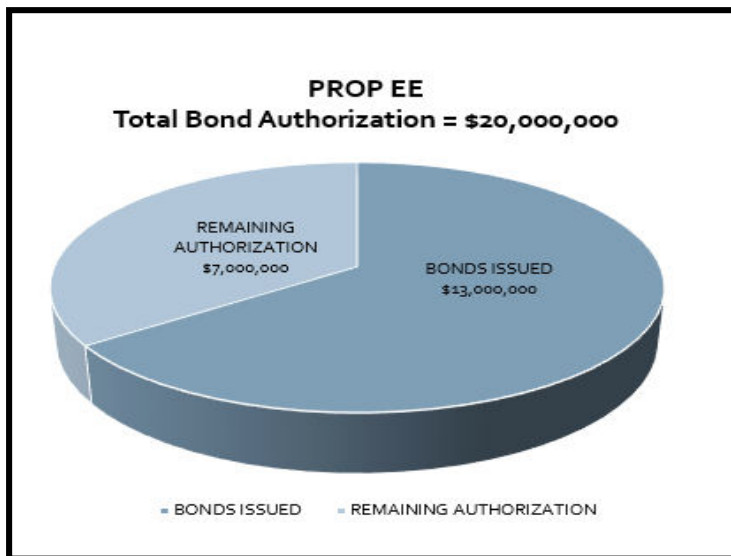


# FINANCIAL INFORMATION (continued)

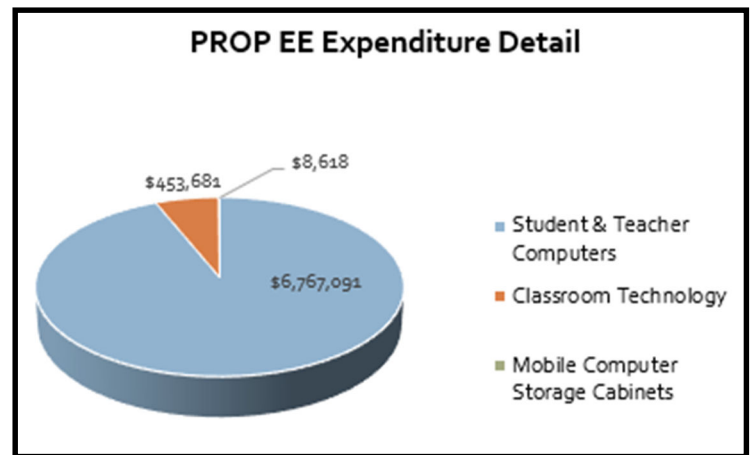
## EDUCATIONAL TECHNOLOGY BONDS — PROPOSITION EE

**(Short-term Bonds Structured with a 3-year payback for Educational Technology)**

	Bond Authoriza- tion	Revenues	Expenditures	Fund Balance
Total Bonds Authorized	20,000,000			
Prop EE Bonds Issued to Date	(13,000,000)	13,000,000		
Interest Earned		469,056		
Bond Program Expenditures			7,411,438	
<b>Totals as of 6/30/23</b>	<b>7,000,000</b>	<b>13,469,056</b>	<b>7,411,438</b>	<b>6,057,617</b>



<b>Expenditure Detail</b>	
Student & Teacher Computers	\$ 6,949,139
Classroom Technology	\$ 453,681
Mobile Computer Storage Cabinets	\$ 8,618
<b>Total Expenditures</b>	<b>\$ 7,411,438</b>



**FINANCIAL AND PERFORMANCE AUDITS:** Independent financial and performance audits of the District's bond programs are conducted each year. The complete audit reports are posted on the bond program website at [cajonvalley.net/bond](http://cajonvalley.net/bond).