

OCTOBER 1, 2010 – SEPTEMBER 30, 2011

## **A REPORT ON THE EXPENDITURES OF THE 2008 MEASURE Q BOND FUNDING**

### **Introduction to the 2008 Measure Q Bond**

On June 3, 2008, voters approved a \$66.3 million bond to improve student safety and the quality of education at every school by repairing, updating, constructing, furnishing, and equipping school facilities, including technology, job training, science and health facilities, roofs, electrical, plumbing, heating, and air conditioning systems. With the bond providing the local match, qualifying projects become eligible for millions of dollars in State matching funds.

In September 2008, \$34 million in bonds were issued for these projects. Because of the history of strong fiscal management of the District, the bonds were sold at a favorable rate of 4.68%. The original \$34 million was used to finance tremendous improvements at our schools, and on July 21, 2010, the second successful bond sale was held in the amount of \$17.3 million at an even more favorable rate of 4.59%. The remaining \$15 million will be issued when the combined \$51.3 million is nearly depleted, and the conditions are positive to sell the remaining bonds. This is in accordance with the initial financing plan for selling the bonds.

Over the duration of the bond, the majority of the bond funds will be expended in the area's local economy, aiding businesses and workers as well as the students and school staff. The voter approval of these funds not only allowed the school district to improve its sites and learning environment, but improved the overall economic health of El Dorado County by infusing millions of dollars into the construction and other associated industries. The decision by the voters to pass this bond was an investment in the future of our community.

### **About the Committee**

In accordance with Education Code Section 15278, the El Dorado Union High School District (EDUHSD) Board of Trustees certified the election results at its

regularly scheduled meeting, appointed members of the Citizens' Oversight Committee (COC) and charged it with the responsibility to inform the public on expenditures of the bond proceeds for the construction and rehabilitation of school facilities. The Committee includes a broad spectrum of community groups.

### **The Citizens' Oversight Committee**

- |   |                  |
|---|------------------|
| 1. Business Organization Representative       | Christa Campbell |
| 2. Senior Organization Representative         | Paul Zappettini  |
| 3. Parent Representative                      | Jeni Bitnoff     |
| 4. Parent Representative                      | Philip Peacock   |
| 5. Parent-Teacher Organization Representative | Suzanna George   |
| 6. Community Member At Large                  | John Gray        |
| 7. Taxpayers' Organization Representative     | Tom Mahach       |

The EDUHSD Board of Trustees adopted the Bylaws for the COC at its regularly scheduled meeting on July 29, 2008. The COC began its tasks on November 6, 2008 and has met seven additional times as of the date of this report.

### **Introduction to the Projects**

The District has identified several projects that address the major bond categories. All of the projects have been deemed to provide a positive benefit to the students and community. All project costs are estimates pending construction completion. Information on projects completed between October 2009 and September 2010 was provided in the previous annual report, which can be found on the District website at [eduhsd.net](http://eduhsd.net).

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**Portable Modernization and Replacement at PHS**

PHS had 17 portables become eligible for State modernization funding in 2011. Eligibility is determined by student population and when the portables were first installed on the campus. The estimated 60% State share of PHS' modernization eligibility is \$4.2 million. The portable modernization will be funded using State modernization and Measure Q Bond funds.

The eligible portables are on the northeast corner of campus and include K-3 through K-10, L-1 through L-8, and Ag 14.

On January 11, 2011, the Board approved a conceptual plan for modernization/replacement of the 17 portables and authorized ANOVA to complete construction plans and specifications, which include replacement of eight portables with permanent classrooms, replacement of one portable with a specialized chemistry portable, upgrades to the existing chemistry portable, and modernization of the remaining portables eligible for modernization. The portable modernizations include replacing the wood foundations with concrete foundations, new roofs, windows, and siding, new flooring where needed, and repairs to interior walls and ceilings. In addition, a courtyard will be developed where portables are removed to better tie the area into the main campus.

This project is planned for two phases, with the two chemistry portables, portables L-1 through L-3, and Ag 14 completed in the summer of 2011, and the remainder of the project to be completed in 2012.



**2011 Portable Modernization and Main Entry  
Plaza Paving Replacement at PHS  
(\$2,500,000)**

The 2011 portion of the portable modernization project consisted of removing three standard classroom portables and modernizing three classroom portables. The portables that were modernized received new roofs, concrete siding to replace the wood siding, new doors, windows, window coverings, carpet, wall covering, white boards, ceiling tiles, fire alarm upgrades, HVAC, and data connections. Additional floor joists were added to stiffen up the floor, and the portables were placed on concrete foundations.

A new 48'x40' portable (K-4) was purchased and installed as a chemistry lab and science prep/storage room. This double-sized portable was equipped with student lab stations, augmented ventilation systems, deluge shower and eye wash, teacher demonstration table, and Smartboard. The lab occupies 36'x40' of the portable with the remainder set up for a teacher prep room and chemical storage room.

**New Science Lab (K-4)**



An existing chemistry lab (K-3) was also modernized and received a new roof, windows, doors, floor covering, wall covering, HVAC, ventilation system, epoxy tops, sinks, faucets, gas turrets, deluge shower, eye wash, fire sprinklers, plumbing, painting, and some cabinetry. The two chemistry labs are connected through the central teacher prep room.

The State portion of the 2011 portable modernization is \$2.1 million, with the remainder of the project funded with Measure Q bond proceeds.

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Also part of the 2011 portable modernization project was replacement of the aging concrete walkways around the bus circle to provide better access for people with disabilities. The project included 12,000 square feet of concrete flat work, replacement of stairs, replacement of broken planter boxes, and relocation of a planter box to widen the pathway to the main door of the administration building. In addition, a concrete walkway was created around the west side of the administration building to provide better access to the attendance window at the rear of the building. This project began construction on May 31, 2011 and was completed on August 8, 2011.

**2011 Portable Modernization and Theater  
Renovation at ORHS (\$1,000,000)**

One of the Measure Q projects is to repair or replace aging portables. Portables become eligible for 60% State modernization funding when they are 20 years old. Oak Ridge High School had eight portables meet this criterion in 2011. The State's 60% funding for the eight portables is approximately \$540,000. The project received an unfunded approval on June 22, 2011. The State currently has modernization bonding authority, which is projected to be depleted by March 2012, available. If the State sells these bonds, this project will receive the State funding.

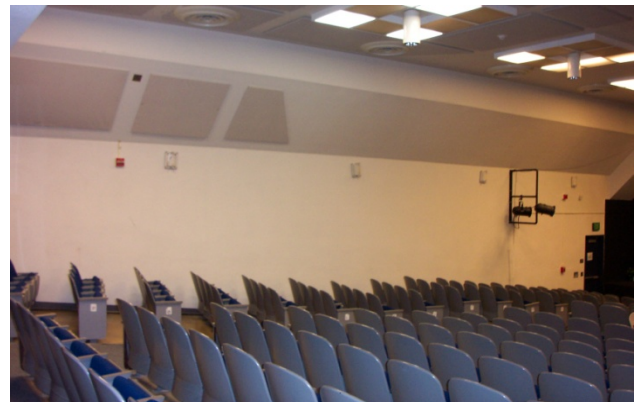
On December 7, 2010, the Board approved California Design West Architects, Inc., as architect for the 2011 and 2012 portable modernizations. Conceptual approval was granted by the Board on January 25, 2011, and DSA approval on February 22, 2011.

The Oak Ridge High School 2011 portable modernization included the replacement of two portables and the modernization of six portables. Modernization of the portables included replacing wood foundations with concrete foundations, new roofs, windows, and siding, new flooring where needed, and repairs to interior walls and ceilings. Two portables were removed from campus and replaced with new portables.

Project savings from the portable modernization were used to renovate the theater interior, including new theater seats, flooring, acoustical wall panels, interior painting, electrical and technology upgrades,

plumbing upgrades, extension of the outdoor set building area, and additional storage. In addition, the lobby restrooms were painted and received new flooring, and the lobby interior received new wall finishes (tackable wall surface and paint).

**Theater – Before**



**Theater - After**



Project savings were also used for safety purposes to pave a dirt area of campus with asphalt and improve drainage to prevent runoff to the area.

The project began construction May 31, 2011 and was completed on August 3, 2011, with the exception of the installation of the theater seats, which were installed on September 28, 2011.

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**2011 Buildings C, T, and V HVAC Upgrade and Re-Roof, Pool Deck Replacement, and Gym Modernization at EDHS (\$3,500,000)**

The Board approved ANOVA Nexus Architects for various Measure Q bond projects at El Dorado High School on March 10, 2009. Projects completed during the summer of 2011 include: Replacement of the HVAC systems on Buildings C (cafeteria and classrooms), T (art and metal shop), and V (auto and woodshop), eliminating the old boiler systems; replacement of Building C roof, including seismic upgrades; replacement of Building T roof and replacement of exhaust systems in the woodshop; replacement of the pool deck, including the concrete deck, coping, tile, plumbing, and electrical conduit which support pool operations; ADA improvements, including walkways, ramps, stairs, and elevator upgrades; and additional parking adjacent to Cougar Lane. The gym modernization consisted of replacement of bleachers and hardwood floor, filling in windows, painting the interior, adding rubber flooring in the foyer, and ADA-compliant exits and walkway at the rear of the gym.

**Gym Modernization and New Bleachers**



**2011 ADA Site Upgrades at IHS (\$250,000)**

This project consisted of modification to existing access to classrooms, cafeteria, administration building, and parking lot for safety and ADA accessibility. In addition, the fire/intrusion alarm systems were upgraded. The PA/Bell system was

upgraded and replaced by one that would work with the new phone system.

**Miscellaneous at UMHS (\$115,000)**

Projects completed at UMHS in 2011 include replacement of deteriorated fire sprinkler pipes and replacement of water damaged support, broken/missing tiles and some fixtures in restrooms and locker rooms. New shade structures are planned for 2012.

**Roof Replacements**

Replacement of roofs is one of the Measure Q Bond projects. The District's consultant evaluated the roof conditions and developed a multi-year schedule for replacement of aging roofs beginning in 2008/09. Many roofs are replaced as part of our larger renovations. For example, the roofs which were replaced as part of the 2011 summer projects already listed include EDHS Buildings C and T, four portables at PHS, and six portables at ORHS. In addition, two ORHS portable roofs were repaired by coating with a material that has a 15-year warranty.

**Technology Infrastructure and Equipment at All Sites (\$5,200,000)**

Since 2008, \$5.2 million has been spent on technology infrastructure and equipment. Much like the safety upgrades, the technology upgrades are ongoing projects that will likely continue through the entire bond issue. To date, the technology department has made updating the upgrading the technology infrastructure its first priority. Doing so has allowed for the ability to bring the classroom environment into the 21<sup>st</sup> Century with regards to technology for both teachers and students.

Computers have been upgraded from outdated and less efficient models to new fast, versatile platforms. During the first two years of the bond, both major network upgrades were completed, over 1,000 individual computers were installed, and approximately 50 interactive technical/electronic white boards were installed throughout all the schools in the District. Since October 1, 2010, 696 computers and 73 interactive technical/electronic white boards have been installed, together with

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1,664 smart response systems (individual devices), which allow students to interact with the boards. Also installed were 192 District-wide wireless access points. This bond expenditure category is allowing the District to bring its technological environment, for both teachers and students, up to the expectations of the populace, education system, and employment and college sectors.

#### **Other**

Other projects planned for 2012 include ADA improvements, HVAC repairs/replacements, roof replacements, safety improvements, and public address systems. The Maintenance Department has also started replacing some of the fences throughout the District.

#### **PLANNING AND DEVELOPMENT PHASE PROJECTS**

##### **2012 Portable Modernization at PHS** **(\$3,500,000)**

The 2012 portion of the portable modernization project consists of the removal of six portable classrooms and the modernization of six portables. The classrooms removed in 2011 and 2012 will be replaced by a permanent building consisting of seven standard classrooms, a computer lab, staff restrooms, and an electrical and data room.

The modernized portables will receive new roofs, concrete siding to replace the wood siding, new doors, windows, window coverings, carpet, wall covering, white boards, ceiling tiles, fire alarm upgrades, HVAC, and data connections. Additional floor joists will be added to stiffen up the floor, and the portables will be placed on concrete foundations.

In addition, the area where the portables are removed will be developed into a central courtyard adjacent to the newly modernized portables and the new eight permanent classrooms building. The courtyard will include a shade structure and student seating areas.

The State portion of the 2012 portable modernization is expected to be \$2.1 million, with the remainder of the project funded with Measure Q bond proceeds.

##### **2012 Portable Modernization at ORHS** **(\$1,700,000)**

Conceptual approval for the 2012 phase of the project, replacing four portables and modernizing four portables, was granted by the Board on September 27, 2011. The portables to be modernized will receive new roofs, concrete siding to replace the wood siding, new doors, windows, window coverings, carpet, wall covering, white boards, acoustical ceiling tiles, HVAC when needed, and data connections. The four portables being modernized are already on concrete foundations.

The four new portables will replace P-5 through P-8, which are adjacent to the creek. They will be placed on concrete foundations and moved farther west to allow more room for student circulation at the front of the portables. In addition, P-9, though not eligible for modernization, will also be moved back and placed on a concrete foundation for preservation purposes and to provide for the best use of the area.

Also to be included in the 2012 project are site improvements, including replacement of deteriorating stairs and blacktop.

##### **Technology (\$2,000,000)**

Technology infrastructure improvements planned for the next two years include upgrades to the wiring, connections, and network switches. Installation of interactive technical/electronic white boards and computers will continue.

##### **Video Surveillance Systems at All Sites** **(\$1,500,000)**

Another of the Measure Q Bond projects is to improve student safety by providing a video surveillance system at District schools. On February 22, 2011, the Board accepted the Selection Advisory Committee's recommendation of Nichols, Melburg & Rossetto/KMM Services, Inc. District staff representing all sites have met with them to define scope and expectations.

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**Career Technical Education:  
Modernization/Reconfiguration of the  
Automotive Facility at PHS to a Clean  
Diesel/Alternative Fuels Technology Program  
(\$1,643,000)**

On October 13, 2009, the Board approved submission to the CDE of a Career Technical Education Facilities Program Grant Application for the proposed Clean Diesel/Alternative Fuels Technology Program at PHS. The program includes a plan to modify, reconfigure, and re-equip a former 1960s era industrial arts auto shop to house a modern Vehicle and Equipment Maintenance, Service, and Repair facility with a new training emphasis on the use of alternative and diesel fuel systems in both automotive and commercial engines, along with training in general power mechanics and stationary and industrial engines. The CTE application was submitted to CDE on September 18, 2009 and approved on February 2, 2010.

A reservation of funds application for CTE Facilities Funding was submitted to the OPSC on March 25, 2010 and "unfunded approval" granted by the SAB on October 6, 2010, meaning that the District will be notified when funding becomes available for apportionment. The District will have 12 months from that date to submit plans and specifications and 18 months within which to begin construction of the project.

The estimated cost for the Clean Diesel/Alternative Fuels Technology Program facility is \$1,643,000. Grants awarded by the State will cover 50% of the cost of construction and equipment. Local matching funds will be provided from Measure Q General Obligation Bond proceeds.

**Performance Audit**

Pursuant to statute, a Performance Audit is being prepared by an independent auditing firm and the report is expected to be issued toward the end of 2011. A copy of that audit report will be made available on the District's website when it is completed.

**Conclusion**

**Based on the information provided thus far to the COC, the Committee has not noted any irregularities with the expenditures of any of the bond proceeds and is satisfied that:**

- **None of the expenditures were used to pay for teacher or administrative salaries or any other school operating expenses.**
- **The projects completed in the fiscal year ending June 30, 2011 matched the requirements for the Measure Q Bond projects.**
- **Bonds were issued in accordance with the fiscal plan to keep the tax rates as low as possible**
- **The District has aggressively pursued additional State funds**

The COC is also pleased that the great majority of the contracts for the school projects have been let to local contractors and businesses.

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*Some of the El Dorado County companies  
which worked on the projects to date are:*

*A. Albright Steel Service, Inc.  
Ace Hardware, Placerville  
Airgas  
All Green Landscape Solutions  
Allied Environmental, Inc.  
ANOVA Nexus Architects  
AWA Concrete Construction  
Blain Stumpf Trucking  
Blue Moon Electric  
California Overhead Doors  
Carnahan Electric Ltd  
Carter-Kelly, Inc.  
Cemex Concrete  
Chase Electric  
Chuck Croft, Inc.  
Commercial Caulking  
Conforti Plumbing, Inc.  
Crusader Fence  
D & D Plumbing Supply  
Dawson's Floor Fashions  
Diamond Crane  
Diamond International Lumber  
Doug Veerkamp General Engineering, Inc.  
El Dorado Disposal  
Ferguson Plumbing Supply  
Gold Country Tile Co.  
Gudgel Yancey Roofing  
Hall Mark Services, Inc.  
Hangtown Fire Control  
HBH Construction, Inc.  
Heath Construction  
HEMCOR Construction, Inc.  
Hemington Landscape Services  
Hill Brothers Contracting, Inc.  
Home Depot  
Horizon Roofing, Inc.  
Imperial Printing  
J & J Glass*

*Joe Vicini, Inc.  
John Deere Landscapes  
Kennedy Electric, Inc.  
Kevin Hansen Painting  
Linda's Cleaning Service  
McIntosh Construction  
Maverick Insulation  
Mountain Dry Wall  
Myers & Sons Drywall  
Navaho Building Specialties  
Network Technologies  
Northern Energy Propane  
Phillips Steel  
Piazza Heating & Air Conditioning  
Piland Electric, Inc.  
Placerville Glass  
Prime Mechanical  
Red Built  
Removable Media Solutions, Inc.  
Rexel (Nor Cal) Electrical Supply  
Roebbelen Construction, Inc.  
School Specialties  
Sherwin Williams Paint  
Ski Air Conditioning Co.  
Starr Plastering, Inc.  
Steve Swars Construction  
Summerwood Construction  
Syars Concrete  
Tim Land General Engineering  
True Value Hardware  
Warren Consulting Engineers, Inc.  
Wayne's Locksmith Service  
Western Sign Company  
Wilkinson Portable Toilets  
Williams Pro Painting  
Wunschel & Sons, Inc.  
Youngdahl Consulting Group, Inc.*

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*The members of the COC wish to thank the El Dorado Union High School District Board of Trustees: Mary T. Muse, Lori M. Veerkamp, Timothy M. Cary, Kevin W. Brown, and Todd R. White; Superintendent, Christopher R. Hoffman; Associate Superintendent, Baldev Johal; Director of Facilities, Patty McClellan; Director of Maintenance and Operations, Daniel J. Augino; and District staff for their assistance.*

