

Citizens' Oversight Committee

Report on Measure "E"

Please e-mail the Hemet Unified School District to request additional information:
MeasureE@hemetUSD.k12.ca.us

Role, Responsibility, and Legal Authority

The following report is the first in a series of three reports each year to be presented on the findings of the Citizens' Oversight Committee established by Measure E. Measure E is the \$60 million local General Obligation Bond passed by the voters of the Hemet Unified School District on March 5, 2002. Measure E is subject to the provisions of Proposition 39 (2000) and subject to provisions of AB 1908 (2000). These provisions have been incorporated in Article XIII A of the California Constitution and The California Education Code. The provisions under Proposition 39 for General Obligation Bonds are unique. School districts must follow strict conformance to a specific projects list, a limit on tax assessments to 60% of the state allowable bonding capacity, and a requirement to establish a Citizens' Oversight Committee.

The entire Citizens' Oversight Committee's process, roles and responsibilities are stipulated under the Education Code.

At their meeting of November 21, 2002, the Citizens' Oversight Committee for Measure E of Hemet Unified School District approved the first Report of the Citizen's Oversight Committee of Measure E, and authorized the publishing and dissemination thereof.

The findings of the Citizens' Oversight Committee are as follows:

1. The Committee has reviewed the financial expenditures of Measure E proceeds on a bimonthly basis. Expenditure reports have indicated the site, activity, vendor and amount of each payment. The most recent expenditure summary reviewed by the Committee was November 6, 2002. These summaries have been available for public review.
2. The district has complied with Article XIII A, and Education Code 15728 at Section 1(b)(3) of the California Constitution as follows:
 - a. The first series of bonds of \$23 million were issued in June, 2002. Proceeds were spent only for construction, reconstruction, rehabilitation, or replacement of school facilities, including furnishings and equipping of school facilities, or acquisition or lease of real property for school facilities as identified in the projects list.
 - b. No proceeds were spent on teacher salaries, administrative salaries or on operational expenses.
 - c. A draft annual audit was prepared for the period ending June 30, 2002 and will be presented to the committee at

its next regular meeting, to be published in the next committee report in February 2003, upon review.

- d. The district has made efforts to maximize the Measure E bond revenues by implementing cost-saving measures, by negotiating cost reduction in professional fees for architectural design, and use of construction management services, reuse of plans, and incorporating energy conservation measures within the school plans. (The cost saving measures are presented on page 4 of this report.)
- e. The committee has been provided necessary and adequate technical assistance from district staff in order for the Committee to fulfill its legal obligations and purpose.
- f. The agendas, minutes, and reports have been made available to the public and are posted on the web site maintained by the district.

continued on page 4

Inside this Issue

- Budget Summary
- Status of Projects
- Cost Saving Measures

Budget Summary

School Site	Budget	Expended	Balance
Modernizations			
Acacia Middle School	\$ 781,073.00	\$ 446,339.17	\$ 334,733.83
Alternative Learning Center	65,820.00	56,819.64	9,000.36
Bautista Creek Elementary School	102,283.00	78,344.39	23,938.61
Cottonwood School	206,783.00	37,988.32	168,794.68
Dartmouth Middle School	27,356.00	14,522.81	12,833.19
Fruitvale Elementary School	341,424.00	42,875.59	298,548.41
Hamilton School	420,820.00	8,820.00	412,000.00
Hemet Elementary School	1,096,555.00	23,136.56	1,073,418.44
Hemet High School	1,546,546.00	277,021.96	1,269,524.04
Idyllwild School	169,307.00	157,524.24	11,782.76
Little Lake Elementary School	500,110.00	98,055.40	402,054.60
Ramona Elementary School	424,000.00	112,505.92	311,494.08
Santa Fe Middle School	1,014,381.00	222,581.96	791,799.04
Valle Vista Elementary School	206,569.00	61,033.91	145,535.09
West Valley High School	194,585.00	34,410.57	160,174.43
Whittier Elementary School	497,749.00	28,014.62	469,734.38
Winchester Elementary School	141,980.00	35,608.76	106,371.24
Issuance Costs	588,714.00	189,544.57	399,169.43
Subtotal	\$ 8,326,055.00	\$ 1,925,148.39	\$ 6,400,906.61
New Construction			
Harmony Elementary School	\$ 9,280,052.00	\$ 2,244,351.21	\$ 7,035,700.79
McSweeny Elementary School	9,295,990.00	2,754,150.52	6,541,839.48
Cawston Elementary School	10,708,000.00	1,058,406.00	9,649,594.00
New Middle School	17,653,288.00	17,271.16	17,636,016.84
New Elementary School #4	11,494,000.00	5,571.00	11,488,429.00
Subtotal	\$ 66,757,385.00	\$ 8,004,898.28	\$ 58,752,486.72
Less Energy Services Contract*	\$ (2,500,000.00)		\$ (2,500,000.00)
Less Developer Fee Contribution	(4,231,512.00)		(4,231,512.00)
Total	\$ 60,025,873.00	\$ 8,004,898.28	\$ 52,020,974.72

* The Energy Services Contract funds will be deducted from the site where work is being performed, thus lowering Measure E Budget

Citizens' Oversight Committee Members

- ✧ Mr. Joe Wojcik, Chairman
- ✧ Mr. Gerry Agnes, Vice Chairman
- ✧ Mr. James Calkins
- ✧ Ms. Michelle Jenkins
- ✧ Ms. Barbara Johnston
- ✧ Ms. Margaret (Peggy) Kissack
- ✧ Mr. John McCain
- ✧ Mr. Rohn West

Citizens' Oversight Committee Meetings

Meetings are held at the District Office, located at:

2350 West Latham Avenue
Hemet, CA 92545

Meetings begin at 6:30 pm on the following dates:

January 16, 2003

March 20, 2003

May 16, 2003



Status of Projects

New School Construction

- **Harmony Elementary School:** School is under construction since July 2002. Underground and off-site improvements, structural steel, and concrete foundations are in progress. Opening in fall 2003.
- **McSweeny Elementary School:** School is under construction since July 2002. Underground improvements, rough plumbing, electrical, concrete foundations and framing are in progress or complete. Opening in fall 2003.
- **New Middle School:** Project is out to bid. Bid opening is scheduled for January 2003. Opening is scheduled for fall 2004.
- **Cawston Elementary School:** Project is scheduled to go out for bidding in spring 2003. Opening is scheduled for fall 2004.
- **New Elementary No. 4:** Site selection is in progress. Opening is scheduled for fall 2005.
- **New High School:** New high school is to be funded from state funding reimbursement. Site selection is in progress. Opening is scheduled for fall 2006.

Major Repairs and Upgrades (Modernization)

The Governing Board directed staff to expedite the expenditure of Measure E funds toward addressing critical health and safety needs and to take advantage of the summer break. Much of the major repair upgrades during the summer were directed to address the state Playground Safety Act of 1990, which requires all playground equipment to meet stringent consumer safety standards.

- **Acacia Middle School:** Security fencing, major school-wide electrical upgrades, fire sprinklers, computer networking and cabling are complete, and trash receptacles and lunch tables have been acquired. Additional work is planned. State matching funds are expected with passage of Proposition 47.
- **Alessandro/Alternative Learning Center:** Security fencing and lunch shelter are complete with lunch tables and trash receptacles acquired.
- **Bautista Creek Elementary School:** Playground equipment was purchased and installed.
- **Cottonwood School:** Lunch shelter installation and access sidewalk are complete. Additional upgrades are projected for summer of 2003 including intercoms and fire alarms.
- **Dartmouth Middle School:** Computer network and security fencing are complete.
- **Fruitvale Elementary School:** Playground equipment has been installed and is complete. Additional work is projected for summer 2003, including lunch shelter, lighting, backup lighting and interior painting.
- **Hamilton School:** Sidewalks, security fencing, minor electrical upgrades and computer networking cabling are complete. Additional upgrades are planned.
- **Hemet Elementary School:** Parking lot lights, handicap ramp, sidewalk replacement, fencing changes, playground improvements are complete. Additional improvements are planned including fire alarm, lighting, handicap accessible upgrades, hardwood flooring restorations, playground equipment, intercoms and fire alarm improvements.
- **Hemet High School:** Computer networking cabling are complete. Extensive modernization, major repairs and upgrades are being planned for summer 2003 and 2004, including fire alarms, major HVAC upgrades, restrooms, handicap accessibility improvements, lighting, interior wall, asbestos abatement, replacement and general classroom upgrades. Modernization funds are anticipated from the passage of Proposition 47.
- **Idyllwild School:** Kitchen renovation and playground improvements are complete. Additional projects are being planned including handicap improvements, multipurpose room renovation, interior lighting, heating and air conditioning and ventilation improvements. Modernization funds are expected from the passage of Proposition 47.
- **Little Lake Elementary School:** Playground equipment installation, computer networking and communication cabling are complete. Additional projects are planned including school-wide upgrades for handicap accessibility and restrooms, interior painting, integrated ceilings and lighting, electrical upgrades, kitchen renovation and a lunch shelter. Modernization funds are anticipated from the passage of Proposition 47.

continued on page 4

Status of Projects

continued from page 3

- **Ramona Elementary School:** Fire alarm upgrades, computer networking cabling, intercom system replacement, playground equipment installation and communication system are complete. Additional projects are planned, including roof replacement, interior renovations, integrated ceilings and lighting, restroom renovations, electrical upgrades, handicap accessibility, security fencing and exterior repairs. Modernization funds are anticipated from the passage of Proposition 47.
- **Santa Fe Middle School:** Computer networking and communications, conduit and cabling and intercom system replacement are complete. Additional projects are planned, including campus-wide handicap accessibility improvements, specialty classroom renovations, general classroom renovation, and roof replacement. Modernization funds are anticipated with the passage of Proposition 47.
- **Valle Vista Elementary School:** Computer network cabling and playground equipment installation are complete. Roof replacement for Building A is planned.
- **West Valley High School:** Computer network cabling is complete. Replacement of one of the chillers and security fencing are being planned.
- **Whittier Elementary School:** Communications system upgrades, computer network cabling and playground equipment accessibility improvements are complete. Additional projects planned are general interior renovations and upgrades, kitchen renovations, electrical and fire alarm upgrades. Modernization funds are anticipated from passage of Proposition 47.
- **Winchester Elementary School:** Computer network cabling, security fencing and playground equipment access ramps are complete. Additional projects are planned, including installation of a sewer system, general interior improvements and roof replacement. Modernization funds are anticipated from the passage of Proposition 47. □

Role, Responsibility, and Legal Authority

continued from page 1

- g. The Committee has followed the provisions of the Ralph M. Brown Act (Brown Act) a public meetings act, including establishing the third Thursday of every other month beginning September 19, 2002 as the scheduled Committee meeting date. Meeting times are set at 6:30 PM.
- h. The Committee has toured various sites and has reviewed the progress reports on the status of all projects.
- i. The consensus of the Committee was to issue three reports a year. This is the first of the three planned reports. □

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Cost Saving Measures

1. The district has negotiated a reduced design fee for reuse of school plans, resulting in a reduction of architect fees by 15%.
2. The district has negotiated a competitive fee for construction management services for all new construction.
3. Reuse of school plans will reduce possible change orders.
4. Use of construction management services includes value engineering and constructability review. "Value engineering" is design modifications and product substitution whereby cost savings will result. "Constructability" is where plans are reviewed to eliminate construction problems, difficulties, ambiguities in design and scope, and errors and omissions resulting in cost savings.
5. The district utilized existing real property received from Metropolitan Water District for the construction of McSweeny Elementary and the new middle school at no cost to the district or Measure E.
6. The district is incorporating computer-operated energy management systems in all new schools to decrease energy costs.
7. Interest rates on the bond issuance were aggressively negotiated yielding a 4.17% rate, less than the 5% anticipated. □