

Citizens' Oversight Committee Report on Measure "E"

Please e-mail the Hemet Unified School District to request additional information:

MeasureE@hemetUSD.k12.ca.us

Introduction Note from COC Chairman

On behalf of the members of the Citizens' Oversight Committee, we are honored to serve in helping to assure that the Measure E tax revenues and bonds are utilized appropriately and efficiently. The committee was formed in June 2002, with our first meeting held on June 19, 2002. We have met at least bi-monthly since formation.

We hope you received the first *Citizens' Oversight Committee Report*, which was published in December 2002.

This is the second of three reports (one annual report is required) to provide the public with up-to-date financial information, status of design and construction of the projects, information required by law, and other information that the committee believes is important to disseminate to the public and to our taxpayers.

We have taken our role and responsibilities seriously. We have asked pointed questions of district staff including, but not limited to, the intended use and budget of Measure E, the priorities of the projects, the amount of funds budgeted per site, what cost-saving measures are being implemented, status of projects, and other relevant items. We have included some "frequently asked questions" and staff's responses

within this report and will include others in future reports.

We have been afforded technical support, including access to the district's legal counsel, its auditing firm, construction managers, and its architectural firm to answer questions and provide us with technical information. This has been helpful in fulfilling our responsibilities.

We have toured various school sites to confirm projects have been completed and to preview future projects. We will continue tours throughout the Measure E Program.

We are excited with passage of Proposition 47 (State School Bond), with the district receiving funds to match our modernization funds and to use part of the funds for the new high school.

We hope you will review our reports and access the web site (www.hemetUSD.k12.ca.us). Please feel free to e-mail any questions or concerns to our Measure E address: MeasureE@hemetUSD.k12.ca.us

We look forward to a successful and accountable school building program.

Joe Wojcik, Chairman

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Role, Responsibility, & Legal Authority

Measure E, the \$60 million General Obligation School Facilities Bond, was approved by the voters on March 5, 2002, subject to Proposition 39 (2000). The provisions of Proposition 39 are incorporated in Article XIII A of the California Constitution and the Education Code. The provisions for general obligation bonds are unique in that they (1) limit tax assessments to a maximum of 60% of state allowable bonding capacity, and (2) require the formation of a Citizens' Oversight Committee. The committee selection of members and their role, responsibility and authority are established in statutes.

The purpose of the committee is to inform the public on expenditures of the bond revenues as authorized by the voters and ensure accountability that the funds are spent prudently and appropriately.

Responsibilities

1. Review and report on the proper expenditure of the taxpayers' money for school construction;

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Budget Summary

School Site	Measure E Bond	State Bond	Total
Modernizations			
Acacia	\$ 781,073	\$ 3,082,285	\$ 3,863,358
Alternative Learning Center	65,820		65,820
Bautista Creek	102,283		102,283
Cottonwood	206,783		206,783
Dartmouth	27,356		27,356
Fruitvale	341,424		341,424
Hamilton	420,820		420,820
Hemet El	1,096,555		1,096,555
Hemet High	1,546,546	6,186,182	7,732,728
Idyllwild	169,307	678,762	848,069
Little Lake	500,110	1,500,439	2,000,549
Ramona	424,000	1,696,001	2,120,001
Santa Fe	1,014,381	3,917,530	4,931,911
Valle Vista	206,569		206,569
West Valley High	194,585		194,585
Whittier	497,749	1,990,996	2,488,745
Winchester	141,980	567,921	709,901
Issuance Costs	588,714		588,714
Subtotal	\$ 8,326,055	\$ 19,620,116	\$ 27,946,171
New Construction			
Harmony	\$ 9,280,052	\$ 786,000	\$ 10,066,052
McSweeny	9,295,990	786,000	10,081,990
Cawston	10,708,000	786,000	11,494,000
New Middle School	17,653,288	1,645,974	19,299,262
New Elementary School #4	11,494,000		11,494,000
Subtotal	\$ 66,757,385	\$ 23,624,090	\$ 90,381,475
Less Energy Services Contract	\$ (2,500,000)		\$ (2,500,000)
Less Developer Fee Contribution	(4,231,512)		(4,231,512)
Total	\$ 60,025,873	\$ 23,624,090	\$ 83,649,963
Shaded schools denote State Modernization Projects and local bond must be budgeted at 20%			

New School Locations & Projected Opening

Harmony Elementary - fall 2003

1500 S. Cawston Ave., Hemet 92545

McSweeny Elementary - fall 2003

451 W. Chambers Street, Hemet 92543

New Middle School #1 - fall 2004

291 W. Chambers Street, Hemet 92543

Cawston Elementary - fall 2004

4000 W. Menlo Ave., Hemet 92545

New Elementary #4 (J. Wiens permanent site) - fall 2004

In the area of State/Menlo/Devonshire/Gilbert Streets

New High School #1 - fall 2005

Tentatively in the northwest section of the District, north of Florida Ave. Site selection is in progress.

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:

March 20, 2003

May 15, 2003



Status of Projects

New School Construction

- **Harmony Elementary School:** Construction started July 2002. Underground and off-site improvements, structural steel, and concrete foundations are complete. Framing is nearing completion; roofing, rough plumbing, rough electrical are in progress.
- **McSweeney Elementary School:** Off-site improvements are nearly complete. Underground improvements are complete. Roofing, wood framing are complete; interior framing, rough plumbing, rough electrical are in progress.
- **New Middle School:** Construction started in January 2003. The grading is nearing completion and the underground storm drain lines, plumbing and electrical are underway. Off-site improvements and utilities are in progress.
- **Cawston Elementary School:** The constructability review of the plans is underway. Bid packages are being prepared for the April 2003 bid opening. Project is scheduled to start in May 2003.
- **New Elementary No. 4 (Jacob Wiens):** Site investigations and soils testing continue on two sites. Both sites have been given preliminary approval by the California Department of Education. Site selection is expected to begin April 2003.
- **New High School:** Site investigation and soils testing continue on three sites. All three sites have been given preliminary approval by the California Department of Education.

Major Repairs and Upgrades (Modernization)

- **Acacia Middle School:** Security fencing, major school-wide electrical upgrades, communication upgrade, computer networking, cabling, acquisition of trash receptacles and lunch tables have been completed. Kitchen & restroom renovations to be done during summer 2003.
- **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.
- **Dartmouth Middle School:** Security fencing is complete.
- **Fruitvale Elementary School:** Playground equipment has been installed and is complete.
- **Hamilton School:** Sidewalks, security fencing, minor electrical upgrades and computer network cabling are complete.
- **Hemet Elementary School:** Eight relocatable classrooms have been replaced; two fire hydrants have been installed along with site asphalt. Restoration of P.E. hard court areas, lunch shelter and ball wall to be done Spring 2003 along with a communication upgrade.
- **Hemet High School:** Computer network cabling is complete. A major \$6M renovation will take place during the 72-day summer break.
- **Idyllwild School:** Kitchen renovation and playground improvements are complete.
- **Little Lake Elementary School:** Playground equipment installation, computer networking and communication cabling are complete. Main electrical upgrade and restroom renovations to be done summer 2003.
- **Ramona Elementary School:** Fire alarm upgrades, computer network cabling, intercom system replacement. Communication system is complete. Electrical upgrade and restroom renovations to be done summer 2003.
- **Santa Fe Middle School:** Computer networking and communications, conduit and cabling and intercom system replacement is complete. Summer 2003 projects include main electrical upgrade, kitchen and restroom renovations.
- **Valle Vista Elementary School:** Computer network cabling and playground equipment installation are complete.
- **West Valley High School:** Computer network cabling is complete. Security fencing to be done spring 2003.
- **Whittier Elementary School:** Computer network cabling and playground equipment accessibility improvements are complete. Communication system upgrade to be done spring 2003, with restroom renovations during summer 2003.
- **Winchester Elementary School:** Computer network cabling, security fencing and playground equipment access ramps are complete. □

Role, Responsibility, and Legal Authority *continued from page 1*

2. Advise the public as to whether the Hemet Unified School District is in compliance with the requirements of Proposition 39;
3. Convene to provide oversight for:
 - a. Ensuring that bond revenues are only expended for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities as approved by the voters and as identified in the District's school facilities project list prepared for Measure E; and
 - b. Ensuring that no bond revenues are expended for any teacher or administrative salaries or other school operating expenses;
4. Conduct open meetings which comply with the requirements of The Brown Act, including notice provisions which are the same as those followed by the Governing Board of the District;
5. Issue regular reports on the results of its activities, and issue a report at least once per year; and
6. Make all documents and reports available to the public via the district's web site. □

Frequently Asked Questions

- **Who decides priorities for bond expenditures?** The priorities for upgrading our existing schools were approved by the Governing Board based on a "Facilities Needs Assessment" performed by our architects, with input received from each site. The list of projects was included in the Measure E resolution. The District is obligated to these priorities.
- **Are there restrictions on bond funds?** Bond funds can be spent on site acquisition and development and school facilities design and construction-related costs. They cannot be spent on administrators and teacher salaries or operational costs.
- **How is it determined what each school is budgeted?** There are several factors that determined the funding. The sites eligible for modernization under the State School Building program required a contribution of 20% of the state budget. As these schools represent the oldest in our District, their needs were also greater. The actual project list was based on a "Facilities Needs Assessment" prepared by our architects with input from each site. The age, size and type of school are the major factors in determining the budget by site.
- **How is the district saving money on the building program?** The District is saving money on the building program in the following ways:
 - ◇ Re-use of architectural plans resulting in a 15% savings on fees;
 - ◇ The use of construction management services;
 - ◇ Negotiation of consulting fees including construction management fees;
 - ◇ Value-engineering of the plans;
 - ◇ Constructability reviews of the plans to reduce construction costs;
 - ◇ Competitively bidding bonds. The District received less than 5% interest on the first \$23 million of bonds
- **What is the Measure E tax rate?** Measure E tax rate cannot exceed \$.06 per \$100 of assessed valuation or \$60 per year per \$100,000. Presently the rate is \$.036 per \$100 of assessed valuation. The taxes go to pay off the \$23 million of bonds issued to date.
- **Will the schools' appearance be improved?** The amount of funds going to upgrade our schools is insufficient to reconstruct our schools. Although the schools will not look new, they will have major renovation of restrooms, fire and life safety improvements, adequate electrical and plumbing and other functional improvements.
- **What is the term of office for committee members?** The term of office for Citizens' Oversight Committee members is limited to two two-year terms. Four of the original members will have an additional one-year term; five members will have an initial two-year term. The subsequent terms of members will be two years. □