



Red Bluff Union Elementary School District

Measure C Citizens' Bond Oversight Committee

Current Fiscal Report: October 2022

Background:

On November 6, 2018, Measure C was passed by the citizens of Red Bluff to repair the aging facilities and infrastructure of the Red Bluff Union Elementary School District (RBUESD)

Under Proposition 39, a school district's Board of Trustees is required to establish and appoint members to an independent citizens' oversight committee. The purpose of the Citizens' Bond Oversight Committee (CBOC) is to inform and alert the public regarding the expenditures and uses of Measure J Bond money.

Measure C Citizens' Bond Oversight Committee 2021-22 Membership

Eric Frey	Business Organization	Jennifer Torres	Vice Chair Business Organization
Debb Gibson	Senior Organization	David Troi Shilts	Taxpayer Organization
Tracy Meagher	Chair /Parent Representative/ Parent/Teacher Organization	Ashley Williams	Business Organization
Sharon Russell	Community at Large		

Committee Statement:

Based on our review and observations, the Measure C CBOC finds that the RBUESD is in compliance with the requirements of Article XIII A, Section 1(b) (3) of the California Constitution, and that funds are being used for the purposes specified by Measure C Bond language, as audited by Chavin and Associates, LLP, a professional accountancy corporation, which disclosed no instances of non-compliance with the terms of Proposition 39 or Measure C.

Allowable Expenses:

Measure C was passed by the citizens of Red Bluff with the following priorities for the expenditure of Bond Funds:

SCHOOL SAFETY, UPGRADE, RENOVATION AND IMPROVEMENT PROJECTS	
The following projects are authorized to be financed at District facilities and sites, including (with original construction date):	
Bidwell Elementary (1943)	Jackson Heights Elementary (1955)
Metteer Elementary (1987)	Vista Preparatory Academy (1964)
<ul style="list-style-type: none">• Replace temporary portables with permanent classrooms.• Repair or replace leaky roofs.• Make health, safety and security improvements.• Replace deteriorating plumbing and sewer systems.• Improve student access to computers and modern technology, including providing necessary infrastructure, hardware, software, computers, devices and other modern instructional equipment throughout District sites.• Upgrade inadequate electrical systems.• Modernize, renovate, construct and/or expand aging and outdated school facilities to meet 21st century educational standards, including providing updated furnishings and other equipment to facilitate a modern learning environment.• Make Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including ensuring site access, parking, staff and student restrooms, relocation of existing electrical devices, drinking fountains, playground equipment, etc. as necessary to ensure adequate accommodations are provided and all legal requirements are met.• Repair or replace outdated heating, ventilation and air-conditioning systems.• Make energy-efficiency improvements, including replacing outdated and energy inefficient windows and lighting.• Construct new or upgrade existing classrooms, including classrooms for music programs and the arts.• Repair or replace deteriorating plumbing and sewer systems.• Improve, rehabilitate and/or construct P.E. fields, gyms, playgrounds and play structures and other facilities for school and community use, including providing related equipment.• Renovate outdated kitchens and multi-purpose rooms.• Repair, replace and/or upgrade paved surfaces, turf, and other grounds and outdoor areas, including to eliminate safety hazards and to facilitate outdoor instruction.• Upgrade, repair and/or expand school site parking, roadways, grounds and other infrastructure such as utility systems, including installing exterior lighting, repairing pathways, walkways, ADA access ramps, and make landscaping improvements including irrigation and security fencing. <p>All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the Education Code (or any successor provision).</p>	

MISCELLANEOUS

All listed bond projects include the following as needed:

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Planning and designing necessary for listed bond projects.
- Acquisition of any rights-of-way, easements, and/or real property made necessary by listed bond projects, or lease of real property for the listed school facilities projects.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables/portables) for students and school functions or other storage for classroom materials displaced during construction.
- For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction/re-construction instead (including any necessary demolition), if the Board of Education of the District determines that replacement and new construction/re-construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.
- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- All other costs and work necessary and incidental to the listed bond projects.
- Acquisition of all or a portion of any school site or facility, or an interest therein, or make lease payments with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects.

*From the Board of Trustees Resolution #17-18-15 Exhibit A passed June 2018

Timeline/Description of Costs:

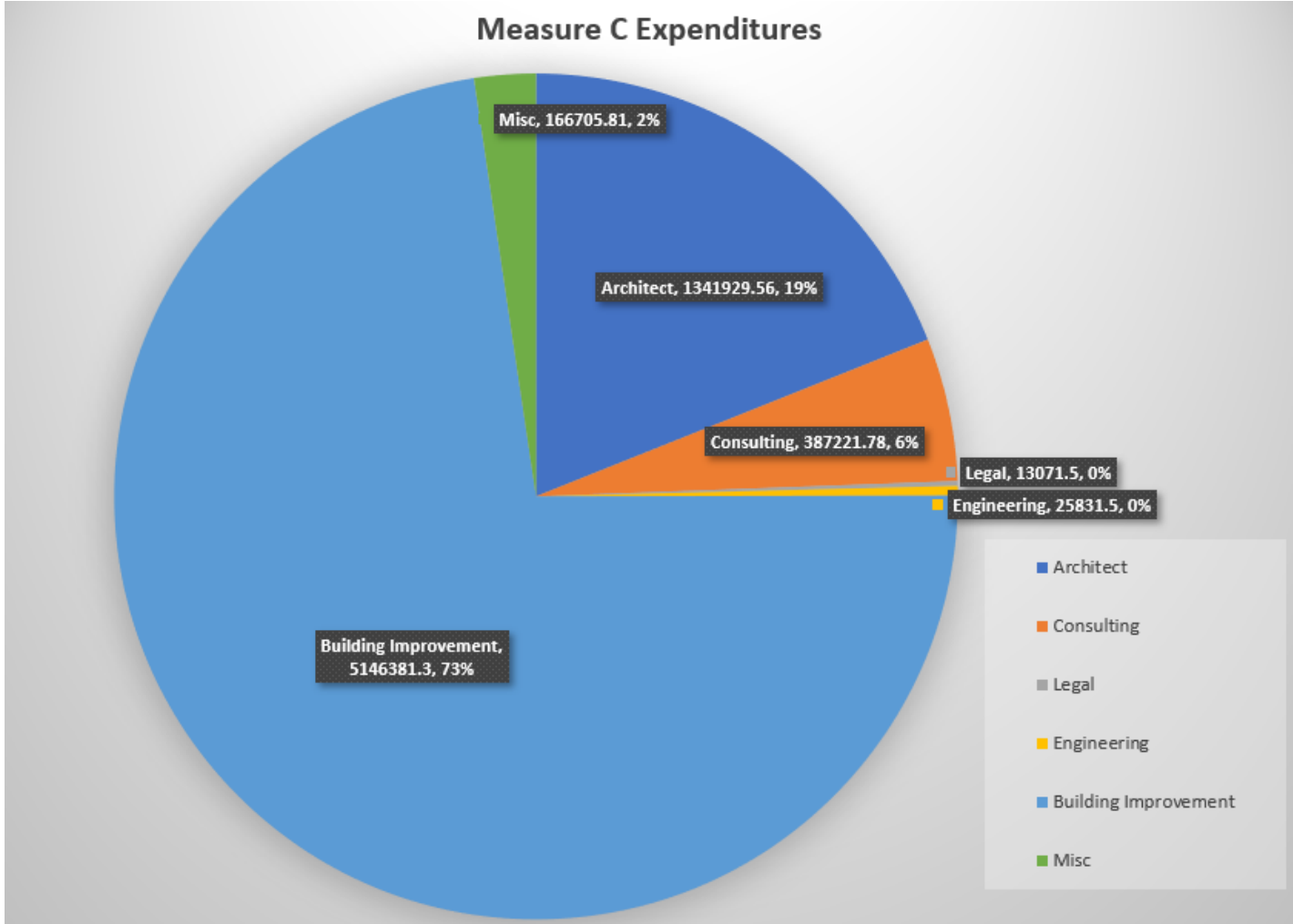
The priority for the district was the replacement of aging and decaying portable buildings on the campuses of the four schools that constitute the physical infrastructure of RBUESD. Following the passage of Measure C, a bond sale was conducted in the spring of 2019 for the first of three planned series of sales. The district conducted a search and awarded a contract to Semington Architecture and Engineering to assist with constructing a Facilities Master Plan and begin the preliminary work of planning for the expenditure of Measure C funds. This contract was subsequently completed and a new Architect, Paddon and Associates, became the new bond architect. Additionally, a bond consultant was hired to assist in creating the master plan and applying for Modernization Funds from the state of California. The resultant Facilities Master Plan

outlined the planned construction of three new classrooms wings at Vista Preparatory Academy, Jackson Heights and Metteer Elementary Schools.

Since that time, 8 new classrooms have been constructed at Vista Preparatory Academy. The final inspection is expected by the end of October 2021. Construction is almost finished on 6 new classrooms at Metteer Elementary school. In October of 2022, 4 new classrooms and a double classroom library wing at Jackson Heights elementary will begin construction, with estimated completion in June of 2023. These three projects will constitute the lion’s share of Measure C funds, with the balance expended on the soft costs to begin developing a plan for Bidwell Elementary.

Additionally, a final bond sale was conducted in October 2021 to sell the remaining school bonds. This was done because of the very favorable interest rate conditions in the market, which has resulted in a potential savings of over a million dollars for the taxpayers of Red Bluff. Those funds must be expended by the end of 2024, but the project schedule will allow the expenditure of those funds well within that time frame.

The Measure C expenditures listed below include the ‘soft costs’ of the project, as well as the ‘hard costs’ associated with actual construction. These expenses are related to planning, design, legal and consultation. The chart below highlights the breakdown of all expenditures to date:



Total Cost to Date: \$7,038,124



Vista Preparatory Academy

Home of the Eagles

Ribbon cutting February 2022





Design of the new classrooms at Metteer Elementary School

Groundbreaking February 2022





February 2022



October 2022



October 2022 construction progress of Metteer Elementary School's new classrooms.