



# Measure L & U Citizens' Bond Oversight Committee Meeting

## **COMMITTEE MEMBER PACKET**

December 15, 2021

6:30 pm – 7:30 pm

### **LOCATION:**

**Brooktree Elementary School – FIS Room**

**1781 Olivetree Drive, San Jose, CA 95131**

**Berryessa Union School District**  
**Citizens Oversight Committee Meeting (CBOC)**  
**Measure L - 2014 and Measure U - 2020**

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**December 15, 2021, Wednesday, 6:30 PM – 7:30 PM**

Location: **Brooktree Elementary School**, 1781 Olivetree Drive San Jose, CA 95132

**Agenda**

- |   |       |
|---|-------|
| 1- Call to order                                    | Marty |
| a. Roll call  |       |
| Marty Michaels – Chair                              |       |
| Amy Chen – Vice Chair                               |       |
| Adrienne O’Leary                                    |       |
| Frank Cancilla                                      |       |
| Susan Fowle   |       |
| Paul Guth   |       |
| Sandy Nguyen  |       |
| b. Adoption of agenda                               | All   |
| c. Approval of September 8, 2021 meeting minute     | All   |
| 2- Public comments                                  |       |
| 3- Reports  |       |
| a. Measure L project update                         | Tony  |
| b. Financial report - Measure L                     | Tony  |
| c. Measure U update                                 | Tony  |
| d. Financial report - Measure U                     | Tony  |
| 4- Old business                                     |       |
| a. Covid impact on construction                     | Tony  |
| b. Implications of declining enrollment on the bond | Kevin |
| c. Future meeting date                              | Marty |

**Berryessa Union School District**  
**Citizens Oversight Committee Meeting (CBOC)**  
**Measure L - 2014 and Measure U - 2020**

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5- New Business

a. New District Office

Kevin/Tony

6- Adjournment

Marty

**Berryessa Union School District  
1376 Piedmont Road  
San Jose, CA 95132**

Measure L Citizen's Oversight Committee Meeting  
Measure U Citizen's Oversight Committee Meeting  
Location: Via ZOOM  
September 8, 2021  
6:30 p.m. – 7:30 p.m.

**REGULAR MEETING MINUTES**

Members Present: Marty Michaels, Chair  
Amy Chen, Vice Chair  
Frank Cancilla  
Susan Fowle  
Paul Guth  
Sandy Nguyen

District Staff Present: Tony Kanastab, Director of Bond Facilities and  
Modernization  
Kevin Franklin, Assistant Superintendent  
Shamina Choudhury, Bond Budget Accountant

Public Present: None

**1. Call to Order**

**Minutes**

Mr. Marty Michaels called the meeting to order at 6:34 pm.

a. Roll Call -

**Minutes**

All present except for Ms. O'Leary

b. Adoption of Agenda

**Minutes**

Motion to approve by Mr. Michaels, 2<sup>nd</sup> by Ms. Nguyen, and Mr. Cancilla. All in favor.

c. Approval of the September 8, 2021, CBOC Meeting Minutes

**Minutes**

Motion to approve by Mr. Michaels, 2<sup>nd</sup> by Ms. Nguyen and Mr. Cancilla. All in favor.



## **2. Public Comments**

### **Minutes**

There were no members of the public present

## **3. Reports**

### **a. Measure L Project Update**

### **Minutes**

Mr. Kanastab presented the updated report to the committee.

- Exterior Lunch Tables – Mr. Kanastab stated that the lunch tables project was completed on August 23.
- Shade Structures at Morrill – Mr. Kanastab stated that the shade structures were completed in July
- Painting of Shade Structures – Mr. Kanastab stated that the painting of shade structures at Noble, Ruskin, Vinci Park, Morrill, and Piedmont are complete.
- Library Reception Desks – Mr. Kanastab stated that the District had ordered the library desks, and the order will be delivered on September 23. The desks will be installed the week of September 27. The delivery of the library reception desks was delayed due to the pandemic.
- Security Cameras at All Sites – Mr. Kanastab stated that the security cameras at Morrill are currently working and that all the sites are scheduled to be completed by the end of the year.
- Summerdale Shade Structures – Mr. Kanastab stated that the project was completed today, the cleanup will be tomorrow, and the shade structures should be ready for use by Friday, September 10.
- Outdoor Eating Area Landscaping at Brooktree and Majestic Way – Mr. Kanastab stated that this work would be completed in the next two weeks.
- Vinci Park FIS Canopy – Mr. Kanastab stated that we would get the canopy installed once we received the structural engineer's attachment details.
- Noble Security Fencing – Mr. Kanastab stated that the final design was completed yesterday, September 7. Mr. Kanastab will review the design

with Dr. Roxanne Fuentes (Superintendent). Once the design is approved, the Construction Manager will put the project out to bid. This work is scheduled to be completed next summer, but if possible, this will be done during the Christmas break.

b. Measure L Financial Report

**Minutes**

Mr. Kanastab presented the Measure L 4th Quarter Report from 07/01/2020 – 06/30/2021 showing that in the 4<sup>th</sup> quarter, the District has spent about \$1,70,000. Therefore, the District has about \$4.1 million to spend. All the measure L funds are committed except for \$400,000.

c. Measure U Program Update

**Minutes**

Mr. Kanastab presented the updated report to the committee.

- Paving and Site Prep – Mr. Kanastab stated that the paving and site prep for Cherrywood and Laneview is complete.
- Shade Structures – Mr. Kanastab stated that the shade structure project for Cherrywood and Laneview is complete.
- Summer 2021 Paving – Mr. Kanastab stated that the NW project is complete with the exception of the benches, which have been delayed.
- Library Shelving – Mr. Kanastab stated that the library shelving at Sierramont is complete, and the shelving at Morrill was installed, but some of the shelves were the incorrect size and will be corrected.
- Kindergarten Playground Structure – Mr. Kanastab stated that the kindergarten playground structure project was completed before school started.
- Irrigation Backflow Replacement – Mr. Kanastab stated that the backflows had been completed.
- Shade Structure Painting – Mr. Kanastab stated that the painting of the shade structure at Cherrywood and Laneview would be completed during the September break.
- Kindergarten Fencing at Cherrywood – Mr. Kanastab stated that it had been completed over the Labor Day weekend.

- Library Improvements – Mr. Kanastab stated that most library improvements had been completed. Murals and graphics still need to be completed at some Libraries, but the installation will not interfere with the Library's operation. New furniture for all libraries will be ordered in the next few weeks.
- Exterior Door Numbers and Signage – Mr. Kanastab stated that the door replacement project would start next summer. All schools will have 12-inch letters and numbers on the outside so people can quickly identify each door. In addition, there will have a 4-inch number located on the inside of the interior door to help identify which room you are in an emergency.
- Library Curriculum Storage – Mr. Kanastab stated that the District received the bid for the library storage, and the Board approved the contract at last night's board meeting.
- Projects in Design – Mr. Kanastab stated that the District is working on the following projects:
  - Piedmont Gym
  - Morrill and Piedmont - Fire Alarm, Public Address, and Security Project
  - Morrill Exterior Door Replacement
  - Sieramont Tennis Courts
  - Morrill Concrete Sidewalk and Small Aphtheater Replacement
  - Concrete Sidewalk Replacement – All Sites

#### d. Measure U Financial Report

### **Minutes**

Mr. Kanastab presented the Measure U 4th Quarter Report from 07/01/2020 – 06/30/2021 showing that as of the end of the 4th quarter, the District has spent about \$1.3 million. Therefore, the District has approximately \$96.7 million to spend. Mr. Kanastab stated that the expenses in the Measure U financials are broken out similar to the Measure L financials

## **4. Old Business.**

### a. Future committee meeting dates

### **Minutes**

Mr. Michaels stated that the next meeting date would be on December 15, 2021, in person.

## 5. New Business

Mr. Michaels asked if the District factored in materials shortages when working on projects. Mr. Kanastab replied that the District did consider how the pandemic might affect projects and shifted projects accordingly. For example, the District moved some of the shade structure projects forward and locked in the material cost before the prices increased.

Mr. Michaels asked if it was possible to see a demo of the security camera. Mr. Kanastab replied that we would demo the live security cameras at the next meeting.

Ms. Chen asked why some schools look like they are getting double the amount compared to other schools. Mr. Kanastab replied that the schools with more money usually have a mechanical or roofing project involved that the other schools didn't require. Brooktree, Cherrywood, Majestic Way, Summerdale, and Sierramont have mechanical projects that the other school doesn't have. Northwood and Ruskin have roofing projects that the other schools don't have. The scope of work for the bond was set up that all schools have the same basic scope, and then additional projects were added based on need, i.e., mechanical and roofing projects.

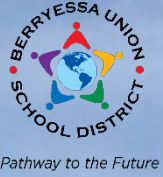
Mr. Michaels stated that about seven months ago, Tom Williams of Enrollment Projection Consultants (EPC) presented enrollment projections showing declining enrollment. Given this data, will the 13 schools remain open, or will some close like other neighboring districts. Mr. Franklin responded that they are waiting for an update on enrollment projections for Mr. Williams. There was a decrease of 160 students more than were anticipated. However, neighboring districts had decreased at higher numbers more than expected. It will be interesting to see how the next few years play out. For example, it seems as though many kids are being born due to lifestyle changes caused by Covid. The District has three times more teachers on maternity leave this year than usual. So it's hard to predict whether enrollment will level off. The Board doesn't want to close schools because the saving isn't as much as you think. The District will still need to maintain most of the staff, maintain the school campus, other entities also have usage rights to the schools

Ms. Chen asked about the District-wide kitchens upgrades project and why they don't serve fresher food given that the central kitchen has been upgraded. As a parent, she is disappointed about the food option and thought by upgrading the kitchens, and there will be fresher food. Mr. Kanastab replied the reason for the upgrade was that most of the kitchens were not updated in years and the need to replace outdated equipment and upgrade the finishes in the kitchens. For example, some kitchens have built-in refrigerators, which have become a maintenance problem. The District is looking at stand-alone refrigerators to replace the old units to save on maintenance costs. Mr. Franklin replied that the District is striving to serve fresher food, but it's difficult due to the staffing and supply shortages. The District has openings for kitchen staff, but it's not easy to fill the positions. Due to Covid, the District is not getting the food they ordered on time, and sometimes they are getting less than what they ordered. In addition, the free school meals program during the lockdowns was great for families but logistically difficult for the District to do because of staffing shortages and delivery nightmares. Many of the food ordered was delayed, or the District received less food than they ordered.

## **Adjournment**

### **Minutes**

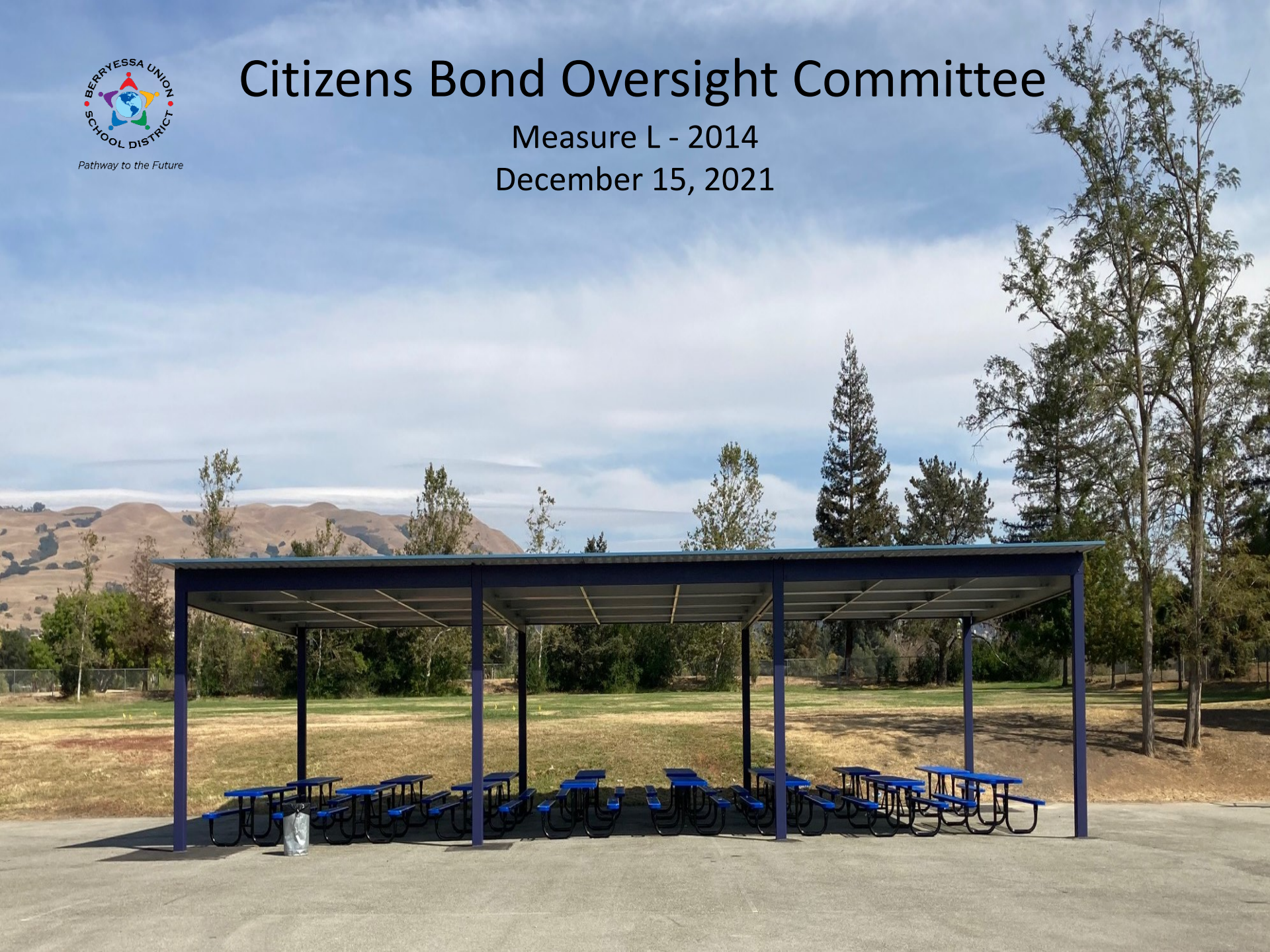
Motion to adjourn by Mr. Michaels at 7:16 pm, 2<sup>nd</sup> by Ms. Chen, Ms. Fowle, Ms. Nguyen, Mr. Guth, and Mr. Cancilla. All in favor.



# Citizens Bond Oversight Committee

Measure L - 2014

December 15, 2021



# Measure L – Overview

- Measure L
  - Project Updates
  - Program Schedule



# Measure L – Project Updates

## **Projects Complete**

- Shade Structures - Summerdale

## **Projects in Progress**

- Library Reception Desk
  - Brooktree, Noble, Majestic Way, Summerdale, Vinci Park, and Piedmont
- Security Camera Project – All Sites

## **Bids Received**

- Security Fencing – Noble

## **Projects in Design**

- Vinci Park - FIS Canopy

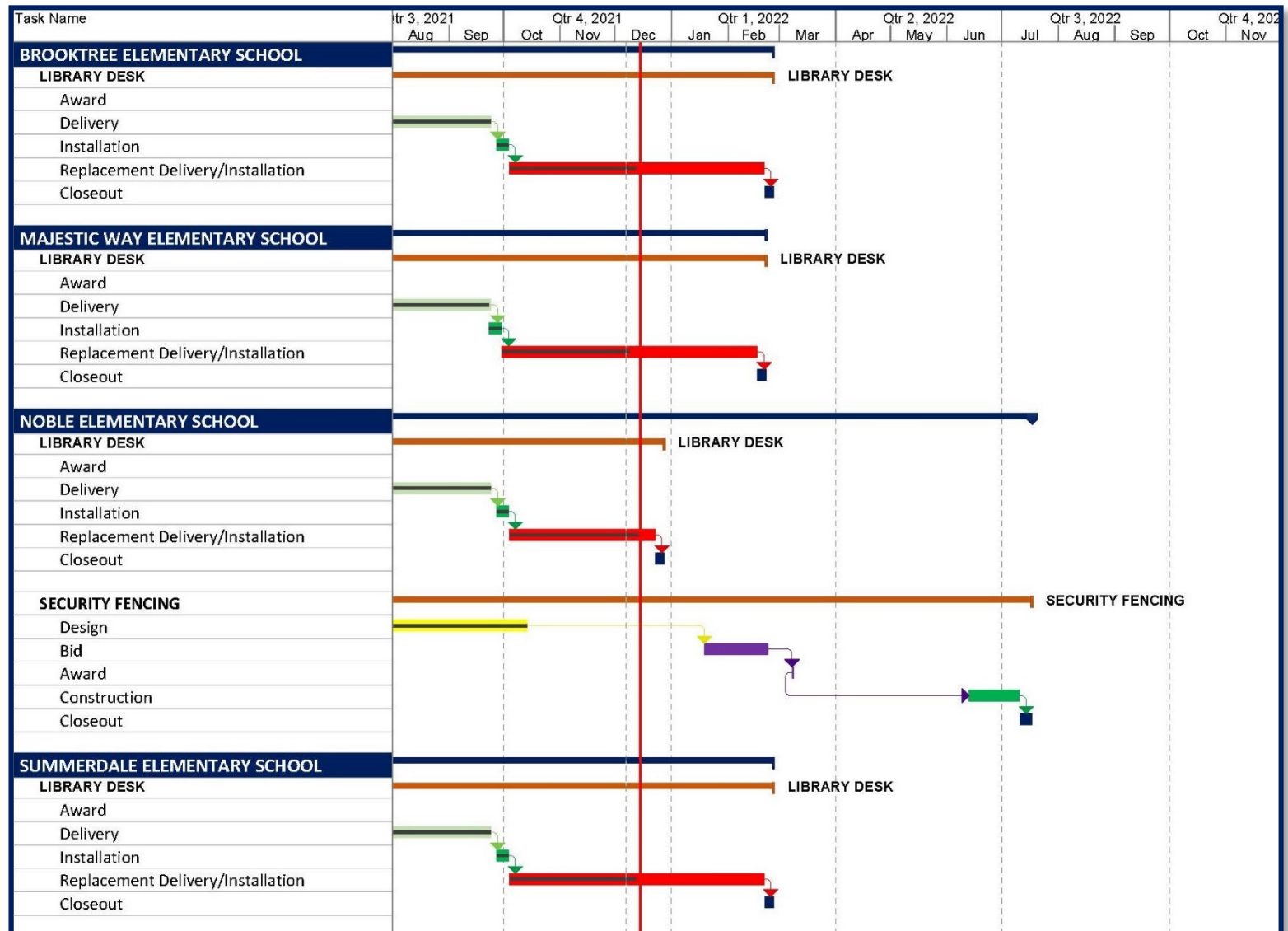


# Measure L – Program Schedule

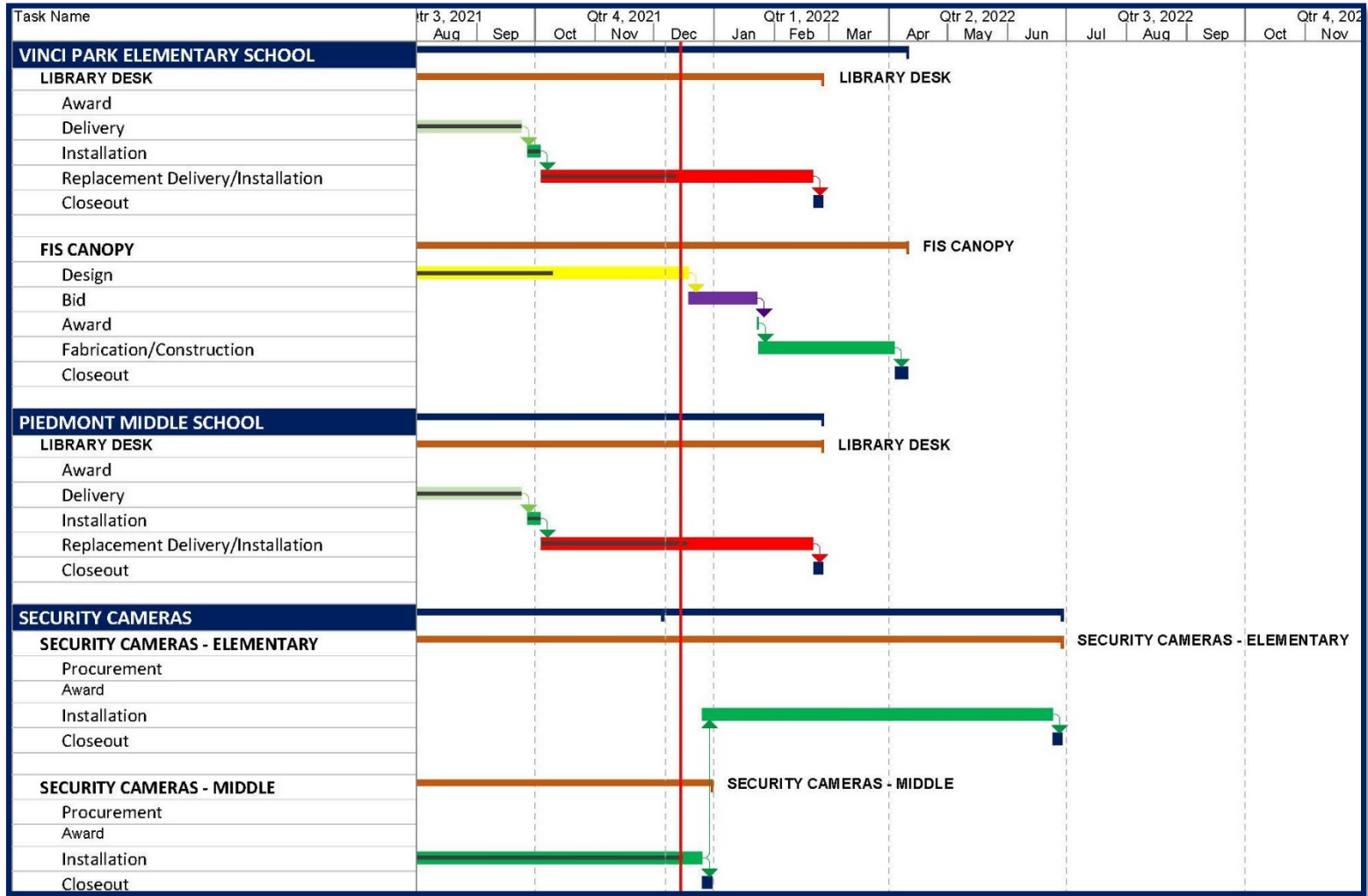


Summerdale Library Desk

# Measure L – Program Schedule



# Measure L – Program Schedule







Q & A

**Project Budget**  
BERRYESSA UNION SCHOOL DISTRICT

MEASURE L BOND

2021 1ST Quarter Report

07/01/2021-09/30/21

Cost Control Summary

SUMMARY				
Description	Adopted Budget 1/21/2015 (1)	2021-2022 Operating Budget 7/1/2021	Total Expended to Date 9/30/2021	Balance
<b>HARD CONSTRUCTION COSTS</b>				
Construction	50,671,230	2,728,255	87,572	2,640,683
Construction Contingency	4,839,623	126,251	-	126,251
<b>Sub-Total Hard Costs</b>	<b>55,510,853</b>	<b>2,854,506</b>	<b>87,572</b>	<b>2,766,934</b>
Furniture, Fixtures & Equipment	111,931	-	-	111,931
<b>Total Hard Costs</b>	<b>55,510,853</b>	<b>2,966,437</b>	<b>87,572</b>	<b>2,878,865</b>
<b>SOFT CONSTRUCTION COSTS</b>				
<b>Architectural &amp; Engineering</b>				
Architectural & Engineering	4,886,579	131,716	25,886	105,829
Architectural & Engineering Reimbursable	222,090	11,465	27	11,438
<b>Specialty Consultants</b>				
Engineering Studies / Surveys	65,000	-	-	-
Kitchen Consultant (Included in Aes)	50,000	-	-	-
Geotechnical Study/Inspection/Report	52,000	21,083	-	21,083
Hazardous Material Consulting	-	7,455	-	7,455
CEQA (Included in Testing)	31,000	-	-	-
Energy Consultant	-	-	-	-
Technology Consultant	80,000	-	-	-
<b>Construction Management</b>				
Construction Management	2,873,822	190,216	102,190	88,026
Reimbursable	131,237	7,570	-	7,570
<b>Plan Check &amp; Permit Fees</b>				
Assessment Fees (DSA Included)	393,496	35,759	-	35,759
CDE Fee	-	-	-	-
Other Permit & Plan Check Fees	50,000	3,782	-	3,782
Utilities Fee	150,000	-	-	-
<b>Document Reproduction</b>				
Plan Document Reproduction & Printing	80,000	1,641	-	1,641
Advertisement	12,000	1,041	-	1,041
<b>Testing &amp; Inspection</b>				
DSA Project Inspector (IOR)	830,195	69,549	-	69,549
Material Testing & Inspection (CEQA Included)	166,469	27,904	4,976	22,928
Geotechnical Inspection	70,750	2,700	-	2,700
Hazardous Material Inspection/Abatement	-	-	-	-
<b>Other Expenses</b>				
State Funding Consultant	-	-	-	-
Community Relations Consultant	-	-	-	-
Planning	-	15,764	-	15,764
Miscellaneous	50,000	-	-	-
Soft Cost Contingency	319,046	12,839	-	12,839
Solar Contingency	-	-	-	-
Kitchen Contingency	-	-	-	-
<b>Sub-Total Softs Costs</b>	<b>10,513,684</b>	<b>540,484</b>	<b>133,079</b>	<b>407,405</b>
<b>OTHER PROJECT COSTS</b>				
District Staff Costs	-	-	-	-
Interim Housing	-	-	-	-
Moving (Pack/Unpacking/Movers, Storage)	1,060,000	-	-	-
Furniture, Fixtures & Equipment	5,684,000	-	-	-
Equipment and Non-Capital Equipment(Technology)	-	85,142	221	84,921
Other Costs Planning	27,500	-	-	-
Other Operating/Misc. Expense	-	95,000	15,785	79,215
<b>Sub-Total Other Project Costs</b>	<b>6,771,500</b>	<b>180,142</b>	<b>16,006</b>	<b>164,136</b>

**Project Budget**  
BERRYESSA UNION SCHOOL DISTRICT

MEASURE L BOND

2021 1ST Quarter Report

07/01/2021-09/30/21

Cost Control Summary

SUMMARY				
Description	Adopted Budget	2021-2022 Operating Budget	Total Expended to Date	Balance
<b>PROGRAM COSTS</b>				
<b>Administration</b>				
District Staff Cost/Program Management Costs	1,375,000	286,098	62,320	223,778
Legal Fees	125,000	32,076	-	32,076
		-		-
<b>Special Consultants</b>				
Mater Plan Costs	150,000	39,560	-	39,560
Hazardous Material Consulting	40,000	-		-
Geotechnical Report	50,000	-		-
Roofing Consultant		-		-
Design Guidelines, Standard Specifications	30,000	9,030	-	9,030
		-		-
<b>Program Support Costs</b>				
Printing, Supplies & Reimbursable	65,000	20,096	960	19,136
Office Equipment/Equip Maintenance	25,000	3,046	-	3,046
Interim Housing	125,000		-	
Seminars/Training	10,000	2,985	-	2,985
Audit Expense	5,000	6,750	-	6,750
		-		-
<b>Public Relations and Contractor Outreach</b>				
Public Relations/Communications	75,000	-		-
Public Bid Advertising	15,000	-	-	-
		-		-
<b>Bond Costs</b>				
Bond Counsel Advisor	170,000	-	-	-
Bond Underwriter	470,000	-		-
Other Issuance Costs	30,000	-		-
Disclosure Counsel	40,000	-		-
Financial Advisor	90,000	-		-
Election Costs	60,000	-		-
Other Operating Expenses	-	-		-
		-		-
<b>Program Contingency</b>				
Program Cost Contingency	88,500	10,125	-	10,125
<b>Total Program Costs</b>	<b>3,038,500</b>	<b>409,766</b>	<b>63,280</b>	<b>346,486</b>
<b>Overall Bond Reserve</b>	<b>1,165,463</b>	<b>244,623</b>		<b>244,623</b>
	<b>77,000,000</b>	<b>4,341,453</b>	<b>299,938</b>	<b>4,041,515</b>

Berryessa Union School District Bond Measure L – 2014 through September 30, 2021

**Percentage of Total by Location**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
Brooktree Elementary School	\$ 2,775,715	\$ 2,856,688	\$ 80,973	\$ 2,299,282	\$ 557,406	3.63%
Cherrywood Elementary School	\$ 2,641,308	\$ 4,005,329	\$ 1,364,021	\$ 4,154,070	\$ (148,741)	5.08%
Laneview Elementary School	\$ 2,625,057	\$ 2,602,239	\$ (22,818)	\$ 2,600,331	\$ 1,908	3.30%
Majestic Way Elementary	\$ 2,576,170	\$ 2,254,613	\$ (321,557)	\$ 2,284,716	\$ (30,103)	2.86%
Noble Elementary School	\$ 2,739,415	\$ 2,525,559	\$ (213,856)	\$ 2,587,064	\$ (61,505)	3.21%
Northwood Elementary School	\$ 3,016,300	\$ 2,556,608	\$ (459,692)	\$ 2,560,921	\$ (4,313)	3.24%
Ruskin Elementary School	\$ 2,697,784	\$ 2,806,771	\$ 108,987	\$ 3,073,742	\$ (266,971)	3.56%
Summerdale Elementary School	\$ 2,976,998	\$ 2,937,401	\$ (39,597)	\$ 3,051,159	\$ (113,758)	3.73%
Toyon Elementary School	\$ 2,731,914	\$ 2,846,009	\$ 114,095	\$ 2,835,242	\$ 10,767	3.61%
Vinci Park Elementary School	\$ 2,801,993	\$ 2,875,896	\$ 73,903	\$ 3,003,916	\$ (128,020)	3.65%
Morrill Middle School	\$ 4,849,363	\$ 4,866,700	\$ 17,337	\$ 5,250,435	\$ (383,735)	6.18%
Piedmont Middle School	\$ 4,214,915	\$ 4,785,657	\$ 570,742	\$ 4,195,801	\$ 589,856	6.07%
Sierramont Middle School	\$ 5,949,291	\$ 5,614,850	\$ (334,441)	\$ 5,560,126	\$ 54,724	7.13%
Energy Conservation Project	\$ 10,836,279	\$ 9,652,758	\$ (1,183,521)	\$ 9,710,834	\$ (58,076)	12.25%
Central Kitchen	\$ 5,971,020	\$ 5,954,028	\$ (16,992)	\$ 5,958,100	\$ (4,072)	7.56%
District Office- Main	\$ 2,154,423	\$ 3,337,944	\$ 1,183,521	\$ 357,460	\$ 2,980,484	4.24%
Technology - Wireless/Infrastructure	\$ 2,349,611	\$ 3,028,938	\$ 679,327	\$ 3,095,445	\$ (66,507)	3.84%
Technology - Classroom	\$ 3,191,980	\$ 2,967,634	\$ (224,346)	\$ 3,147,911	\$ (180,277)	3.77%
District - Wide	\$ 5,696,500	\$ 6,310,706	\$ 614,206	\$ 6,375,825	\$ (65,119)	8.01%
Program	\$ 3,038,500	\$ 3,038,500	\$ -	\$ 2,646,699	\$ 391,801	3.86%
Bond Contingency	\$ 1,165,464	\$ 965,769	\$ (199,695)	\$ -	\$ 965,769	1.23%
<b>Total Program Cost</b>	<b>\$ 77,000,000</b>	<b>\$ 78,790,597</b>	<b>\$ 1,790,597</b>	<b>\$ 74,749,081</b>	<b>\$ 4,041,515</b>	<b>100%</b>

\*\*\* INTEREST IS INCLUDED IN BOND CONTINGENCY

INTEREST ACCUMULATED FROM 2014-2018 as of June 30, 2019 \$ 1,790,596

Berryessa Union School District Bond Measure L – 2014 through SEPTEMBER 30, 2021

**Percentage of Total by Location and Project**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
<b>Brooktree Elementary School</b>						
Modernization	\$ 2,376,493	\$ 2,588,861	\$ 212,368	\$ 1,998,267	\$ 590,594	3.29%
Paving Project	\$ 77,404	\$ 92,405	\$ 15,001	\$ 147,580	\$ (55,175)	0.12%
Play Area Surface	\$ 40,130	\$ 28,935	\$ (11,195)	\$ 28,935	\$ 0	0.04%
Fencing	\$ 130,797	\$ 36,188	\$ (94,609)	\$ 36,188	\$ (0)	0.05%
Exterior Painting	\$ 150,891	\$ 110,299	\$ (40,592)	\$ 110,299	\$ (0)	0.14%
Total	\$ 2,775,715	\$ 2,856,688	\$ 80,973	\$ 2,321,269	\$ 535,419	3.63%
<b>Cherrywood Elementary School</b>						
Modernization	\$ 2,291,762	\$ 3,743,112	\$ 1,451,350	\$ 3,890,363	\$ (147,251)	4.75%
Paving Project	\$ 55,339	\$ 60,697	\$ 5,358	\$ 62,797	\$ (2,100)	0.08%
Play Area Surface	\$ 143,316	\$ 67,280	\$ (76,036)	\$ 67,280	\$ (0)	0.09%
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Exterior Painting	\$ 150,891	\$ 134,240	\$ (16,651)	\$ 134,240	\$ 0	0.17%
Total	\$ 2,641,308	\$ 4,005,329	\$ 1,364,021	\$ 4,154,680	\$ (149,351)	5.08%
<b>Laneview Elementary School</b>						
Modernization	\$ 2,453,276	\$ 2,184,277	\$ (268,999)	\$ 2,186,705	\$ (2,428)	2.77%
Paving Project	\$ 28,611	\$ 304,887	\$ 276,276	\$ 252,039	\$ 52,848	0.39%
Play Area Surface	\$ 143,170	\$ 113,075	\$ (30,095)	\$ 113,075	\$ (0)	0.14%
Fencing	\$ -	\$ -	\$ -	\$ 48,512	\$ (48,512)	0.00%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 2,625,057	\$ 2,602,239	\$ (22,818)	\$ 2,600,331	\$ 1,908	3.30%
<b>Majestic Way Elementary</b>						
Modernization	\$ 2,059,300	\$ 1,795,800	\$ (263,500)	\$ 1,883,458	\$ (87,658)	2.28%
Paving Project	\$ 116,151	\$ 203,535	\$ 87,384	\$ 170,078	\$ 33,457	0.26%
Play Area Surface	\$ 119,031	\$ 91,444	\$ (27,587)	\$ 91,444	\$ (0)	0.12%
Fencing	\$ 130,797	\$ 55,132	\$ (75,665)	\$ 55,132	\$ (0)	0.07%
Exterior Painting	\$ 150,891	\$ 108,702	\$ (42,189)	\$ 108,702	\$ (0)	0.14%
Total	\$ 2,576,170	\$ 2,254,613	\$ (321,557)	\$ 2,308,814	\$ (54,201)	2.86%
<b>Noble Elementary School</b>						
Modernization	\$ 2,560,082	\$ 2,296,960	\$ (263,122)	\$ 2,230,506	\$ 66,454	2.92%
Paving Project	\$ 56,176	\$ 151,046	\$ 94,870	\$ 214,296	\$ (63,250)	0.19%
Play Area Surface	\$ 123,157	\$ 77,553	\$ (45,604)	\$ 77,553	\$ 0	0.10%
Fencing	\$ -	\$ -	\$ -	\$ 64,710	\$ (64,710)	0.00%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 2,739,415	\$ 2,525,559	\$ (213,856)	\$ 2,587,064	\$ (61,505)	3.21%



Berryessa Union School District Bond Measure L – 2014 through SEPTEMBER 30, 2021

**Percentage of Total by Location and Project**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
<b>Northwood Elementary School</b>						
Modernization	\$ 2,483,167	\$ 2,295,464	\$ (187,703)	\$ 2,250,167	\$ 45,297	2.91%
Paving Project	\$ 358,804	\$ 142,030	\$ (216,774)	\$ 191,640	\$ (49,610)	0.18%
Play Area Surface	\$ 60,971	\$ 103,193	\$ 42,222	\$ 103,193	\$ (0)	0.13%
Fencing	\$ 113,358	\$ 15,921	\$ (97,437)	\$ 15,921	\$ (0)	0.02%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 3,016,300	\$ 2,556,608	\$ (459,692)	\$ 2,560,921	\$ (4,313)	3.24%
<b>Ruskin Elementary School</b>						
Modernization	\$ 2,398,880	\$ 2,545,753	\$ 146,873	\$ 2,517,509	\$ 28,244	3.23%
Paving Project	\$ 51,567	\$ 51,568	\$ 1	\$ 272,051	\$ (220,483)	0.07%
Play Area Surface	\$ 136,096	\$ 106,021	\$ (30,075)	\$ 106,021	\$ (0.26)	0.13%
Fencing	\$ -	\$ -	\$ -	\$ 74,732	\$ (74,732)	0.00%
Exterior Painting	\$ 111,241	\$ 103,429	\$ (7,812)	\$ 103,429	\$ (0.09)	0.13%
Total	\$ 2,697,784.00	\$ 2,806,771	\$ 108,987	\$ 3,073,742	\$ (266,971)	3.56%
<b>Summerdale Elementary School</b>						
Modernization	\$ 2,341,378	\$ 2,434,577	\$ 93,199	\$ 2,569,661	\$ (135,083.54)	3.09%
Paving Project	\$ 405,310	\$ 392,368	\$ (12,942)	\$ 392,368	\$ 0.09	0.50%
Play Area Surface	\$ 230,310	\$ 110,456	\$ (119,854)	\$ 110,456	\$ 0.04	0.14%
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 2,976,998.00	\$ 2,937,401	\$ (39,597)	\$ 3,072,484	\$ (135,083.41)	3.73%
<b>Toyon Elementary School</b>						
Modernization	\$ 2,241,527	\$ 2,488,391	\$ 246,864	\$ 2,326,517	\$ 161,874	3.16%
Paving Project	\$ 83,970	\$ 266,934	\$ 182,964	\$ 348,424	\$ (81,490)	0.34%
Play Area Surface	\$ 246,016	\$ 90,684	\$ (155,332)	\$ 90,684	\$ 0	0.12%
Fencing	\$ -	\$ -	\$ -	\$ 69,619	\$ (69,619)	0.00%
Exterior Painting	\$ 160,401	\$ -	\$ (160,401)	\$ -	\$ -	0.00%
Total	\$ 2,731,914	\$ 2,846,009	\$ 114,095	\$ 2,835,242	\$ 10,767	3.61%
<b>Vinci Park Elementary School</b>						
Modernization	\$ 2,605,980	\$ 2,602,473	\$ (3,507)	\$ 2,752,661	\$ (150,188)	3.30%
Paving Project	\$ 79,045	\$ 190,053	\$ 111,008	\$ 190,053	\$ -	0.24%
Play Area Surface	\$ 38,490	\$ 56,158	\$ 17,668	\$ 56,158	\$ (0)	0.07%
Fencing	\$ 78,478	\$ 27,212	\$ (51,266)	\$ 27,212	\$ (0)	0.03%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 2,801,993	\$ 2,875,896	\$ 73,903	\$ 3,026,084	\$ (150,188)	3.65%

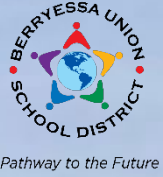
Berryessa Union School District Bond Measure L – 2014 through SEPTEMBER 30, 2021

**Percentage of Total by Location and Project**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
<b>Morrill Middle School</b>						
Modernization	\$ 3,805,000	\$ 4,305,334	\$ 500,334	\$ 4,306,142	\$ (808)	5.46%
Paving Project	\$ 816,200	\$ 443,792	\$ (372,408)	\$ 826,719	\$ (382,927)	0.56%
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Exterior Painting	\$ 228,163	\$ 117,574	\$ (110,589)	\$ 117,574	\$ (0)	0.15%
Total	\$ 4,849,363	\$ 4,866,700	\$ 17,337	\$ 5,250,435	\$ (383,735)	6.18%
<b>Piedmont Middle School</b>						
Modernization	\$ 4,141,510	\$ 3,772,364	\$ (369,146)	\$ 3,271,009	\$ 501,354	4.79%
Paving Project	\$ 73,405	\$ 1,013,293	\$ 939,888	\$ 960,020	\$ 53,273	1.29%
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 4,214,915	\$ 4,785,657	\$ 570,742	\$ 4,231,029	\$ 554,628	6.07%
<b>Sierramont Middle School</b>						
Modernization	\$ 3,987,414	\$ 4,426,333	\$ 438,919	\$ 4,324,730	\$ 101,603	5.62%
Paving Project	\$ 1,961,877	\$ 1,188,517	\$ (773,360)	\$ 1,187,484	\$ 1,033	1.51%
Fencing	\$ -	\$ -	\$ -	\$ 48,132	\$ (48,132)	0.00%
Exterior Painting	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total	\$ 5,949,291	\$ 5,614,850	\$ (334,441)	\$ 5,560,347	\$ 54,503	7.13%
Energy Conservation Project	\$ 10,836,279	\$ 9,652,758	\$ (1,183,521)	\$ 9,710,834	\$ (58,076)	12.25%
Central Kitchen	\$ 5,971,020	\$ 5,954,028	\$ (16,992)	\$ 5,958,100	\$ (4,072)	7.56%
District Office- Main	\$ 2,154,423	\$ 3,337,944	\$ 1,183,521	\$ 261,919	\$ 3,076,025	4.24%
Technology - Wireless/Infrastructure	\$ 2,349,611	\$ 3,028,938	\$ 679,327	\$ 3,095,445	\$ (66,507)	3.84%
Technology - Classroom	\$ 3,191,980	\$ 2,967,634	\$ (224,346)	\$ 2,930,827	\$ 36,807	3.77%
District - Wide	\$ 5,696,500	\$ 6,310,706	\$ 614,206	\$ 6,562,812	\$ (252,106)	8.01%
Program	\$ 3,038,500	\$ 3,038,500	\$ -	\$ 2,646,699	\$ 391,801	3.86%
Bond Contingency	\$ 1,165,464	\$ 965,769	\$ (199,695)	\$ -	\$ 965,769	1.23%
<b>Total Program Cost</b>	<b>\$ 77,000,000</b>	<b>\$ 78,790,597</b>	<b>\$ 1,790,597</b>	<b>\$ 74,749,081</b>	<b>\$ 4,041,515</b>	<b>100%</b>

INTEREST ACCUMULATED FROM 2014-2018 as of September 30, 2020      \$      1,790,596





# Citizens Bond Oversight Committee

Measure U - 2020  
December 15, 2021



# Measure U – Overview

## Measure U

- Project Updates
- Program Schedule

# Measure U – Project Updates

## **Projects Complete**

- Shade Structures - Painting
  - Cherrywood
  - Laneview
- Ornamental Fencing at Cherrywood Shade Structure
- Irrigation Backflows Replacement Phase 2
- Concrete Sidewalk Replacement –Laneview
- Concrete Sidewalk Grinding –Eight School Sites

# Measure U – Project Updates

## **Projects in Progress**

- Library Improvements
  - Brooktree
  - Noble
  - Majestic Way
  - Summerdale
  - Vinci Park
  - Piedmont
  - Sierramont
- Exterior Door Numbers at BT, MW, and SD

# Measure U – Project Updates

## **Bidding**

- Sierramont Tennis Courts
- Concrete Sidewalk Replacement
  - Noble
  - Sierramont

## **Projects in Design**

- Piedmont Gym
- Fire Alarm, Public Address, and Security Upgrade/Replacement
  - Morrill
  - Piedmont
- Morrill Exterior Door Replacement/Concrete Sidewalk Replacement
- Morrill Small Amphitheater Replacement



## Measure U – Project Updates



Cherrywood - Shade Structure



# Measure U – Project Updates



Sierramont Library



# Measure U – Project Updates



Sierramont Library

# Measure U – Project Updates



Noble- Library



# Measure U – Project Updates



Noble- Library

# Measure U – Project Updates



Noble- Library



# Measure U – Project Updates



Vinci Park Library



# Measure U – Project Updates



Vinci Park Library

# Measure U – Project Updates



Summerdale Library



# Measure U – Project Updates



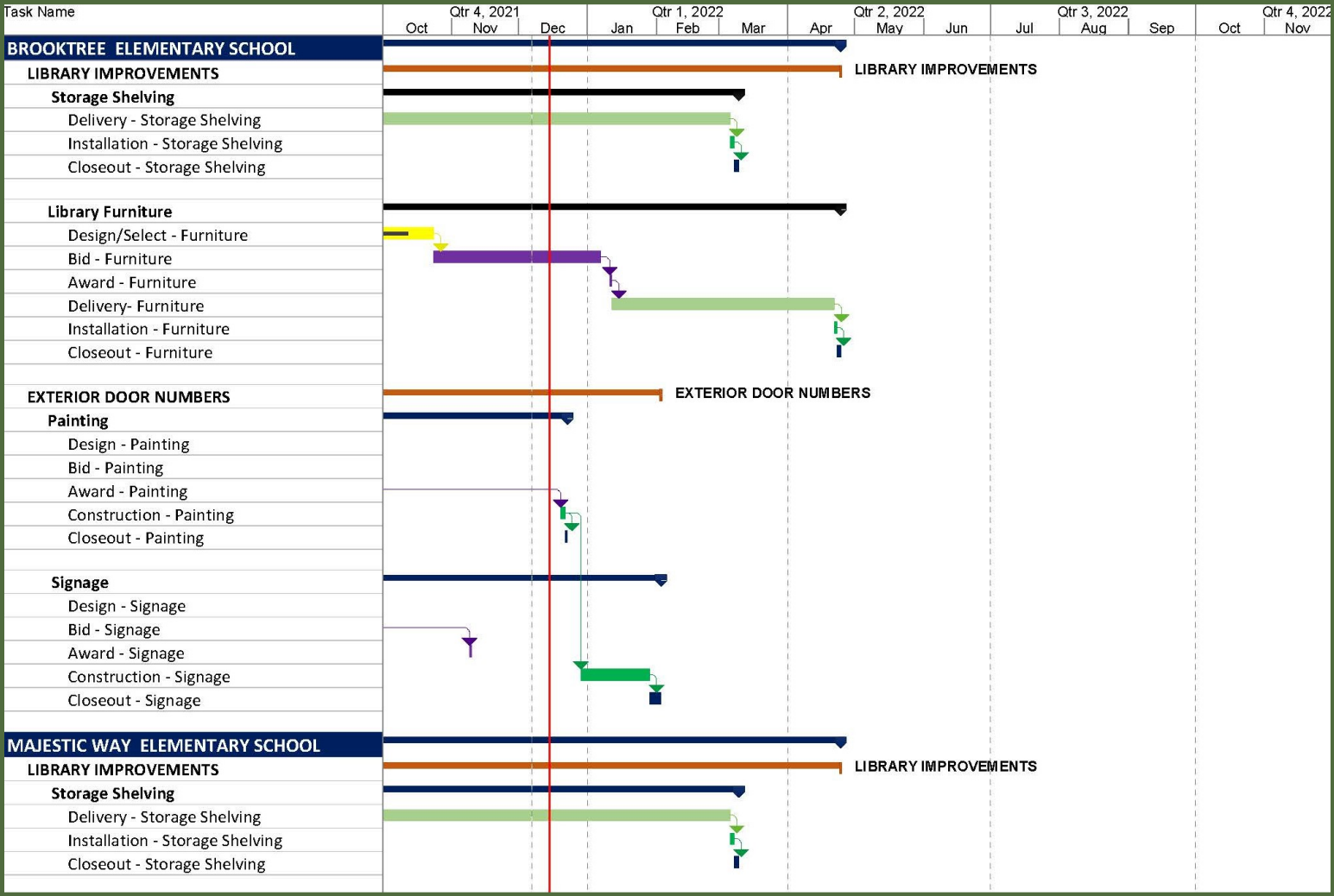
Summerdale Library

# Measure U – Project Updates



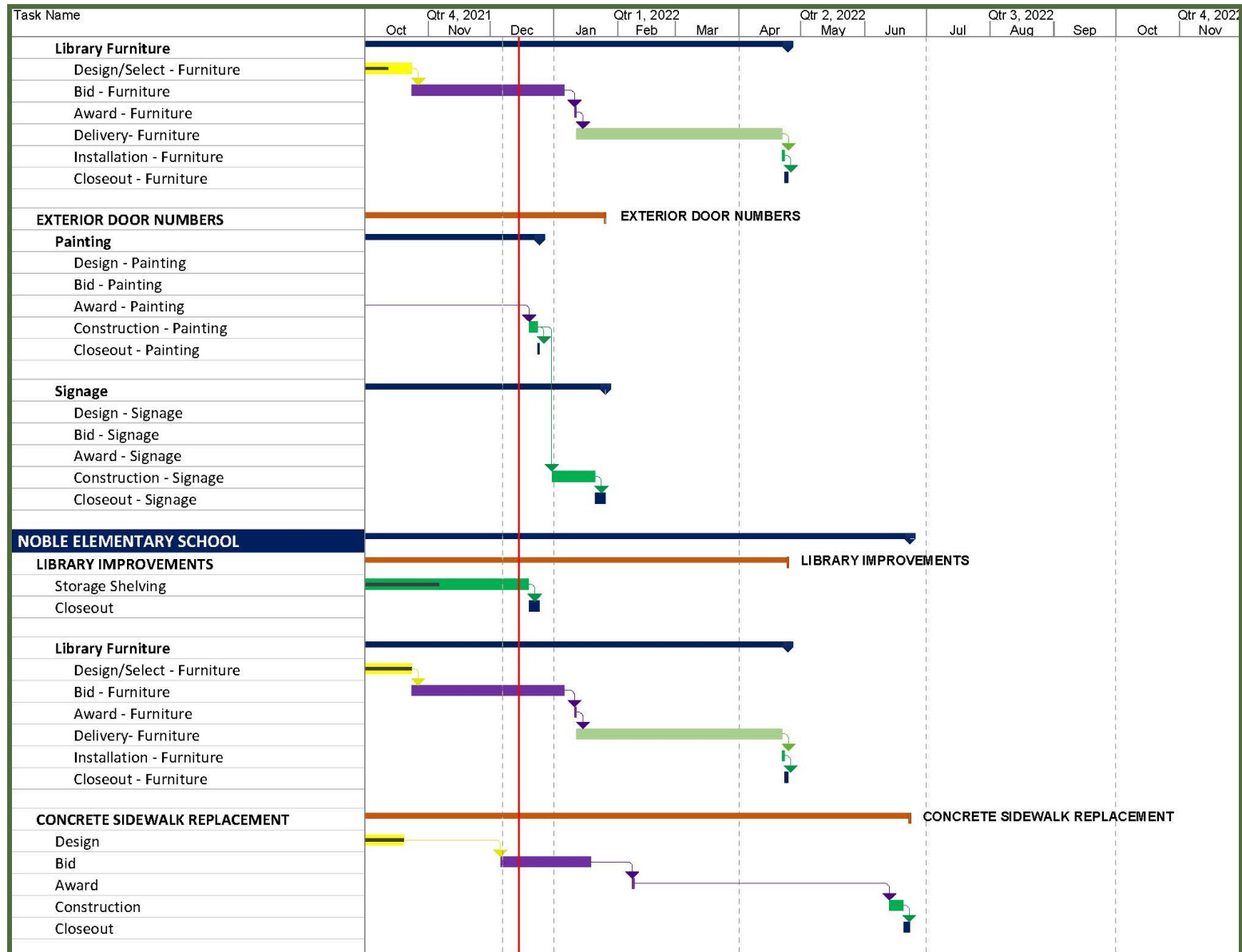
Majestic Way Library

## Measure U – Program Schedule

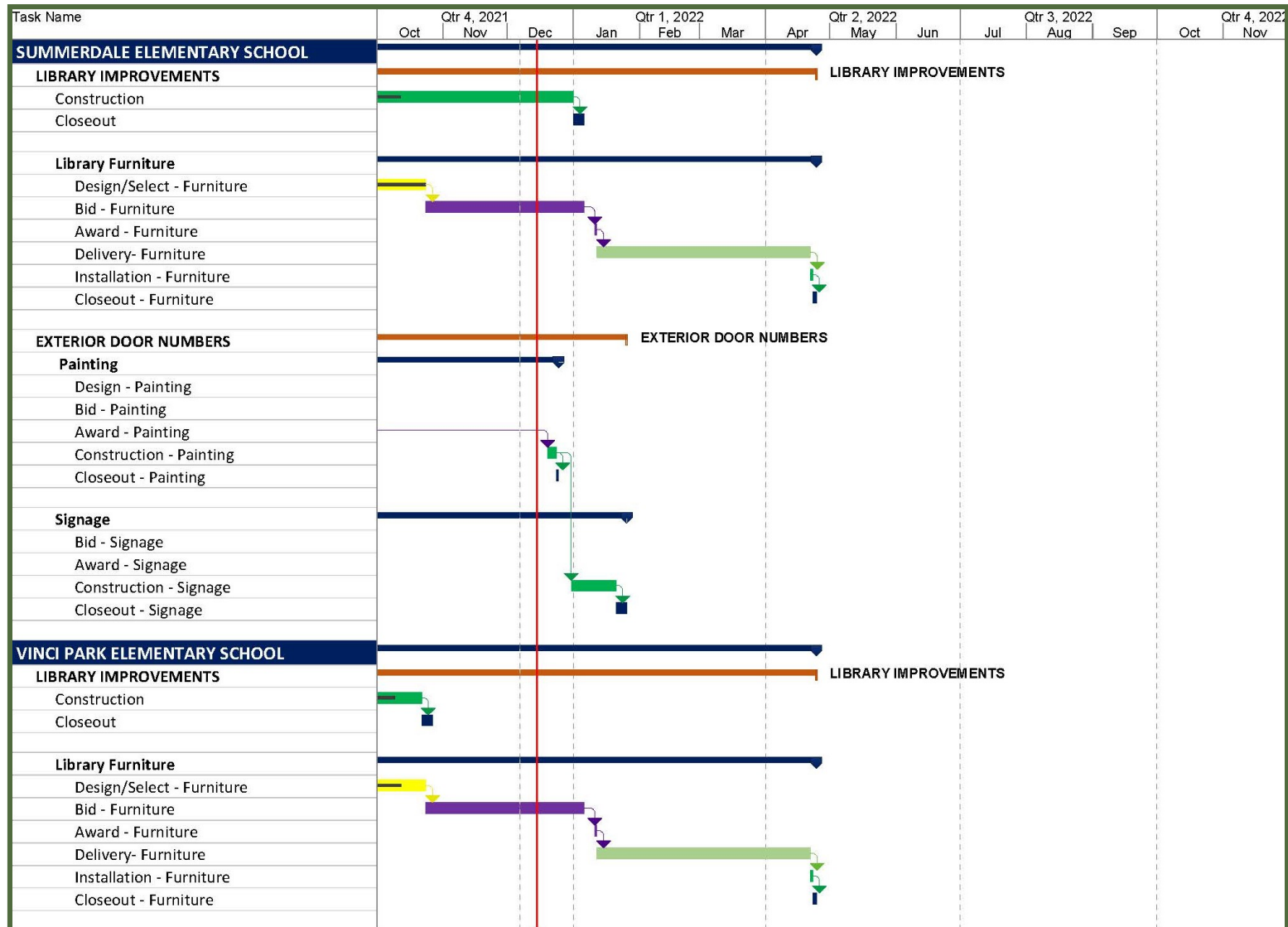




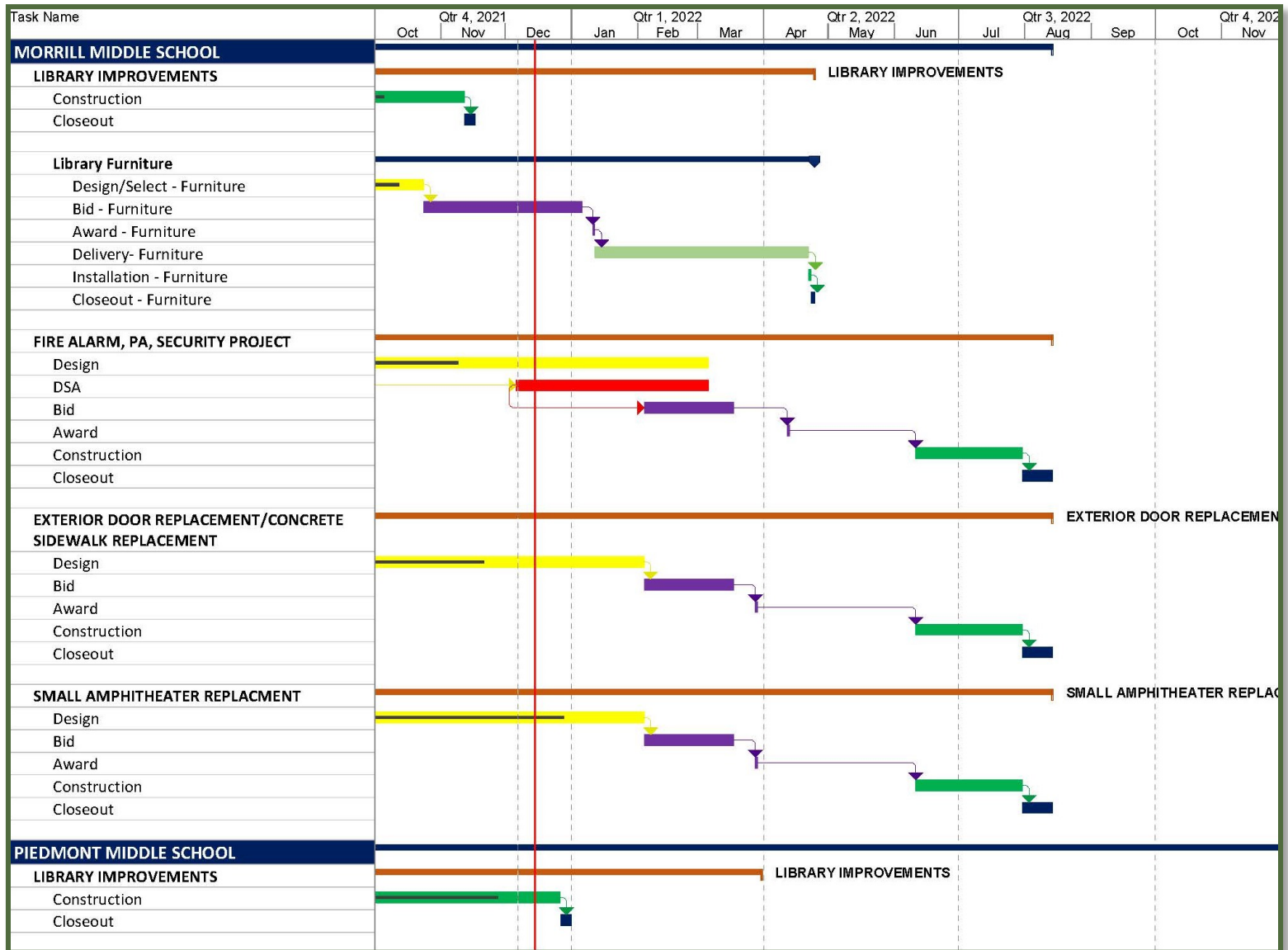
# Measure U – Program Schedule



# Measure U – Program Schedule

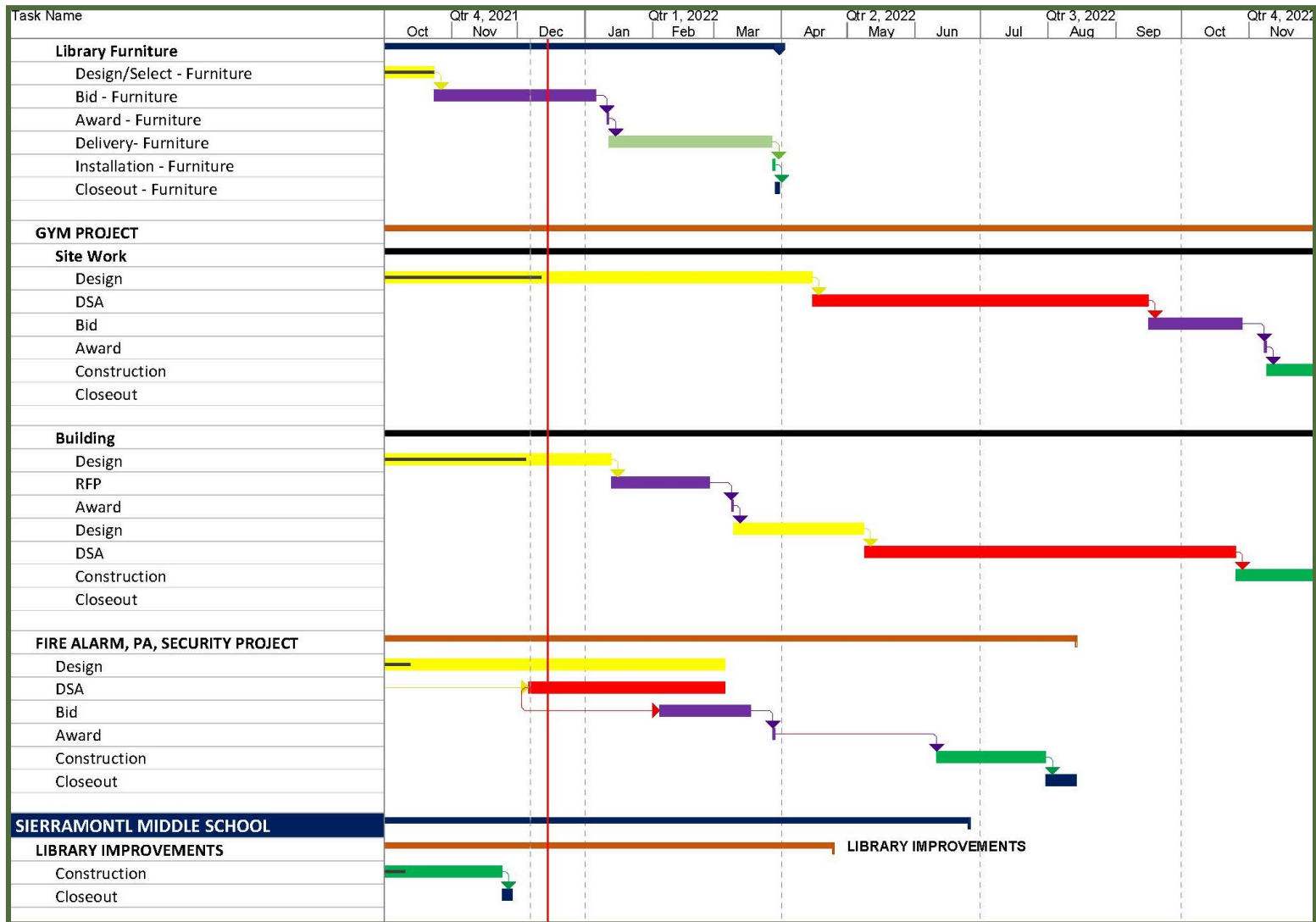


# Measure U – Program Schedule

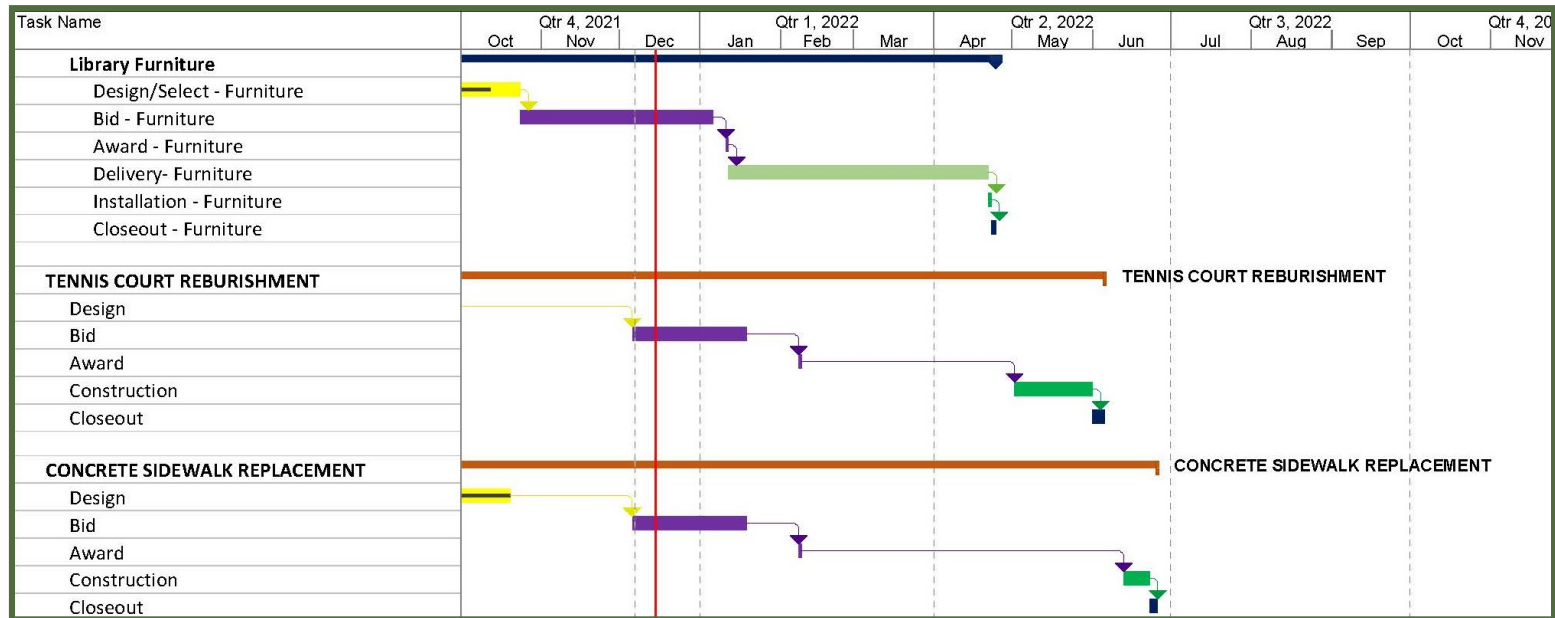




# Measure U – Program Schedule



# Measure U – Program Schedule







Q & A

**Project Budget**  
BERRYESSA UNION SCHOOL DISTRICT

MEASURE U BOND

2021 1st Quarter Report

07/01/2020-09/30/2021

Cost Control Summary

Description	Adopted Budget 12/8/2020	2020-2021 Operating Budget 12/8/2020	Total Expended to Date 9/30/2021	Balance
<b>HARD CONSTRUCTION COSTS</b>				
Construction	65,507,711	65,507,711	153,800	65,353,911
Construction Contingency	4,675,281	4,675,281		4,675,281
<b>Total Hard Costs</b>	<b>70,182,992</b>	<b>70,182,992</b>	<b>153,800</b>	<b>70,029,192</b>
<b>SOFT CONSTRUCTION COSTS</b>				
<b>Architectural &amp; Engineering</b>				
Architectural & Engineering	7,385,780	7,385,780	7,895	7,377,885
Architectural & Engineering Reimbursable	226,030	226,030		226,030
<b>Specialty Consultants</b>				
Engineering Studies / Surveys	55,000	55,000		55,000
Specialty Consultant	93,000	93,000		93,000
Geotechnical Report	42,000	42,000		42,000
Hazardous Material Consulting	162,415	162,415		162,415
CEQA	20,000	20,000		20,000
Technology Consultant				
<b>Construction Management</b>				
Construction Management	4,961,809	4,961,809	40,131	4,921,678
Reimbursable	539	539		539
<b>Plan Check &amp; Permit Fees</b>				
ORS / Division of the State Architect	982,488	982,488		982,488
CDE Fee				
Other Permit & Plan Check Fees	20,231	20,231	3,600	16,631
Utilities Fee	12,500	12,500		12,500
<b>Document Reproduction</b>				
Document Reproduction & Printing	38,500	38,500		38,500
Advertisement	20,000	20,000		20,000
<b>Testing &amp; Inspection</b>				
DSA Project Inspector	1,298,913	1,298,913		1,298,913
Material Testing & Inspection	197,804	197,804		197,804
Geotechnical Inspection	25,931	25,931	12,379	13,552
Hazardous Material Inspection/Abatement	158,416	158,416		158,416
<b>Miscellaneous Expenses</b>				
Contracted Services				
Materials & Supplies				
Operating Expenses				
Miscellaneous	73,800	73,800		73,800
Soft Cost Contingency	393,841	393,841		393,841
<b>Sub-Total Soft Costs</b>	<b>16,168,997</b>	<b>16,168,997</b>	<b>64,005</b>	<b>16,104,992</b>
<b>OTHER PROJECT COSTS</b>				
Technology - Wireless	3,981,840	3,981,840		3,981,840
Technology - Classroom				
Technology - District Infrastructure				
Technology - FIS Allowance	163,711	163,711		163,711
Interim Housing				
Moving (Pack/Unpacking/Movers, Storage)				
Furniture, Fixtures & Equipment				
<b>Sub-Total Other Project Costs</b>	<b>4,145,551</b>	<b>4,145,551</b>		<b>4,145,551</b>

**Project Budget**  
BERRYESSA UNION SCHOOL DISTRICT

MEASURE U BOND

2021 1st Quarter Report

07/01/2020-09/30/2021

Cost Control Summary

Description	Adopted Budget 12/8/2020	2020-2021 Operating Budget 12/8/2020	Total Expended to Date 9/30/2021	Balance
<b>PROGRAM COSTS</b>				
<b>Administration</b>				
District Staff Costs / Program Management Costs	2,584,000	2,584,000		2,584,000
Legal Fees	125,000	125,000		125,000
<b>Special Consultants</b>				
Mater Plan Costs	100,000	100,000		100,000
Hazardous Material Consulting	40,000	40,000		40,000
Geotechnical Report	25,000	25,000		25,000
Contract Services				
Design Guidelines, Standard Specifications	10,000	10,000		10,000
<b>Program Support Costs</b>				
Printing, Supplies & Reimbursable				
Office Equipment/Equip Maintenance	25,000	25,000		25,000
Product Research	5,000	5,000		5,000
Seminars/Training	20,000	20,000		20,000
Audit Expense				
<b>Public Relations and Contractor Outreach</b>				
Public Bid Advertising	10,000	10,000		10,000
Public Relations/Communications	50,000	50,000		50,000
<b>Bond Costs</b>				
Bond Counsel Advisor	180,000	180,000		180,000
Bond Underwriter	540,000	540,000		540,000
Other Issuance Costs	40,000	40,000		40,000
Disclosure Counsel	45,000	45,000		45,000
Financial Advisor	90,000	90,000		90,000
Election Costs	170,000	170,000		170,000
Other Operating Expenses				
<b>Program Contingency</b>				
Program Cost Contingency	81,180	81,180		81,180
<b>Total Program Costs</b>	<b>\$4,140,180</b>	<b>\$4,140,180</b>		<b>\$4,140,180</b>
<b>Overall Bond Reserve</b>	<b>\$3,362,278</b>	<b>\$3,362,278</b>		<b>\$3,362,278</b>
	<b>\$98,000,000</b>	<b>\$98,000,000</b>	<b>\$217,806</b>	<b>\$97,782,194</b>



Berryessa Union School District Bond Measure U – 2020 through September 30, 2021

**Percentage of Total by Location**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost	
Brooktree Elementary School	\$ 6,452,994	\$ 6,242,203	\$ (210,791)	\$ 429,704	\$ 5,812,499	6.37%	
Cherrywood Elementary School	\$ 6,969,022	\$ 7,319,052	\$ 350,030	\$ 235,654	\$ 7,083,398	7.47%	
Laneview Elementary School	\$ 2,689,632	\$ 2,756,900	\$ 67,268	\$ 37,005	\$ 2,719,895	2.81%	
Majestic Way Elementary	\$ 5,436,248	\$ 5,310,192	\$ (126,056)	\$ 21,926	\$ 5,288,266	5.42%	
Noble Elementary School	\$ 3,040,661	\$ 3,057,240	\$ 16,579	\$ 23,385	\$ 3,033,855	3.12%	
Northwood Elementary School	\$ 4,488,480	\$ 4,388,462	\$ (100,018)	\$ 393,262	\$ 3,995,200	4.48%	
Ruskin Elementary School	\$ 4,478,746	\$ 4,511,796	\$ 33,050	\$ 480	\$ 4,511,316	4.60%	
Summerdale Elementary School	\$ 4,621,505	\$ 4,412,592	\$ (208,913)	\$ 19,867	\$ 4,392,725	4.50%	
Toyon Elementary School	\$ 3,880,911	\$ 3,676,403	\$ (204,508)	\$ 129,531	\$ 3,546,872	3.75%	
Vinci Park Elementary School	\$ 4,193,243	\$ 4,220,807	\$ 27,564	\$ 15,952	\$ 4,204,855	4.31%	
Morrill Middle School	\$ 5,360,178	\$ 5,445,179	\$ 85,001	\$ 12,269	\$ 5,432,910	5.56%	
Piedmont Middle School	\$ 14,180,848	\$ 14,420,174	\$ 239,326	\$ 48,348	\$ 14,371,826	14.71%	
Sierramont Middle School	\$ 8,117,981	\$ 8,084,740	\$ (33,241)	\$ 40,716	\$ 8,044,024	8.25%	
Technology	\$ 5,354,063	\$ 5,916,697	\$ 562,634	\$ -	\$ 5,916,697	6.04%	
Energy Conservation - Solar	\$ 818,513	\$ 818,513	\$ -	\$ -	\$ 818,513	0.84%	
Energy Conservation - Lighting	\$ -	\$ 1,000,426	\$ 1,000,426	\$ 15,222	\$ 985,204	1.02%	
District Office- Main	\$ 4,400,000	\$ 4,400,000	\$ -	\$ 60,630	\$ 4,339,370	4.49%	
District -Wide	\$ 6,014,516	\$ 4,014,516	\$ (2,000,000)	\$ -	\$ 4,014,516	4.10%	
Program Administration	\$ 4,140,180	\$ 4,140,180	\$ -	\$ -	\$ 4,140,180	4.22%	
Bond Contingency	\$ 3,362,278	\$ 3,863,928	\$ 501,650	\$ -	\$ 3,863,928	3.94%	
<b>Total Program Cost</b>	<b>\$ 98,000,000</b>	<b>\$ 98,000,000</b>	<b>\$ 0</b>	<b>\$ 1,483,952</b>	<b>\$ 96,516,047</b>	<b>100.00%</b>	

INTEREST ACCUMULATED FROM 2020-2021 as of March 31, 2021



Berryessa Union School District Bond Measure U – 2020 through September 30, 2021

**Percentage of Total by Location and Project**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
<b>Brooktree Elementary School</b>						
Modernization	\$ 5,358,045	\$ 5,381,557	\$ 23,512	\$ 63,346	\$ 5,318,211	5.49%
Site Improvements	\$ 1,094,949	\$ 860,646	\$ (234,303)	\$ 366,358	\$ 494,288	0.88%
Total	\$ 6,452,994	\$ 6,242,203	\$ (210,791)	\$ 429,704	\$ 5,812,499	6.37%
<b>Cherrywood Elementary School</b>						
Modernization	\$ 6,287,663	\$ 6,309,835	\$ 22,172	\$ -	\$ 6,309,835	6.44%
Site Improvements	\$ 681,359	\$ 1,009,217	\$ 327,858	\$ 235,654	\$ 773,563	1.03%
Total	\$ 6,969,022	\$ 7,319,052	\$ 350,030	\$ 235,654	\$ 7,083,398	7.47%
<b>Laneview Elementary School</b>						
Modernization	\$ 1,939,476	\$ 1,937,363	\$ (2,113)	\$ 2,314	\$ 1,935,049	1.98%
Site Improvements	\$ 750,156	\$ 819,537	\$ 69,381	\$ 34,691	\$ 784,846	0.84%
Total	\$ 2,689,632	\$ 2,756,900	\$ 67,268	\$ 37,005	\$ 2,719,895	2.81%
<b>Majestic Way Elementary</b>						
Modernization	\$ 5,045,926	\$ 5,067,601	\$ 21,675	\$ 10,623	\$ 5,056,978	5.17%
Site Improvements	\$ 390,322	\$ 242,591	\$ (147,731)	\$ 11,303	\$ 231,288	0.25%
Total	\$ 5,436,248	\$ 5,310,192	\$ (126,056)	\$ 21,926	\$ 5,288,266	5.42%
<b>Noble Elementary School</b>						
Modernization	\$ 2,466,197	\$ 2,523,949	\$ 57,752	\$ 10,481	\$ 2,513,468	2.58%
Site Improvements	\$ 574,464	\$ 533,291	\$ (41,173)	\$ 12,904	\$ 520,387	0.54%
Total	\$ 3,040,661	\$ 3,057,240	\$ 16,579	\$ 23,385	\$ 3,033,855	3.12%
<b>Northwood Elementary School</b>						
Modernization	\$ 3,344,152	\$ 3,399,446	\$ 55,294	\$ -	\$ 3,399,446	3.47%
Site Improvements	\$ 1,144,328	\$ 989,016	\$ (155,312)	\$ 393,262	\$ 595,754	1.01%
Total	\$ 4,488,480	\$ 4,388,462	\$ (100,018)	\$ 393,262	\$ 3,995,200	4.48%
<b>Ruskin Elementary School</b>						
Modernization	\$ 3,993,092	\$ 3,997,370	\$ 4,278	\$ -	\$ 3,997,370	4.08%
Site Improvements	\$ 485,654	\$ 514,426	\$ 28,772	\$ 480	\$ 513,946	0.52%
Total	\$ 4,478,746	\$ 4,511,796	\$ 33,050	\$ 480	\$ 4,511,316	4.60%
<b>Summerdale Elementary School</b>						
Modernization	\$ 4,023,373	\$ 4,063,103	\$ 39,730	\$ 7,484	\$ 4,055,619	4.15%
Site Improvements	\$ 598,132	\$ 349,489	\$ (248,643)	\$ 12,383	\$ 337,106	0.36%
Total	\$ 4,621,505	\$ 4,412,592	\$ (208,913)	\$ 19,867	\$ 4,392,725	4.50%

Berryessa Union School District Bond Measure U – 2020 through September 30, 2021

**Percentage of Total by Location and Project**

Description	Proposed Budget	Current Budget	Budget Variances	Expenses as of 09/30/21	Balance	Percentage of Total Cost
<b>Toyon Elementary School</b>						
Modernization	\$ 2,892,696	\$ 2,909,181	\$ 16,485	\$ -	\$ 2,909,181	2.97%
Site Improvements	\$ 988,215	\$ 767,222	\$ (220,993)	\$ 129,531	\$ 637,691	0.78%
Total	\$ 3,880,911	\$ 3,676,403	\$ (204,508)	\$ 129,531	\$ 3,546,872	3.75%
<b>Vinci Park Elementary School</b>						
Modernization	\$ 3,880,746	\$ 3,909,787	\$ 29,041	\$ 9,356	\$ 3,900,431	3.99%
Site Improvements	\$ 312,497	\$ 311,020	\$ (1,477)	\$ 6,596	\$ 304,424	0.32%
Total	\$ 4,193,243	\$ 4,220,807	\$ 27,564	\$ 15,952	\$ 4,204,855	4.31%
<b>Morrill Middle School</b>						
Modernization	\$ 4,553,925	\$ 4,631,652	\$ 77,727	\$ 12,269	\$ 4,619,383	4.73%
Site Improvements	\$ 806,253	\$ 813,527	\$ 7,274	\$ -	\$ 813,527	0.83%
Total	\$ 5,360,178	\$ 5,445,179	\$ 85,001	\$ 12,269	\$ 5,432,910	5.56%
<b>Piedmont Middle School</b>						
Modernization	\$ 3,897,869	\$ 4,137,195	\$ 239,326	\$ 14,298	\$ 4,122,897	4.22%
Site Improvements	\$ 403,182	\$ 403,182	\$ -	\$ -	\$ 403,182	0.41%
Gym - Piedmont	\$ 9,879,797	\$ 9,879,797	\$ -	\$ 34,050	\$ 9,845,747	10.08%
Total	\$ 14,180,848	\$ 14,420,174	\$ 239,326	\$ 48,348	\$ 14,371,826	14.71%
<b>Sierramont Middle School</b>						
Modernization	\$ 7,760,955	\$ 7,345,335	\$ (415,620)	\$ 26,966	\$ 7,318,369	7.50%
Site Improvements	\$ 357,026	\$ 739,405	\$ 382,379	\$ 13,750	\$ 725,655	0.75%
Total	\$ 8,117,981	\$ 8,084,740	\$ (33,241)	\$ 40,716	\$ 8,044,024	8.25%
Technology - Classroom	\$ 3,989,340	\$ 4,031,270	\$ 41,930	\$ -	\$ 4,031,270	4.11%
Technology - Wireless/Infrastructure	\$ 847,345	\$ 1,770,987	\$ 923,642	\$ -	\$ 1,770,987	1.81%
Technology - District Infrastructure	\$ 353,666	\$ -	\$ (353,666)	\$ -	\$ -	0.00%
Technology - FIS Allowance	\$ 163,711	\$ 114,439	\$ (49,272)	\$ -	\$ 114,439	0.12%
Energy Conservation - Solar	\$ 818,513	\$ 818,513	\$ -	\$ -	\$ 818,513	0.84%
Energy Conservation - Lighting	\$ -	\$ 1,000,426	\$ 1,000,426	\$ 15,222	\$ 985,204	1.02%
District Office- Main	\$ 4,400,000	\$ 4,400,000	\$ -	\$ -	\$ 4,400,000	4.49%
District Wide - School Site Kitchens	\$ 4,014,516	\$ 4,014,516	\$ -	\$ -	\$ 4,014,516	4.10%
QZAB	\$ 2,000,000	\$ -	\$ (2,000,000)	\$ -	\$ -	0.00%
Program Administration	\$ 4,140,180	\$ 4,140,180	\$ -	\$ 60,630	\$ 4,079,550	4.22%
Bond Contingency	\$ 3,362,278	\$ 3,863,928	\$ 501,650	\$ -	\$ 3,863,928	3.94%
<b>Total Program Cost</b>	<b>\$ 98,000,000</b>	<b>\$ 98,000,000</b>	<b>\$ (0)</b>	<b>\$ 1,483,952</b>	<b>\$ 96,516,048</b>	<b>99%</b>

INTEREST ACCUMULATED FROM 2020-2021 as of March 31, 2021



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# Update on District Real Property Options

## Options for Real Property in an Era of Declining Enrollment and Fiscal Challenges

*Presented by Kevin Franklin, Asst. Supt. of Business Services  
November 9, 2021*

# TIMELINE OF EVENTS

The Board of Trustees has been discussing how to best meet the needs of the District Office facility since 2009. The most recent discussions have been as follows:

- 9/4/2020 – Tony Kanastab provided an update regarding current District Office upgrade options
- 10/13/20 – Regular Board Meeting – Contracted with 3D Strategies Inc. as the real estate consultant to assist in reviewing surplus sites and recommend an analysis and utilization options for those sites
- 10/29/20 – Special Board Meeting –3D Strategies Inc. presented and answered questions regarding surplus real estate and utilization options
- 5/15/21 – Special Board Meeting – Presentation by 3D Strategies and Lozano Smith regarding surplus sites and Board gave direction to obtain more information (property history, updated property analysis and fiscal plan, evaluation of future school needs, provide sample objectives and goals to potentially be used in a RFP)

# TIMELINE OF EVENTS

- 6/15/21 – Regular Board Meeting – Tony Kanastab presented District Office renovation options
- 6/21/21 – Special Board Meeting Real Property Workshop – Received direction from the Board to put out a RFP exploring property exchange or leasing options of the D.O. with set parameters
- 7/13/21 – Special Board Meeting – Closed session discussion of D.O. property options
- 9/23/21 – Special Board Meeting – Discussion of RFP responses regarding the D.O.
- 9/27/21 – Special Board Meeting – Ridder Park site visit by the Board
- 11/2/21 – Special Board Meeting – Approval of Resolution 21-07, Resolution of Approval of Real Property Located at 981 Ridder Park Drive and approval of purchase agreement



# 981 Ridder Park - \$8,000,000 + \$2,827,003 (Tenant Improvements)





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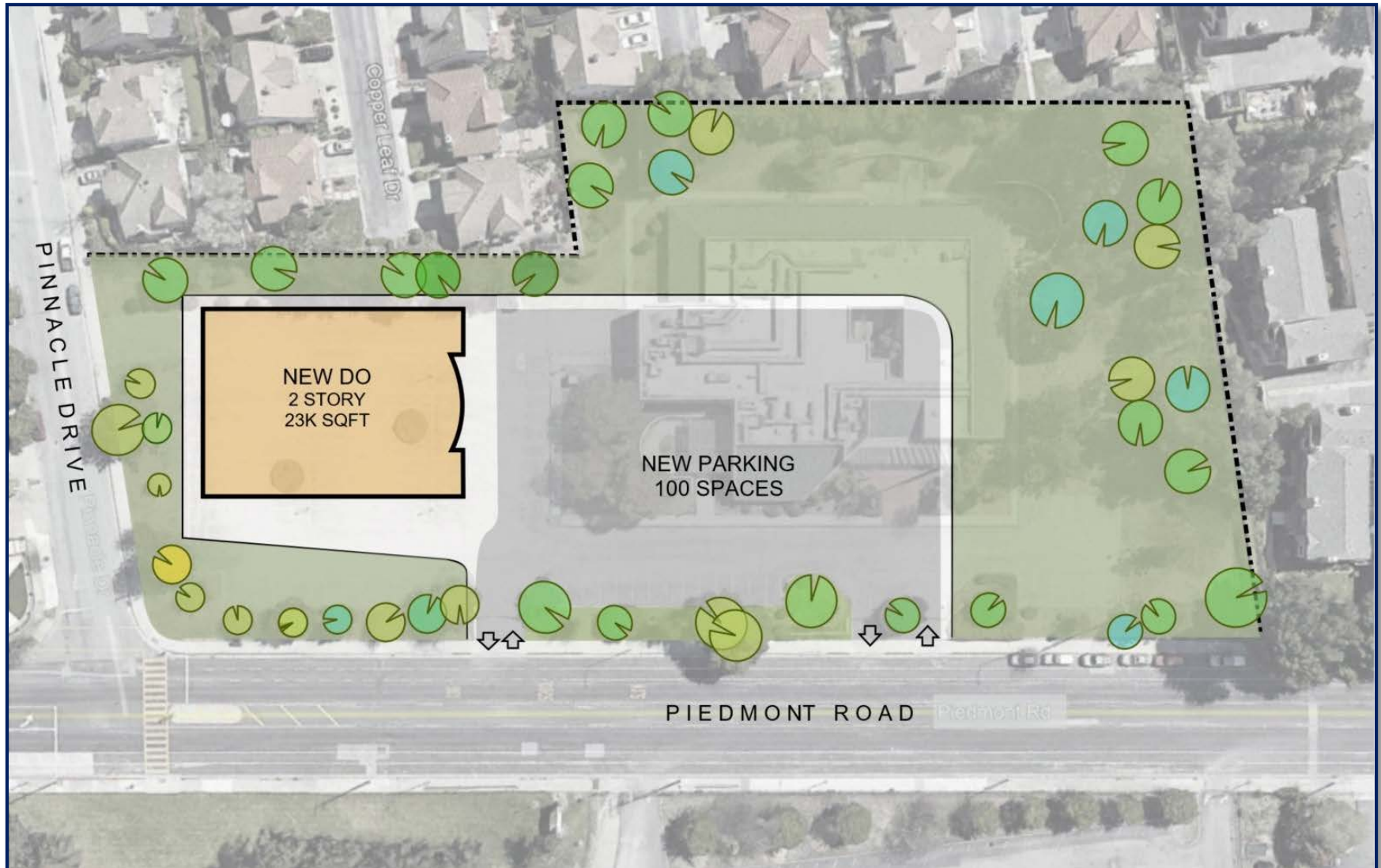
# Current District Office Options



**OPTION A – Renovation of Existing District Office**  
**Estimated Total Project Cost - \$14,928,000**



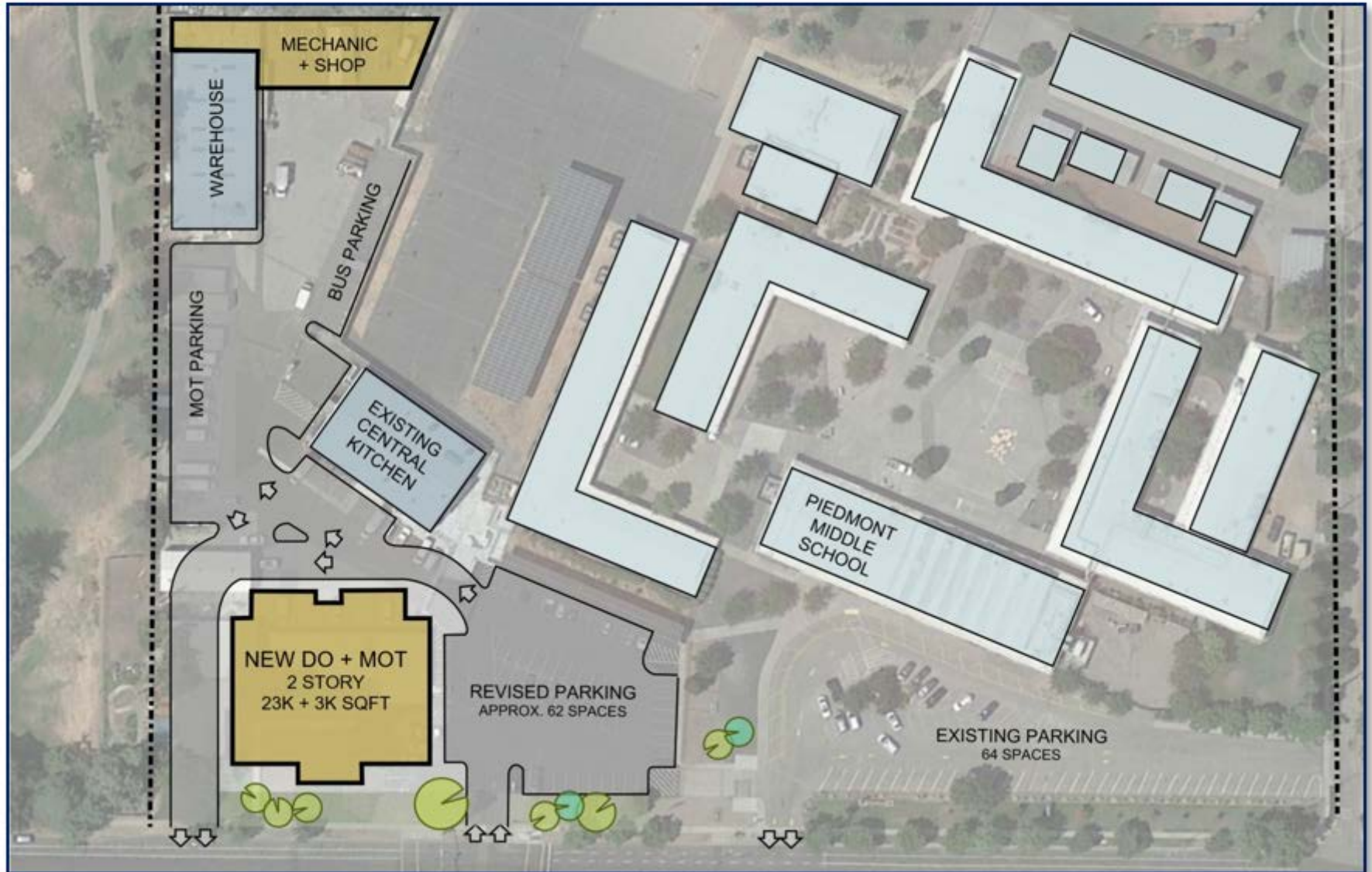
**OPTION B – New District Office Building on Existing Site**  
**Estimated Total Project Cost - \$22,714,000**





## OPTION C – New District/MOT Office on Existing MOT Site

Estimated Total Project Cost - \$27,054,000

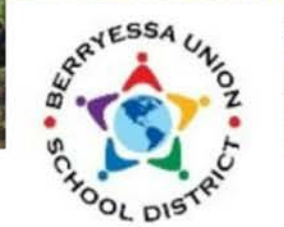




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# Summary



Pathway to the Future



Options	Cost to District (Purchase + Tenant Improvements)	Flea Market Funds Available	Bond Funds Available	Net Funds Available to District
981 Ridder Park	\$ 10,827,003	\$ 14,500,000	\$ 4,500,000	\$ 8,172,997
Renovate Option A	\$ 14,928,000	\$ 14,500,000	\$ 4,500,000	\$ 4,072,000
Renovate Option B	\$ 22,714,000	\$ 14,500,000	\$ 4,500,000	\$ (3,714,000)
Renovate Option C	\$ 27,054,000	\$ 14,500,000	\$ 4,500,000	\$ (8,054,000)
Minimum Upgrade Option	\$ 7,761,459	\$ 14,500,000	\$ 4,500,000	\$ 11,238,541

\*Options with negative net funds require funds from another funding source



# NEXT STEPS

- Begin 60 day feasibility period including all inspections and appraisals
- Close of escrow 30 days after the end of the feasibility period
- After close of escrow, architect will begin design of the building layout (2 month process)
- Approve building layout plan with all stakeholders and begin building upgrades
- 6-8 month process to complete all upgrades and begin phased-in move of District Office staff





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# Questions

**BERRYESSA UNION SCHOOL DISTRICT  
INDEPENDENT CITIZENS' BOND OVERSIGHT COMMITTEE  
AMENDED AND RESTATED BYLAWS**

**Section 1. Committee Established.** The Berryessa Union School District (the “District”) was successful at the election conducted on November 4, 2014 (the “2014 Election”) in obtaining authorization from the District’s voters to issue up to \$77,000,000 aggregate principal amount of the District’s school facilities bond (“Measure L”). The District was also successful at the election conducted on March 3, 2020 (the “2020 Election” and together with the 2014 Election, the “Elections”) in obtaining authorization from the District’s voters to issue up to \$98,000,000 aggregate principal amount of the District’s general obligation bonds (“Measure U” and together with Measure L, the “Measures”). The Elections were conducted under Proposition 39, being chaptered as the Strict Accountability in Local School Construction Bonds Act of 2000, at Section 15264 *et seq.* of the Education Code of the State (“Prop 39”). Pursuant to Section 15278 of the Education Code, the District is obligated to establish an Independent Citizens’ Bond Oversight Committee in order to satisfy the accountability requirements of Prop 39. The Board of Trustees of the Berryessa Union School District (the “Board”) has established an Independent Citizens’ Bond Oversight Committee (the “Committee”) which shall have the duties and rights set forth in these Amended and Restated Bylaws. The Committee does not have legal capacity independent from the District.

**Section 2. Purposes.** The purposes of the Committee are set forth in Prop 39, and these Bylaws are specifically made subject to the applicable provisions of Prop 39 as to the duties and rights of the Committee. The Committee shall be deemed to be subject to the *Ralph M. Brown Public Meetings Act* of the State of California and shall conduct its meetings in accordance with the provisions thereof. The District shall provide necessary administrative support to the Committee as shall be consistent with the Committee’s purposes, as set forth in Prop 39.

The proceeds of general obligation bonds issued pursuant to the Elections are hereinafter referred to as “bond proceeds.” The Committee shall confine itself specifically to bond proceeds generated under the Measures. Regular and deferred maintenance projects and all monies generated under other sources shall fall outside the scope of the Committee’s review. However, to the extent that facilities are financed with a combination of Measure L and Measure U monies, and other non-bond funds, such projects shall be subject to Committee oversight and review.

**Section 3. Duties.** To carry out its stated purposes, the Committee shall perform only the duties set forth in Sections 3.1, 3.2, and 3.3 hereof, and shall refrain from those activities set forth in Sections 3.4 and 3.5.

3.1 **Inform the Public.** The Committee shall inform the public concerning the District’s expenditure of bond proceeds. In fulfilling this duty, all official communications to either the Board or the public shall come from the Chair acting on behalf of the Committee. The Chair shall only release information that reflects the majority view of the Committee.

3.2 **Review Expenditures.** The Committee shall review expenditure reports produced by the District to ensure that (a) bond proceeds were expended only for the purposes set forth in the Measures; and (b) no bond proceeds were used for teacher or administrative salaries or other

operating expenses in compliance with Attorney General Opinion 04-110, issued on November 9, 2004.

3.3 Annual Report. The Committee shall present to the Board, in public session, no later than March 31 following each fiscal year, an annual written report which shall include the following:

(a) A statement indicating whether the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution; and

(b) A summary of the Committee's proceedings and activities for the preceding year.

3.4 Duties of the Board/Superintendent. Either the Board or the Superintendent, as the Board shall determine, shall have the following powers reserved to it, and the Committee shall have no jurisdiction over the following types of activities:

(i) Approval of contracts,

(ii) Approval of change orders,

(iii) Expenditures of bond funds,

(iv) Handling of all legal matters,

(v) Approval of project plans and schedules,

(vi) Approval of all deferred maintenance plans, and

(vii) Approval of the sale of bonds.

3.5 Measures Projects Only. In recognition of the fact that the Committee is charged with overseeing the expenditure of bond proceeds, the Board has not charged the Committee with responsibility for:

(a) Projects financed through the State of California, developer fees, redevelopment tax increments, certificates of participation, lease/revenue bonds, the general fund or the sale of surplus property without bond proceeds shall be outside the authority of the Committee.

(b) The establishment of priorities and order of construction for the bond projects, which shall be made by the Board in its sole discretion.

(c) The selection of architects, engineers, soils engineers, construction managers, project managers, CEQA consultants and such other professional service firms as are required to complete the project based on District criteria established by the Board in its sole discretion.

(d) The approval of the design for each project including exterior materials, paint color, interior finishes, site plan and construction methods (modular vs. permanent) which shall be determined by the Board in its sole discretion.

(e) The selection of independent audit firm(s), performance audit consultants and such other consultants as are necessary to support the activities of the Committee.

(f) The approval of an annual budget for the Committee that is sufficient to carry out the activities set forth in Prop 39 and included herein.

(g) The adoption of a plan for publicizing the activities of the Committee, and a determination as to whether a mailer, a newspaper notice, or website materials would best suit the distribution of the Committee's findings and recommendations.

(h) The amendment or modification of the Bylaws for the Committee, as provided herein, subject to the legal requirements of Proposition 39.

(i) The appointment or reappointment of qualified applicants to serve on the Committee, subject to legal limitations, and based on criteria adopted in the Board's sole discretion as part of carrying out its function under Prop 39.

#### **Section 4. Authorized Activities.**

4.1 In order to perform the duties set forth in Section 3.0, the Committee may engage in the following authorized activities:

(a) Receive copies of the District's annual, independent performance audit and annual, independent financial audit required by Prop 39 (Article XIII A of the California Constitution) (together, the "Audits") at the same time said Audits are submitted to the District, and review the Audits.

(b) Inspect District facilities and grounds for which bond proceeds have been or will be expended, in accordance with any access procedure established by the District's Chancellor.

(c) Review copies of deferred maintenance plans developed by the District.

(d) Review efforts by the District to maximize bond proceeds by implementing various cost-saving measures.

(e) Receive from the Board, within three months of the District receiving the Audits, responses to any and all findings, recommendations, and concerns addressed in the Audits, and review said responses.

#### **Section 5. Membership.**

##### **5.1 Number.**

The Committee shall consist of at least seven (7) members appointed by the Board from a list of candidates submitting written applications, and based on criteria established by Prop 39, to wit:

- One (1) member shall be the parent or guardian of a child enrolled in the District.



- One (1) member shall be both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization, such as the P.T.A. or a school site council.
- One (1) member active in a business organization representing the business community located in the District.
- One (1) member active in a senior citizens' organization.
- One (1) member active in a bona-fide taxpayers association.
- Two (2) members of the community at-large.

## 5.2 Qualification Standards.

(a) To be a qualified person, he or she must be at least 18 years of age.

(b) The Committee may not include any employee, official of the District or any vendor, contractor or consultant of the District.

## 5.3 Ethics: Conflicts of Interest.

(a) Members of the Committee are not subject to the Political Reform Act (Gov. Code §§ 81000 *et seq.*), and are not required to complete Form 700; but each member shall comply with the Committee Ethics Policy attached as "Attachment A" to these Bylaws.

(b) Pursuant to Section 35233 of the Education Code, the prohibitions contained in Article 4 (commencing with Section 1090) of Division 4 of Title 1 of the Government Code ("Article 4") and Article 4.7 (commencing with Section 1125) of Division 4 of Title 1 of the Government Code ("Article 4.7") are applicable to members of the Committee. Accordingly:

(i) Members of the Committee shall not be financially interested in any contract made by them in their official capacities or by the Committee, nor shall they be purchasers at any sale or vendors at any purchase made by them in their official capacity, all as prohibited by Article 4; and

(ii) Members of the Committee shall not engage in any employment, activity, or enterprise for compensation which is inconsistent, incompatible, in conflict with, or inimical to duties as a member of the Committee or with the duties, functions, or responsibilities of the Committee or the District. A member of the Committee shall not perform any work, service, or counsel for compensation where any part of his or her efforts will be subject to approval by any other officer, employee, board, or commission of the District's Board of Trustees, except as permitted under Article 4.7.

5.4 Term. Except as otherwise provided herein, each member shall serve a term of two (2) years, commencing as of the date of appointment by the Board. No member may serve more than three (3) consecutive terms. At the Committee's first meeting, members will draw lots or otherwise

select a minimum of two members to serve for an initial one (1) year term and the remaining members for an initial two (2) year term. Members whose terms have expired may continue to serve on the Committee until a successor has been appointed. Members who have previously served on the Measure L Committee shall be permitted to serve on the Committee and, if appointed by the Board, are entitled to serve three (3) new consecutive two (2) year terms from the date of their appointment.

5.5 Appointment. Members of the Committee shall be appointed by the Board through the following process: (a) the District will advertise in the local newspapers, on its website, and in other customary forums, as well as solicit appropriate local groups for applications; (b) the Superintendent will review the applications; and (c) the Superintendent will make recommendations to the Board.

5.6 Removal; Vacancy. The Board may remove any Committee member for any reason, including failure to attend two consecutive Committee meetings without reasonable excuse or for failure to comply with the Committee Ethics Policy. Upon a member's removal, his or her seat shall be declared vacant. The Board, in accordance with the established appointment process shall fill any vacancies on the Committee. The Board shall seek to fill vacancies within 90 days of the date of occurrence of a vacancy.

5.7 Compensation. The Committee members shall not be compensated for their services.

5.8 Authority of Members. (a) Committee members shall not have the authority to direct staff of the District; (b) individual members of the Committee retain the right to address the Board, either on behalf of the Committee or as an individual; (c) the Committee shall not establish subcommittees for any purpose; and (d) the Committee shall have the right to request and receive copies of any public records relating to projects funded by the Measures.

## **Section 6. Meetings of the Committee.**

6.1 Meetings. The Committee shall meet at least once a year, including an annual organizational meeting, but shall not meet more frequently than quarterly.

6.2 Location. All meetings shall be held within the boundaries of the Berryessa Union School District, located in Santa Clara County, California.

6.3 Procedures. All meetings shall be open to the public in accordance with the *Ralph M. Brown Act*, Government Code Section 54950 *et seq.* Meetings shall be conducted according to such additional procedural rules as the Committee may adopt. A majority of the number of Committee members shall constitute a quorum for the transaction of any business of the Committee except adjournment.

## **Section 7. District Support.**

7.1 The District shall provide to the Committee necessary technical and administrative assistance as follows:

(a) Preparation of and posting of public notices as required by the *Brown Act*, ensuring that all notices to the public are provided in the same manner as notices regarding meetings of the District Board;

(b) Provision of a meeting room, including any necessary audio/visual equipment;

(c) Preparation, translation and copies of any documentary meeting materials, such as agendas and reports; and

(d) Retention of all Committee records, and providing public access to such records on an Internet website maintained by the District.

7.2 District staff and/or District consultants shall attend Committee proceedings in order to report on the status of projects and the expenditure of bond proceeds.

**Section 8. Reports.** In addition to the Annual Report required in Section 3.3, the Committee may report to the Board from time to time in order to advise the Board on the activities of the Committee. The Annual Report shall be in writing and shall summarize the proceedings and activities conducted by the Committee.

**Section 9. Officers.** The Superintendent shall appoint the initial Chair. Thereafter, the Committee shall elect a Chair and a Vice-Chair who shall act as Chair only when the Chair is absent. The Chair and Vice-Chair shall serve in such capacities for a term of one year and may be re-elected by vote of a majority of the members of the Committee.

**Section 10. Amendment of Bylaws.** Any amendment to these Bylaws shall be approved by a majority vote of the Board.

**Section 11. Termination.** The Committee shall automatically terminate and disband concurrently with the Committee's submission of the final Annual Report which reflects the final accounting of the expenditure of all monies authorized by the Measures.

## ATTACHMENT A

### **CITIZENS' BOND OVERSIGHT COMMITTEE ETHICS POLICY STATEMENT**

This Ethics Policy Statement provides general guidelines for Committee members in carrying out their responsibilities. Not all ethical issues that Committee members face are covered in this Statement. However, this Statement captures some of the critical areas that help define ethical and professional conduct for Committee members. The provisions of this Statement were developed from existing laws, rules, policies and procedures as well as from concepts that define generally accepted good business practices. Committee members are expected to strictly adhere to the provisions of this Ethics Policy.

#### **POLICY**

- **CONFLICT OF INTEREST.** A Committee member shall not make or influence a District decision related to: (1) any contract funded by bond proceeds, or (2) any construction project which will benefit the Committee member's outside employment, business, or personal finances or benefit an immediate family member, such as a spouse, child or parent.

- **OUTSIDE EMPLOYMENT.** A Committee member shall not use his or her authority over a particular matter to negotiate future employment with any person or organization that relates to: (1) any contract funded by bond proceeds, or (2) any construction project. A Committee member shall not make or influence a District decision related to any construction project involving the interest of a person with whom the member has an agreement concerning current or future employment, or remuneration of any kind. For a period of two (2) years after leaving the Committee, a former Committee member may not represent any person or organization for compensation in connection with any matter pending before the District that, as a Committee member, he or she participated in personally and substantially. Specifically, for a period of two (2) years after leaving the Committee, a former Committee member and the companies and businesses for which the member works shall be prohibited from contracting with the District with respect to: (1) bidding on projects funded by the bond proceeds; and (2) any construction project.

- **COMMITMENT TO UPHOLD LAW.** A Committee member shall uphold the federal and California Constitutions, the laws and regulations of the United States and the State of California (particularly the Education Code) and all other applicable government entities, and the policies, procedures, rules and regulations of the Berryessa Union School District.

- **COMMITMENT TO DISTRICT.** A Committee member shall place the interests of the District above any personal or business interest of the member.