



**Proposition AA Independent Citizens Oversight
Committee 2020 Annual Report**

March 16, 2021

San Dieguito Union High School

**District 710 Encinitas Blvd.
Encinitas, California 92024**

(760) 753-6491

<http://www.sduhsd.net>



Sunset High School / Classroom



Sunset High School / Campus Re-construction

Dear Community Members,

The Independent Citizens Oversight Committee (ICOC) of the San Dieguito Union High School District (District) is pleased to present our seventh annual report. The 2020 Annual report covers activity for the period ending December 31, 2020.

Building on the commitment from the voters in 2012, the District has issued \$364,040,000¹ in general obligation bonds and has expended or contracted \$358,451,638² on projects through December 31, 2020.

The ICOC wishes to thank the District staff and the project management team for their support, their detailed updates and transparency of information, not only to the Committee, but also to the public.

We welcome your questions and comments. You will find ICOC members' e-mail addresses within this report.

For more information about Proposition AA and the ICOC, please visit:

www.sduhsd.net/PropAA

www.sduhsd.net/ICOC

Sincerely,

Robin Duveen

President,

San Dieguito Union High School District Independent Citizens Oversight Committee



Requeza Educational Center
Sunset High School & COAST Academy

¹ Bond Series issued: Series A, issued 2013 for \$160,000,000, Series B, issued 2015 for \$117,040,000, Series C, issued 2016 for \$62,000,000 and Series D, issued 2018 for \$25,000,000 for a total of \$364,040,000.

² This \$ amount represents funds expended to date on completed projects, on projects currently under construction (partial), and projects that are currently in the planning phases (partial).

INTRODUCTION

Proposition AA is a \$449 million bond initiative approved by over 55% of District voters in November 2012. The Abbreviation section of the Proposition AA Bond Measure stated that Proposition AA is to "provide safe, modern schools and prepare students for success in college and careers by repairing and upgrading outdated classrooms and schools, construction and upgrading school facilities, including classrooms, science labs, and libraries, improving safety and security, and supporting career training and math, science, and technology instruction with 21st Century instructional technology and facilities." See "Full Text of Measure" in **Exhibit A**.

Proposition AA was passed under the rules of California Proposition 39 (passed in November 2000). California Assembly Bill 1908 (executed July 2000) required school Districts that passed Proposition 39 bonds to appoint an Independent Citizens Oversight Committee (ICOC) "to assure that funds are spent only on school and classroom improvements and for no other purposes." The purpose of the ICOC is "to inform the public concerning the expenditure of bond revenues."

For additional information about the ICOC and Proposition AA projects, visit the ICOC page at www.sduhsd.net/ICOC and the Proposition AA page at www.sduhsd.net/PropAA.

The projects mentioned in this annual report, including the Performance Audit, Project Status, Master Plans, and ICOC actions can be located at the ICOC page.



COAST Academy / Classroom



La Costa Canyon High School / Culinary Arts

INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (ICOC)

Members of the ICOC are listed below:

Name	Affiliation	Email Address
Diane Chau	At-Large Member	diane.chau@sduhsd.net
Peter Chu	At-Large Member	Peter.chu@sduhsd.net
Robin Duveen, President	Taxpayer Association Member	robin.duveen@sduhsd.net
Amy Flicker	Parent Active in Teacher-Parent Organization	amy.flicker@sduhsd.net
Jerilyn Larson, Representative	At-Large Member	jerilyn.larson@sduhsd.net
Kristina Leyva, Secretary	Parent of SDUHSD Student Member	Kristina.leyva@sduhsd.net
Lucienne McCauley	Senior Organization Member	Lucienne.c.mccauley@sduhsd.net
Adam Peck	Business Organization Member	adam.peck@sduhsd.net
John Wood	At-Large Member	john.wood@sduhsd.net

To fulfill its duty, the ICOC will:

- Understand the District's priority setting process for Proposition AA projects.
- Compare the initiative's language with the District's project plans to verify compliance with voter approved Proposition AA improvements.
- Maintain trust with District representatives and verify the appropriateness of District bond expenditures.
- Ensure that the District's information is transparent and open to the public.
- Review the annual independent performance and financial audit of Proposition AA funds.
- Remain current on all matters pertaining to the District's implementation of the Proposition AA projects.

ROLE OF THE ICOC

The ICOC provides only after-the-fact review and monitoring of how the District spends bond funds. The ICOC does not have the authority to approve or determine how the bonds funds are spent, the rate of taxes collected, bond financing, or the contracting process (requirements definition, contract modeling and strategy, bid solicitation, contractor or consultant selection, contract negotiations, authorizing contract changes, etc.).

The ICOC is required to advise the public on the District's compliance with the requirements of Article 13A, Section 1(b)(3) of the California Constitution, including:

- Expenditure of bond funds only for the construction, reconstruction, rehabilitation, or replacement of school facilities;
- Prohibiting the expenditure of bond funds for any teacher or administrative salaries or other school operating expenses;
- Requiring annual independent performance audits to ensure that bond funds have been expended only on the specific projects listed; and
- Requiring annual independent financial audits of the proceeds from the sale of the bonds until all those proceeds have been expended for the school facilities projects.



Sunset High School / Campus Re-construction



Diegueño Middle School / Building P Phase 2

INDEPENDENT PERFORMANCE AND FINANCIAL AUDIT

California Senate Bill 1473 (SB 1473), signed September 22, 2010, requires that the financial and performance audits required by Article 13A, Section 1(b)(3)(c) of the California Constitution for bond funds approved under Proposition 39 be conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS), also known as the Yellow Book, issued by the Comptroller General of the United States.

The required independent performance audit and financial audit for Proposition AA typically prepared by Wilkinson Hadley King & Co. LLP (Independent Auditor) for the year ending June 30, 2020 has not been reviewed by the ICOC Committee.

It should also be noted that the District received an excellent score in the San Diego Taxpayers Association's 2020 Annual School Bond Transparency Report, in which all of San Diego County's current school bond programs are evaluated on transparency and performance.

ICOC AUDIT REVIEW

California Senate Bill 581 (SB 581), signed August 12, 2013, requires that an independent performance audit and financial audit for the preceding year be conducted and submitted to the ICOC no later than March 31 of each year for its review. SB 581 also requires that the District provide the ICOC with responses, within three (3) months, to any finding, recommendation, or concern addressed in the annual independent performance and financial audits.

In response to the Coronavirus 2019 ("COVID-19") pandemic and the challenges it presents for school district operations, SB 98 (Chapter 24, enacted on June 29, 2020, as an urgency bill) provides that a school district's audited financial statements for fiscal year 2019/20 are not due until March 31, 2020. Therefore, the audit report was not completed at the time of this report, and the ICOC was unable to review the independent performance audit and financial audit for 2020. The ICOC committee will review once the report is made available.

PROPOSITION AA FINANCING

To date, \$364,040,000 of financing has been secured by the District for Proposition AA.

•	Series A (Issued in 2013)	\$160,000,000
•	Series B (Issued in 2015)	\$117,040,000
•	Series C (Issued in 2016)	\$ 62,000,000
•	Series D (Issued in 2018)	<u>\$ 25,000,000</u>
	TOTAL:	\$364,040,000

The District anticipates the following future bond issuances:

•	Series E (Anticipated 2021)	Estimated Draw:	\$33,000,000
•	Series F (Anticipated 2024)	Estimated Draw:	\$26,500,000
•	Series G (Anticipated 2035)	Estimated Draw:	<u>\$25,460,000</u>
		TOTAL:	\$84,960,000

Bond Amount Grand Total (Issued & Anticipated): \$449,000,000

PROPOSITION AA BASELINE BUDGETS

Since its inception, the ICOC has been working with the District to adjust project status reports to reflect the budget baselines for each project based on the estimates that existed when the voters passed Proposition AA in 2012. The baseline budgets established for authorized Proposition AA, summarized by project sites, are summarized later in this report.

The original baseline budget for Proposition AA was \$449 million. The revised estimated budget through 2020 will be \$556,018,605.11. The estimated program completion costs are represented below:

• Proposition AA 2012 Baseline Budget	\$449,000,000.00
• Additional Project Funding (Non-Bond Funding + Estimated Interest Earned)	\$ 38,350,809.06
• Additional Escalation & Project Administration Costs	<u>\$ 68,667,796.05</u>
TOTAL:	\$556,018,605.11

This results in an estimated total program shortfall of \$107,018,605.10.

The chart below demonstrates the forecasted added escalation (significant) and administration costs for projects that have yet to be commenced. It is estimated by the District that the remaining projects to complete would cost \$84,684,873.00. However, with the estimated escalation (\$58,785,104.49) and administration costs (\$9,882,691.56), an additional \$68,667,796.05 has been added to the 2011-2012 initial baseline year estimate (excluding projects to be completed in 2020-2021), resulting in a revised projected cost to complete in the amount of \$153,352,669.05.

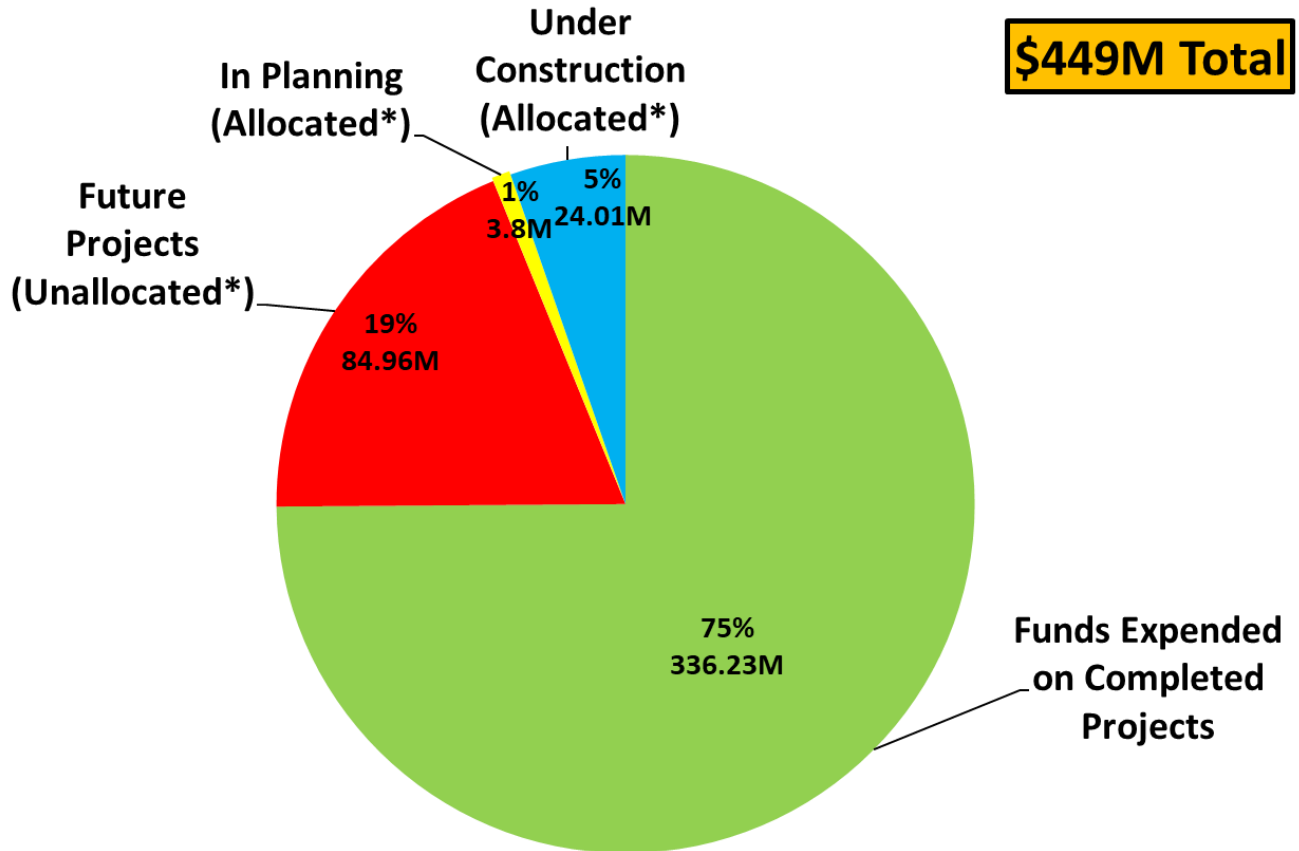
PROJECT ESCALATION COSTS – REMAINING PROJECTS

Project List	Initial Year of Estimate (Baseline Year)	Estimated Cost of Remaining Projects	Projected Year of Construction	Added Escalation	Revised Estimated Cost
Canyon Crest Academy					
New Black Box Theater & Convert Existing Black Box Theater to Engineering/Robotics, New Spin Area, and Modernization of Media Center (Balance of)	2011/2012	\$ 3,263,674.00	2021/2022	\$ 1,130,955.10	\$ 4,394,629.10
Carmel Valley MS					
New Student Entry at Gym/Food Service Area	2011/2012	\$ 200,846.00	2024/2025	\$ 94,848.52	\$ 295,694.52
Student Quad Reconfiguration	2011/2012	\$ 1,117,428.00	2024/2025	\$ 527,699.80	\$ 1,645,127.80
Diegueno MS					
Modernization of History (D) Building	2011/2012	\$ 1,886,256.00	2021/2022	\$ 653,640.91	\$ 2,539,896.91
Modernization of Math (C) Building	2011/2012	\$ 1,886,256.00	2021/2022	\$ 653,640.91	\$ 2,539,896.91
Modernization of Administration Building	2011/2012	\$ 1,025,055.00	2024/2025	\$ 484,077.11	\$ 1,509,132.11
Modernization of Locker Room Building	2011/2012	\$ 2,261,250.00	2024/2025	\$ 1,067,864.04	\$ 3,329,114.04
Modernization of English (K) and Science (F) Buildings, Cougar Hall, New Music Classroom, and Parking Lot Improvements	2011/2012	\$ 4,159,669.00	2024/2025	\$ 1,964,382.94	\$ 6,124,051.94
Modernization of Lunch Shelter	2011/2012	\$ 135,000.00	2024/2025	\$ 63,753.08	\$ 198,753.08
La Costa Canyon HS					
New Weight Room Building	2011/2012	\$ 1,722,980.00	2021/2022	\$ 597,061.17	\$ 2,320,041.17
New Field House (Balance of)	2011/2012	\$ 4,896,339.00	2035/2036	\$ 5,103,397.86	\$ 9,999,736.86
New 2 Story Classroom Building	2011/2012	\$ 6,716,250.00	2035/2036	\$ 7,000,270.18	\$ 13,716,520.18
New Science Building	2011/2012	\$ 2,514,375.00	2035/2036	\$ 2,620,704.16	\$ 5,135,079.16
Modernization of Administration Building, New M&O Building	2011/2012	\$ 877,500.00	2035/2036	\$ 914,608.16	\$ 1,792,108.16
La Costa Valley-San Dieguito Sports Complex					
New Multi-Purpose Building	2011/2012	\$ 6,610,247.00	2035/2036	\$ 6,889,784.47	\$ 13,500,031.47
Oak Crest MS					
New Multi-Purpose Building - Athletics	2011/2012	\$ 3,654,880.00	2035/2036	\$ 3,809,439.41	\$ 7,464,319.41
San Dieguito HS Academy					
Modernization of Industrial Arts Building	2011/2012	\$ 1,502,145.00	2021/2022	\$ 520,535.61	\$ 2,022,680.61
Modernization A&B Buildings	2011/2012	\$ 1,165,117.00	2021/2022	\$ 403,745.91	\$ 1,568,862.91
Modernization of Mosaic Café	2011/2012	\$ 1,675,980.00	2024/2025	\$ 791,473.20	\$ 2,467,453.20
Baseball Fields (New Bullpen, Batting Cages & Concessions)	2011/2012	\$ 1,986,309.00	2024/2025	\$ 938,024.52	\$ 2,924,333.52
Gym Renovation, Locker & Team Rooms, Dance, Wrestling, Weight Room & Outdoor Basketball Courts	2011/2012	\$ 8,776,688.00	2024/2025	\$ 4,144,747.14	\$ 12,921,435.14
Torrey Pines HS					
New Art Classroom Building, New Campus Green and Parking Lot	2011/2012	\$ 11,513,346.00	2021/2022	\$ 3,989,699.15	\$ 15,503,045.15
Modernization of Administration Building	2011/2012	\$ 1,381,050.00	2024/2025	\$ 652,193.98	\$ 2,033,243.98
Modernization of Gym	2011/2012	\$ 7,897,500.00	2035/2036	\$ 8,231,473.47	\$ 16,128,973.47
New Field House (Balance of)	2011/2012	\$ 5,312,429.00	2035/2036	\$ 5,537,083.68	\$ 10,849,512.68
District Wide					
Project Administration	2019/2020	\$ 546,304.00	2035/2036	\$ 9,882,691.56	\$ 10,428,995.56
Totals		\$ 84,684,873.00		\$ 68,667,796.05	\$ 153,352,669.05

With state legislative constraints, factors beyond the control of the District and economic effects of inflation due to the lengthening of the bond program from six(6) to twenty-three (23) years, the remaining projects as originally identified in 2012 may not occur as originally timed or conceived under Prop AA. However, it is the Committee’s understanding that it is the District’s intent to continue, as it has since 2013, to seek additional funding sources and partnerships to offset future escalation.

PROJECT FUNDING STATUS

Prop AA planned for \$449 million of capital improvements within the District. Of those funds, the District has completed 49 of 74 projects and spent \$336.23 million through 2020 to complete highest priority projects. In addition, \$24.01 million is committed to projects currently under construction with \$3.8 million being committed to projects in the design and planning phases. There remains \$84.96 million of the original funds to be allocated. The chart below demonstrates the current overall project status³.



³ These totals also include administrative costs, principal payments on the Qualified School Construction Bond (QSCB), solar technology, and a portion of the technology improvements not necessarily captured on the following project site plans.




	<p>Completed - \$30M</p> <ul style="list-style-type: none"> • Building B Landscape & Pathway Enhancements • Building B • Stadium Improvements • Track and Field Improvements, and Rough Grade • Technology Infrastructure • Media Center Upgrades – Phase 1 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Canyon Crest Academy</p>
	<p>In Planning - \$0.9M</p> <ul style="list-style-type: none"> • AV Technology Improvements • New Black Box Theater (Planning) • Convert Existing Black Box Theater to Engineering/Robotics (Planning) • New Spin Area (Planning) • Modernization of Media Center – Phase 2 (Planning) 	
	<p>To Do - \$3.3M</p> <ul style="list-style-type: none"> • 2021 • New Black-Box Theater • Convert existing Black-Box Theater to Engineering/Robotics • New Spin Area • Modernization of Media Center – Phase 2 	

	<p>Completed - \$2.6M</p> <ul style="list-style-type: none"> • Drama & Music Classrooms • Technology Upgrades • Media Center Upgrades 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Carmel Valley Middle School</p>
	<p>In Planning - \$0.5M</p> <ul style="list-style-type: none"> • AV Technology Improvements 	
	<p>To Do - \$1.3M</p> <ul style="list-style-type: none"> • 2024 • New Student Entry at Gym/Food Service Area • Student Quad Reconfiguration 	

	<p>Completed - \$14.7M</p> <ul style="list-style-type: none"> • Buildings B & G Modernization – Phase 1 • Admin and Building B Front Entry Improvements • Media Center Modernization • Technology Infrastructure • New Building P – Phase 2 	<p>Diegueno Middle School</p>
	<p>In Planning - \$0.9M</p> <ul style="list-style-type: none"> • AV Technology Improvements • Modernization of History (D) and Math (C) Buildings 	
	<p>To Do - \$11.2M</p> <ul style="list-style-type: none"> •2021 <ul style="list-style-type: none"> • Modernization of History (D) and Math (C) Building •2024 <ul style="list-style-type: none"> • Modernization of Administration Building • Modernization of Locker Room Building • Modernization of English (K) and Science (F) Buildings, Cougar Hall, New Music Classroom, and Parking Lot Improvements • Modernization of Lunch Shelter 	



	<p>Completed - \$11.8M</p> <ul style="list-style-type: none"> • Building 200 Courtyard Renovation • Media Center Landscaping • Gym, Performing Arts Center, Building 200 HVAC Improvements – Phase 2 • Media Center and Building 800 Modernization • Technology Upgrades • Classroom HVAC Improvements – Phase 1 	<p>La Costa Canyon High School</p>
	<p>In Planning - \$1M</p> <ul style="list-style-type: none"> • New Weight Room Building (Planning) 	
	<p>Under Construction - \$1.6M</p> <ul style="list-style-type: none"> • Culinary Arts Modernization 	
	<p>To Do - \$16.7M</p> <ul style="list-style-type: none"> •2021 <ul style="list-style-type: none"> • New Weight Room Building •2035 <ul style="list-style-type: none"> • New Field House (Balance of) • New 2 Story Classroom Building • New Science Building • New Maintenance & Operations (M&O) Building 	




	<p>Completed - \$10.7M</p> <ul style="list-style-type: none"> •Fields and Parking lot Replacement 	<p>San Dieguito Sports Complex</p>  <p>San Dieguito Sports Complex</p>
	<p>To Do - \$6.6M</p> <ul style="list-style-type: none"> •2035 •New Multi-Purpose Building 	

	<p>Completed - \$22.7M</p> <ul style="list-style-type: none"> • Interim Housing • Technology Infrastructure • Landscape and Balour Street Improvements • Learning Commons Remodel – Phase 1 • Field Access/Path of Travel • C-Smart and Art Classrooms Modernization • New Science Classroom Building/Quad • Administration Building Reconstruction and Courtyard Improvements 	<p>Oak Crest Middle School</p>  
	<p>In Planning - \$0.3M</p> <ul style="list-style-type: none"> • Modernization of C Building (Balance of) and I Building • Modernization of Crest Hall 	
	<p>To Do - \$3.7M</p> <ul style="list-style-type: none"> •2035 •Multipurpose Building - Athletics 	

	<p>Completed - \$58.5M</p> <ul style="list-style-type: none"> • Building 40 East Modernization - Culinary Arts Classroom • New Math & Science Building • Technology Infrastructure • Tennis Courts & Interim Housing • Stadium Press Box, Bleachers and Restroom Building • Track and Field Improvements • Arts and Humanities Building <p>In Planning - \$0.9M</p> <ul style="list-style-type: none"> • Modernization of Industrial Arts Building and A&B Buildings • Parking Lot Restoration and Outdoor Courts (Planning) <p>To Do - \$15.4M</p> <ul style="list-style-type: none"> •2021 <ul style="list-style-type: none"> • Parking Lot Restoration • Modernization of Industrial Arts Building • Modernization of A & B Buildings •2024 <ul style="list-style-type: none"> • Modernization of Mosaic Café • Baseball Fields (New Bullpen, Batting Cages & Concessions) • Gym Renovation, Locker & Team Rooms, Dance, Wrestling, Weight Room & Outdoor Basketball Courts 	<p style="text-align: center;">San Diego High School Academy</p>
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	<p>Completed - \$52.7M</p> <ul style="list-style-type: none"> • New Performing Arts Center • Innovation Building Modernization - Culinary Arts • Building B Modernization, Student Center Modernization and Front Entry • Technology Infrastructure • New Building J Chemistry Classrooms • Stadium Lighting Improvements • New Weight Room Building • Building E HVAC Improvements • Stadium Field Replacement <p>In Planning - \$0.9M</p> <ul style="list-style-type: none"> • New Art Classroom Building, New Campus Green and Parking Lot (Planning) <p>To Do - \$26.1M</p> <ul style="list-style-type: none"> •2021 <ul style="list-style-type: none"> • New Art Classroom Building, New Campus Green and Parking Lot •2024 <ul style="list-style-type: none"> • Modernization of Administration Building •2035 <ul style="list-style-type: none"> • Modernization of Gym • New Field House (Balance of) 	<p style="text-align: center;">Torrey Pines High School</p>
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	<p>Completed - \$52.8M</p> <ul style="list-style-type: none"> • Campus Re-Construction - Phase 1 • Interim Housing • Data Center Upgrades • Campus Re-Construction - Phase 2 	<p>Earl Warren Middle School</p>  
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	<p>Completed - \$64.4M</p> <ul style="list-style-type: none"> • Main Campus - Phase 1 & 2 • 2nd Classroom Building (including Marquee and Stage Lighting at Gym Building) 	<p>Pacific Trails Middle School</p>  
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	<p>Completed - \$.2M</p> <ul style="list-style-type: none"> • Multi Media Upgrades 	<p>Sunset High School Adult Transition Program</p>
	<p>Under Construction - \$22.4M</p> <ul style="list-style-type: none"> • Campus Re-Construction 	 

BOND SERIES A – D DRAW BUDGET AND COMMITMENTS SUMMARY

Project Sites	Budget 12/20/19	Budget 12/29/20	Commitments 12/29/20	Delta 12/29/20
Pacific Trails Middle School	\$ 64,494,338.64	\$ 64,494,338.64	\$ 64,494,338.64	\$ -
Carmel Valley Middle School	\$ 7,271,282.21	\$ 7,271,282.21	\$ 7,271,282.21	\$ -
Earl Warren Middle School	\$ 55,254,316.88	\$ 55,253,199.42	\$ 55,253,199.42	\$ -
La Costa Valley Site	\$ 10,675,747.04	\$ 10,675,747.04	\$ 10,675,747.04	\$ -
Diegueno Middle School	\$ 14,627,921.75	\$ 14,552,921.75	\$ 14,395,842.46	\$ 157,079.29
Oak Crest Middle School	\$ 24,399,679.22	\$ 28,307,229.04	\$ 23,363,288.45	\$ 4,943,940.59
Canyon Crest Academy	\$ 31,434,157.87	\$ 31,434,157.87	\$ 31,434,157.87	\$ -
Torrey Pines High School	\$ 58,722,078.16	\$ 67,342,994.88	\$ 59,817,381.53	\$ 7,525,613.35
San Dieguito High School Academy	\$ 58,236,268.16	\$ 58,528,048.16	\$ 57,743,631.29	\$ 784,416.87
La Costa Canyon High School	\$ 12,194,212.53	\$ 11,268,212.53	\$ 11,091,521.68	\$ 176,690.85
Sunset High School	\$ 21,660,884.50	\$ 22,364,834.50	\$ 22,456,225.97	\$ (91,391.47)
District Wide Tech Infrastructure	\$ 11,511,231.88	\$ 11,511,231.88	\$ 9,902,267.60	\$ 1,608,964.28
Qualified School Construction Bond (QSCB) - 8 year option	\$ 6,124,712.00	\$ 6,124,712.00	\$ 4,593,534.00	\$ 1,531,178.00
Administration	\$ 9,769,079.02	\$ 9,769,079.02	\$ 9,439,420.36	\$ 329,658.66
Total Expense Budget	\$ 386,375,909.86	\$ 398,897,988.94	\$ 381,931,838.52	\$ 16,966,150.42
Project Funding				
Proposition AA Project Fund	\$ 361,437,755.50	\$ 361,437,755.50		
North City West Funding	\$ 5,586,098.00	\$ 5,586,098.00		
2016 Community Facilities District Bond (CFD) Funding	\$ 9,223,648.24	\$ 9,594,456.91		
2018 Community Facilities District (CFD) Bond Funding		\$ 12,386,129.57		
State School Building Fund	\$ -	\$ -		
County of San Diego/Friends Of The Library (FOTL)	\$ 449,348.73	\$ 449,348.73		
Carmel Valley Middle School Parent Teacher Student Association (PTSA)	\$ 20,722.00	\$ 20,722.00		
Building Fund 21-09	\$ 2,619,063.43	\$ 2,619,063.43		
Solana Beach School District	\$ 701,665.77	\$ 701,665.77		
Insurance Funds	\$ 761,218.52	\$ 761,218.52		
San Dieguito Academy Foundation	\$ 5,000.00	\$ 5,000.00		
Capital Facilities Fund 25-19	\$ 12,593.00	\$ 12,593.00		
Estimated Interest Earnings	\$ 6,214,513.13	\$ 6,214,513.13		
Total Funding Budget	\$ 387,031,626.32	\$ 399,788,564.56		
Excess/(Shortage of) Funding	\$ 655,716.46	\$ 890,575.62		

Updated December 20, 2020

COMPLETED PROJECTS 2020

Project	Delivery Method	Budget	Actual Expended	Estimated Savings*
San Dieguito High School Academy Arts/Humanities Building	CM-MP	\$ 29,217,814.00	\$ 28,176,916.72	\$ 1,040,897.28
Carmel Valley Middle School Audio Visual Equipment & Technology Upgrades	CMAS/PEPPM	\$ 64,889.00	\$ 64,888.56	\$ 0.44
Oak Crest Middle School Audio Visual Equipment & Technology Upgrades	PWC	\$ 42,404.00	\$ 42,403.94	\$ 0.06
Total		\$ 29,325,107.00	\$ 28,284,209.22	\$ 1,040,897.78

Updated 02/03/2021

*Estimated Savings are projected savings due to closing out and finalizing contracts.

LEGEND:

DELIVERY METHOD:

CM-MP - Construction Manager - Multi Prime

CMAS/PEPPM - California Multiple Award Schedules/Pennsylvania Education Purchasing Program for Microcomputers

PWC - Public Works Contract filed with DIR for smaller projects not exceeding \$60,000

2020 AMENDMENTS AND CHANGE ORDERS TO CONSTRUCTION CONTRACTS

Below are the 2020 amendments and change orders to construction contracts approved by the Board and included in the Board minutes.

Board Meeting	Site & Project	Contractor	Original Contract Amount	Current Amendments	Current Change Order*	Revised Contract Amount
1/16/20	San Dieguito High School Academy Arts & Humanities Building	Rocky Coast	\$4,137,507.00	-	(\$136,990.00)	\$4,000,517.00
1/16/20	San Dieguito High School Academy Arts & Humanities Building	Western Rim Constructors	\$760,983.00	-	(\$5,800.00)	\$755,183.00
2/27/20	San Dieguito High School Academy Arts & Humanities Building	Southwest Construction Services, Inc.	\$978,075.00	-	(\$109,450.06)	\$868,624.94
5/21/20	Oak Crest Middle School Administration Building	Erickson-Hall Construction Co.	\$2,877,089.00	-	(\$142,882.00)	\$2,734,207.00
8/27/20	Diegueno Middle School New Building P & Modernization of Buildings B & G	Erickson-Hall Construction Co.	\$8,413,271.00	-	(\$777,239.00)	\$7,636,032.00
Total				-	(\$1,172,361.06)	

*Change Order (Owner Directed) – For example: installing an additional or deleting a piece of conduit beyond what was described in the plans at the time of bidding the project.

ONGOING PROJECTS AS OF DECEMBER 31, 2020

Project	Delivery Method	Bond Series	Start Date	Current Project Status	Budget
Sunset High School Reconstruction	LLB	C/D	7/1/2019	Under Construction	\$ 22,364,834.50
Canyon Crest Academy AV Technology Improvements	CMAS/PEPPM	A	4/1/2020	In Planning	\$ 500,328.63
Canyon Crest Academy New Black Box Theater & Convert Existing Black Box Theater to Engineering/Robotics, New Spin Area, and Modernization of Media Center	TBD	D/Future E	6/14/2021	Planning	\$ 3,263,674.00
Carmel Valley Middle School AV Technology Improvements	CMAS/PEPPM	A	4/1/2020	Planning	\$ 500,000.00
Diegueno Middle School AV Technology Improvements	CMAS/PEPPM	A	4/1/2020	Planning	\$ 435,111.44
Diegueno Middle School Modernization of History (D) and Math (C) Buildings	TBD	D/Future E	6/14/2021	Planning	\$ 3,772,512.00
Oak Crest Middle School Modernization of C Building (Balance of) and I Building	TBD	C/D/Fund 40	6/17/2020	Planning	\$ 1,911,145.00
Oak Crest Middle School Modernization of Crest Hall	TBD	C/D/Fund 40	6/14/2021	Planning	\$ 1,143,864.00
La Costa Canyon High School Culinary Arts Modernization	TBD	D	5/26/2020	Under Construction	\$ 1,648,022.39
La Costa Canyon High School New Weight Room Building	TBD	D/Future E	6/30/2021	Planning	\$ 1,722,980.00
Torrey Pines High School - New Art Classroom Building, New Campus Green and Parking Lot	TBD	D/Future E	6/30/2021	Planning	\$ 11,513,346.00
San Dieguito High School Academy - Parking Lot Restoration and Outdoor Courts	TBD	D/Future E	10/1/2020	Planning	\$ 898,780.00
San Dieguito High School Academy - Modernization of Industrial Arts Building and A&B Buildings	TBD	D/Future E	6/14/2021	Planning	\$ 2,667,262.00

LEGEND:

DELIVERY METHOD:	FUNDING SOURCE:
<u>LLB</u> - Lease/Leaseback <u>CM-MP</u> - Construction Manager - Multi Prime <u>CMAS/PEPPM</u> - California Multiple Awards Schedules/Pennsylvania Education Purchasing Program for Microcomputers	<u>Fund 40</u> - Capital Building Fund

OVERVIEW OF 2020 PROJECTS BY SCHOOL

The following represents the status of the projects under ICOC oversight upon publication of this annual report.

For more information about each site's projects, and to view photos from 2020, visit [here](#).

CANYON CREST ACADEMY

- AV Technology Improvements – **Planning**
- New Black Box Theater, Convert Existing Black Box Theater to Engineering/Robotics, New Spin Area, and Modernization of Media Center - **Planning**

CARMEL VALLEY MIDDLE SCHOOL

- AV Technology Improvements – **Planning**

DIEGUENO MIDDLE SCHOOL

- AV Technology Improvements – **Planning**
- Modernization of History (D) and Math (C) Buildings - **Planning**

LA COSTA CANYON HIGH SCHOOL

- Culinary Arts Modernization – **Under Construction**
- New Weight Room Building - **Planning**

OAK CREST MIDDLE SCHOOL

- Modernization of C Building (Balance of) and I Building – **Planning**
- Modernization of Crest Hall - **Planning**

SAN DIEGUITO HIGH SCHOOL ACADEMY

- Parking Lot Restoration – **Planning**
- Modernization of Industrial Arts Building and A&B Buildings - **Planning**

SUNSET HIGH SCHOOL

- Campus Reconstruction – **Under Construction**

TORREY PINES HIGH SCHOOL

- New Art Classroom Building, New Campus Green and Parking Lot - **Planning**

ICOC ACTIVITIES IN 2020

The ICOC reviews the progress of the Prop AA Bond Program in the planning and construction of projects in 2020, as well as timelines, budgets, change orders, and management processes as a standing practice at each meeting.

The first meeting of the year was held on **January 14, 2020**, at the District Office. Mike Coy, Chief Facilities Officer, provided an overview of completed and current Prop AA projects. Director of Planning, Dan Young, discussed upcoming projects for 2020 and 2021. John Addleman, Executive Director, Planning Services, reviewed and discussed current change orders and reviewed proposed projects by draw and project/budget updates. Mr. Addleman also discussed the AB-48/State funding for school facilities. Staff and committee members discussed hard and soft costs and the balance of the start and completion dates of projects. Committee members inquired about updating the "Proposed Projects by Draw" slide to reflect the totals of each draw and requested information from staff to include in the 2019 ICOC Annual report, on the progress/cost of Bond projects from the time of inception through to the end of the draw of 2035.

On **March 17, 2020**, the ICOC was scheduled to meet at the District Office for a special meeting to review the 2019 Proposition AA Annual Audit report prepared by Wilkinson Hadley King & Co. LLP (Independent Auditor). However, this meeting was cancelled due to the COVID-19 Pandemic.

The ICOC met virtually on **April 23, 2020** in accordance with Executive Order N-25-20 and N-33-20 and County of San Diego Health and Human Services Order of the Health Officer and Emergency Regulations issued on April 10, 2020. The ICOC members were permitted to participate virtually/telephonically and the meeting was live-streamed, audio recorded, and the link posted online at www.sduhsd.net prior to the commencement of the meeting. Ms. Tina Douglas, Associate Superintendent, Business Services, updated committee members on school closures, discussed the 2019 Prop AA Audit and reported no findings for the 2019 year. Ms. Douglas confirmed the facilities department was up and running and construction projects were continuing through school closures. Mr. Addleman reviewed the project and budget reports and shared information regarding the 2013 Bonds and the district's plan to benefit from the historic low bond market by refunding those bonds and setting a goal of saving approximately \$7.5M in future interest payments. Committee members and staff discussed the coronavirus, safe distancing guidelines and the effect it may have on future school planning and the construction industry. The ICOC's 2019 Annual Report was approved.

On **July 14, 2020**, the ICOC met virtually for a regular meeting. Mr. Addleman provided an update on current projects and projects in planning for 2020 were reviewed. Mr. Addleman reviewed the budget and discussed the possibility of utilizing approximately \$2.3M available through the closeout of past projects to advance some future Prop AA projects. The Committee members and staff discussed the effects of COVID-19 on Prop AA projects.

On **October 20, 2020**, the ICOC met virtually for a regular meeting. Ms. Douglas updated the committee on the current situation surrounding the postponement and rescheduling of the annual Projects Tour. Mr. Addleman reviewed current projects and discussed change orders. Mr. Coy reviewed projects in planning for 2020 Audio/Visual Technology

Improvements at various schools. Mr. Young and Mr. Addleman discussed the projects in planning for 2021 and beyond. In addition, committee members were provided a project and budget update. Mr. Addleman noted that the district has issued four (4) series of bonds (A, B, C & D) with hopes of issuing Series E in 2021. Mr. Addleman discussed allocation of dollars and other funding sources that are being applied to the overall program.

EXHIBIT A

PROPOSITION AA BALLOT MEASURE

The San Dieguito Union High School District Proposition AA Ballot Measure follows and can also be viewed at www.sduhsd.net/ICOC.

EXHIBIT A

I. ABBREVIATION OF THE MEASURE

To provide safe, modern schools and prepare students for success in college and careers by repairing and upgrading outdated classrooms and schools, constructing and upgrading school facilities, including classrooms, science labs, and libraries, improving safety and security, and supporting career training and math, science, and technology instruction with 21st Century instructional technology and facilities, shall San Dieguito Union High School District issue \$449 million in bonds with independent oversight, no money for administrator salaries, and all money staying local?

II. FULL TEXT OF THE MEASURE

BEGINNING OF FULL TEXT OF MEASURE----->>>>>

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the San Dieguito Union High School District (the “District”) shall be authorized to issue and sell bonds of up to \$449,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List below, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the District’s voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following).

Evaluation of Needs. The Board of Trustees hereby certifies that it has evaluated the facilities needs of the District, and the priority of addressing each of these needs. In the course of its evaluation, the Board of Trustees took safety, class size reduction and information technology needs into consideration while developing the Bond Project List.

Limitation on Use of Bond Proceeds. The State of California does not have the power to take locally approved school district bond funds for any State purposes. The Constitution allows proceeds from the sale of bonds authorized by this proposition to be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities listed in this proposition, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff only when performing work on or necessary and incidental to the bond projects.

Independent Citizens’ Oversight Committee. The Board of Trustees shall establish an independent Citizens’ Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date on which the Board of Trustees enters the election results on its minutes.

Annual Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

Annual Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds (which shall be separate from the District’s regular annual

financial audit) until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Trustees shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent or the Associate Superintendent, Business Services of the District (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2012, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Specific Purposes. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Joint Use. The District may enter into agreements with the County of San Diego or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board of Trustees shall determine.

Rate of Interest. The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

Term of Bonds. The number of years the whole or any part of the bonds are to run shall not exceed the legal limit, though this shall not preclude bonds from being sold which mature prior to the legal limit.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the San Dieguito Union High School District proposes to finance with proceeds of the bonds. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Board of Trustees cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient

funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. The Board of Trustees may make changes to the Bond Project List in the future consistent with the projects specified in the proposition.

Part I - Site-specific Authorization. the following projects are authorized at the specific sites indicated below (and are supplemental to, and do not limit, the authorization set forth in Part II, below):

Canyon Crest Academy

- Increase school capacity to accommodate growing student enrollment;
- Consolidate under-utilized space to improve classrooms and science labs;
- Repurpose the existing temporary Black Box Theater for engineering/robotics;
- Add new physical education/athletics facilities.

Carmel Valley Middle School

- Repair, rehabilitate, reconstruct or modernize science and technology labs and other classrooms;
- Reconfigure instructional spaces and labs to create larger instruction spaces.

Diegueño Middle School

- Repair, reconstruct, rehabilitate or replace existing modular or portable classroom buildings;
- Reconfigure classrooms or labs to support instruction;
- Improve traffic circulation;
- Reconfigure quad area.

Earl Warren Middle School

- Repair, replace, reconstruct, or modernize outdated, aging school classrooms and buildings including constructing new classrooms and buildings if necessary;
- Repair, replace, reconstruct or modernize multi-use facility (Warren Hall) to allow for group learning, and expanded joint-use partnership with the County of San Diego;
- Construct new facilities for athletics and performing arts.

La Costa Canyon High School

- Repair, replace, reconstruct or modernize existing modular or portable classroom buildings with 2-story classroom buildings that include labs for science, including physics;
- Construct new classrooms and media center;
- Reconfigure existing classrooms and labs to support instruction;
- Repair, replace, reconstruct or modernize labs and other classrooms;
- Add new web-based learning center for online/distance learning;
- Reconfigure quad area;
- Construct physical education/athletics facilities;
- Make necessary site improvements including grading, infrastructure, and roads.

La Costa Valley Site

- Construct new flexible meeting and instructional space for district and community use;
- Construct new gymnasium multi-purpose building for district and community use;
- Construct new play fields and hard courts to allow community access, as well as to support the athletic program at La Costa Canyon High School.

New Middle School at Pacific Highlands Ranch

- Add new classrooms and instructional spaces to prevent overcrowding at neighboring facilities;
- Add new multi-use instructional facility and media center;
- Add new physical education/athletics facilities;
- Make necessary site improvements including grading, infrastructure, and roads;
- Construct school facilities including buildings necessary for non-instructional purposes.

Oak Crest Middle School

- Repair, reconstruct, rehabilitate or reconfigure classrooms and labs to support instruction;
- Repair, reconstruct, rehabilitate or reconfigure Crest Hall to improve functionality;

- Repair, reconstruct, rehabilitate or reconfigure media center and reconfigure spaces for group instruction;
- Add new physical education/athletics facilities;
- Add a new science quad.

San Dieguito Academy

- Expand total campus space, including space for engineering technology, science and physics labs, and classroom space;
- Add 2-story math and science building with math classrooms, science classrooms, and science labs;
- Add 2-story arts/English/social science/adult education building with new classrooms;
- Repair, reconstruct, rehabilitate or reconfigure industrial arts building;
- Add new physical education/athletics facilities.

Sunset High School/North Coast Alternative

- Construct new classrooms;
- Repair, reconstruct, rehabilitate or reconfigure classrooms and labs to support instruction;
- Repair, reconstruct, rehabilitate or reconfigure school facilities to ensure they are accessible for students, parents, teachers and staff with disabilities by repairing, constructing, reconstructing, rehabilitating or reconfiguring schools and classrooms to be compliant with Americans with Disabilities Act.

Torrey Pines High School

- Repair, construct, reconstruct, rehabilitate or reconfigure old and outdated buildings, labs, classrooms and technologies.
- Repair, construct, reconstruct, rehabilitate or reconfigure student commons area;
- Repair, construct, reconstruct, rehabilitate or reconfigure arts and education spaces, and industrial arts classrooms, labs and shop facilities;
- Add new physical education/athletics facilities.

Part II - District-wide Authorization. The following projects are authorized at each or any of the District's sites, as shall be approved by the Board of Trustees:

- Enable 21st Century learning in science, engineering, technology and related subjects by providing modern equipment, including instructional equipment, technology, servers, wiring, and data systems;
- Construct, reconstruct, rehabilitate or repair utility infrastructure, heating and cooling systems, and building infrastructure to improve functionality and efficiency, including adding solar and other renewable technology;
- Ensure schools, classrooms and facilities meet current fire, earthquake and other safety codes;
- Repair, reconstruct, rehabilitate or modernize science and technology labs and other classrooms;
- Improve traffic safety and parking at and around each school;
- Acquire or lease facilities;
- Construct, reconstruct, rehabilitate or repair school facilities, including science laboratories, instructional classrooms, playgrounds, athletic fields, playfields, multi-use facilities, and performing arts spaces.

Each project listed is assumed to include its share of costs of the election and bond issuance and other construction-related costs, such as construction management, architectural, engineering, inspection and other planning costs, legal, accounting and similar fees, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects (whether work is performed by the District or by third parties), including:

Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc., where necessary.

Address unforeseen conditions revealed by construction/modernization (including plumbing or gas line breaks, dry rot, seismic, structural, etc.).

Site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, demolition of existing structures, removing, replacing, or installing irrigation and drainage, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, traffic lights and mitigation, and acquiring any necessary easements, licenses, or rights of way to the property.

Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.

Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under a lease for any of these authorized facilities.

Furnishing and equipping of existing and newly constructed, modernized or rehabilitated classrooms and facilities on an ongoing basis, including replacing worn, broken, or out-of-date furniture and equipment for all classrooms, athletic facilities and other facilities, as needed.

For any project involving renovation, modernization, remodeling or rehabilitation of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the Board of Trustees determines that replacement and new construction is more practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

<<<<<-----END OF FULL TEXT OF MEASURE.

EXHIBIT B

2020 AUDIT REPORT

The San Dieguito Union High School District Proposition AA Building Fund General Obligation Bonds 2020 Audit Report has not been reviewed by the ICOC Committee at the time of this report. The Audit Report may be viewed at [www.sduhsd.net/Prop AA Annual Audits](http://www.sduhsd.net/PropAAAnnualAudits).