



March 2021

Citizens' Bond Oversight Committee Fourth Annual Report to the Community



The Citizens' Bond Oversight Committee (CBOC) for the Measure H1 Facilities Bond Program is pleased to present its fourth Annual Report to the Piedmont community. Thanks to voter approval of Measure H1 on November 8, 2016, the District is modernizing and improving school facilities to better support its educational programs. The CBOC is responsible for reviewing bond program projects during construction, reviewing the expenditure of bond funds, and ensuring that expenditures were made for purposes authorized by voters. This fourth annual report covers the period from July 1, 2019 through June 30, 2020, including the first few months of the Covid-19 pandemic. Some historical information and current information included for completeness.

The CBOC consists of community members from local businesses and organizations, legal, technical, and financial advisors, and parents of students enrolled in the Piedmont Unified School District. The CBOC members are: Grier Graff, Chair; Julie Caskey, Vice Chair; Adam Christensen; Kim Dao; Andrew Hempeck; Kyung-Hee Howard; Jonathan Levine; and Melissa Wilk. CBOC meetings are open to the public and all are welcome and encouraged to attend and participate.

The Citizens Bond Oversight Committee

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History of the Measure H1 Bond Program

During 2015-16, the Piedmont Unified School District assessed its facilities to determine whether they support changing educational programs and goals, and developed a plan to ensure that facilities enhance educational programs now and in the future. This “Facilities Master Plan” is intended to address current and future educational needs of students and ensure that facilities provide both the functionality and capacity to support educational excellence. (For more information about the development and content of the Facilities Master Plan, see <http://measureh1.org>.)

Among other findings, the Facilities Master Plan states that many of the middle and high school building systems have reached the end of their useful life and should be replaced. Also, educational needs have changed since the middle and high schools were constructed, and both additional and different kinds of facilities are needed. Since these school buildings were constructed, course offerings have become more varied and some courses require specialized classrooms and labs – particularly in the fields of science, technology and engineering. Course work now incorporates collaboration in small groups and presentations, but undersized classrooms and heavy, inflexible furnishings make it difficult to reconfigure classrooms to support these activities. Lab work requires safe and suitable space for group projects and project storage, and inadequate labs, in fact, constrain teaching and learning opportunities. Additional specialized facilities are needed to offer or expand courses in film, web design, theater arts (including set and lighting design), graphic arts, culinary arts, and sports medicine, among others. At the time, completing the work identified in the Plan was estimated to cost roughly \$137 million.

To address the most pressing needs identified in the Facilities Master Plan, the District proposed Measure H1 to the Piedmont voters. On November 8, 2016, 74% of the voters approved the measure, authorizing \$66 million in school construction bonds. The complete text of the measure is set forth in Appendix A.

Financial Summary of the Measure H1 Bond Program

The District issues the H1 bonds as needed. Although high school construction did not start until 2019, bond funds were needed during 2016-17 and 2017-18 to pay for “soft costs” such as design, engineering, surveys, program/construction management, and improvements to the middle school. In addition to this cash demand, other factors that were considered in planning the initial bond sale

included current interest rates, the potential for interest rates to rise in the near future, and capacity (which depends on the assessed value of real property in Piedmont).

The first sale of Measure H1 bonds was in April 2017 for \$26 million.

During 2016-17, the District expended \$685,285 (including \$143,896 in "reimbursement" to the General Fund for pre-bond expenditures during the 2015-16 fiscal year), leaving a balance of \$25,314,855 (including interest earnings) on June 30, 2017.

During 2017-18, the District expended \$3,683,170, leaving a balance of \$21,941,002 (including interest earnings) on June 30, 2018.

During 2018-19, the District expended \$5,564,663, leaving a balance of \$16,776,788 (including interest earnings) on June 30, 2019. A financial summary is attached as Appendix B.

The second sale of Measure H1 bonds was in September 2019 for \$30 million. The District will sell the remaining \$10 million in bonds in February 2021.

Bond funds are invested with the Alameda County Treasury, as required by the California Education Code, and must be expended within three years of the date of sale. Based in part on the projected growth in assessed real property values in Piedmont, the District expects the H1 bonds to be fully repaid around the year 2045.

Measure H1 Program Timeline and Milestones

2015-16	Development of PUSD Master Plan
2016	Voter approval of Measure H1
2017	
February	Selection of HKIT Architects
April	Town Hall Meetings, Community Input on Concept Designs for STEAM, new Alan Harvey Theater
May-September	Design Development, Input from Educators, Staff, Students
September-October	Presentation of Schematic Designs to the Community
October-December	Design Development

December	Selection of General Contractor, Begin Pre-construction Services
2018	
January-July	Development of Construction Documents, Conduct Constructability Analysis and Value Engineering
July	Submittal of STEAM Construction Documents to DSA
September	Submittal of Theater Construction Documents to DSA
2019	
February-March	DSA Approval, Negotiation of Guaranteed Maximum Price
March	Closure of Alan Harvey Theater, Salvage and Abatement
April	Demolition of Alan Harvey Theater
June	Construction of STEAM building begins
2020	
June	Demolition of the 10s Building, Construction of Performing Arts Center begins
Fall	Completion of STEAM building, Relocation of Classrooms
2021	
Fall	Completion of Performing Arts Center

Measure H1 Program Overview: Accomplishing Key Objectives

Since the passage of Measure H1, the District has completed the following:

- Construction of a new high school STEAM building for the study of Science, Technology, Engineering, Art, and Mathematics, including:
 - 6 science labs
 - 4 computer science labs
 - 1 engineering lab with patio
 - 7 general classrooms
 - 2 art rooms with patios
 - New PHS main office

- Installation of highly-efficient ventilation and climate control equipment in 26 existing classrooms (in addition to the 20 STEAM classrooms), to prevent classroom overheating and improve the learning environment, making it possible to retire steam radiators and a failing, highly inefficient boiler.
- Conversion of two offices in the PHS 30s building into a computer classroom with 34 workstations.
- Improvements to the learning environment at the middle school, including the reduction of sound transfer in classrooms and improved climate control, and renovation of special education facilities and restrooms.
- Installation of new safety and security features at the middle and high schools consistent with the District's *Safe Schools Plan*.
- Refurbishment of old science labs and other spaces in the PHS 20s and 30s buildings for use as general classrooms and offices.

Over the next year, the District is on track to complete construction of a Performing Arts Center with a new Alan Harvey Theater (completion expected Fall 2021), including:

- 487-seat auditorium (459 fixed, 28 movable seats; the original Alan Harvey Theater had 442 seats)
- Green room with dressing rooms
- drama classroom
- Visual and Performing Arts Department office
- conference room

The District expects to complete this work with the \$66 million in Measure H1 bond funds and bond interest earnings.

Progress Toward Energy Efficiency and Sustainability Goals

The District is dedicated to reducing energy consumption and promoting sustainability across all school sites. This requires the assessment of energy use, investigation of and investment in new technologies, and re-engineering existing infrastructure. Measure H1 has made it possible to significantly advance these initiatives.

As noted above, Measure H1 has made it possible for the District to install state-of-the-art climate control and ventilation systems in a total of 26 existing elementary, middle and high school classrooms (as well as the 20 new STEAM classrooms) to improve heating and cooling, reduce energy consumption and operating costs, and eliminate the use of hazardous refrigerant chemicals. Although air conditioning has not been a standard feature in schools in this region, the warming climate now makes it a necessity. In warm weather, it is not unusual for classrooms with western exposure to reach temperatures of 80 degrees or more, and this interferes with teaching and learning. To mitigate this, the District installed solar shades and fans and planted shade trees, but this has not been sufficient to help keep classrooms cool on hot days. Timers and sensors ensure that heating and cooling are activated only when these rooms are in use. The District expects to upgrade all elementary school classrooms to these state-of-the-art climate control and ventilation systems by the Fall of 2022.

The STEAM building is designed to be “zero-net-energy” (ZNE) facilities, meaning that it is designed to generate enough clean, renewable, solar energy to offset energy consumption. Also, both new buildings are designed to have a useful lifespan of 75 years or more. Maximizing the lifecycle and durability of facilities and minimizing maintenance costs is an important way to promote efficiency and reduce consumption.

To promote sustainability of water resources and protect the natural environment, “bioretention” basins around the STEAM building and Performing Arts Center will channel rainwater away from impervious areas, and use soil, plants, and underground layers of gravel to drain and filter this water. Bioretention helps prevent flooding and damage to local streams, and naturally filters bacteria, sediments, and pollutants from rainwater that ultimately flows to the San Francisco Bay.

2019-20 Progress Report

❖ June-August 2019

Measure H1-funded work completed in the summer of 2019, which can be viewed [here](#), included:

- Construction of the highly-reinforced STEAM building foundation. The foundation is anchored to the bedrock below with rock anchors, bolts, and rods that extend 30-40 feet into the ground.
- Underground utilities for both STEAM and Performing Arts Center buildings, including rerouting or installation of sewer, storm, fire sprinkler, power, water, gas and data/fiber/fire alarm lines.
- Relocation of the central Fire Alarm Control Panel for the Magnolia Campus.
- Installation of climate control systems in the PHS Library building, making it possible to retire an old boiler that was well beyond its useful life.

A range of unexpected conditions created opportunities to improve campus infrastructure beyond what was originally planned:

- The District discovered that underground utilities (gas, domestic water, storm drain piping, sanitary sewer, fire alarm, fire/sprinkler, tel/data/communications/fiber, and electrical systems) for all high school buildings were deteriorating and needed replacement. By replacing these underground utilities, the District extended the useful life of this infrastructure by roughly 70 years.
- A previously undetected void under the PHS breezeway raised safety concerns, so the District excavated, regraded, and repaved the entire breezeway, with temporary paving that will be replaced when the new Performing Arts Center is completed.
- Working with EBMUD, the Piedmont Fire Department, and a civil engineer, the District upgraded its connections to the City's water supply lines in order to improve the PHS fire safety system.

❖ **September-October 2019**

The District's general contractor, Overaa Construction, kept on schedule with construction of the foundation, slabs, and footings and began erecting the steel frame.

Students and staff had the opportunity to test and provide feedback concerning prototype furniture for the STEAM building.

❖ **November-December 2019**

Overaa completed the steel frame; poured slabs for the basement and first floor; installed perimeter grade beams for the first floor; poured footings for the Magnolia Avenue trellis, and art and engineering patios; and created bioretention basins.

California's Division of State Architect (DSA), the agency that regulates public school construction, issued the permit for the Performing Arts Center.

❖ **January-February 2020**

Overaa framed the roof and completed the structural elements of the STEAM building. This was a critical milestone and DSA inspected and signed off on this structural work.

Overaa scaffolded and enclosed the building in white plastic "shrink wrap" to make it weather-proof. This wrap ensured that work inside the building (including wiring, duct work, drywall and other components that cannot be exposed to moisture) could progress on schedule despite rain or wet conditions in February, March and April. Work inside the building was carefully sequenced to keep the large workforce on site and continue to meet critical milestones in the construction schedule.

With the anticipated closure of the "10s" building at the end of the 2019-20 school year and opening of the STEAM building in the 2020-21 school year, nearly all PHS staff were slated to relocate at the end of the 2019-20 school year: science, computer science, art and mathematics classes would relocate from the "20s," "30s," and "40s" buildings into the STEAM building; classrooms and offices located in the "10s" building would relocate to the "20s" and "30s" buildings; and the "10s" building would be demolished. Staff began the process of organizing materials and equipment to prepare for eventual relocation.

During the February break, when students and staff were away from campus, the District began painting the interior of the "20s" building, anticipating that the work would be completed over the summer.

❖ **March-April 2020**

On March 16, 2020, Alameda County issued the first of several shelter-in-place orders intended to slow and limit the spread of Covid-19. Under the County's order, each board of education had discretion to determine whether its ongoing school construction projects were "essential government functions" and therefore allowed to continue. The District's Board of Education found:

- The facilities projects are critical to the District's ability to fulfill its educational mission because the new facilities will provide the space needed to meet demand for courses, and provide a safe, comfortable learning environment for students;
- the STEAM building will provide nine additional classrooms and house two-thirds of PHS' classes; and
- halting construction would disrupt educational programs.

The Board authorized the projects to continue, but the pandemic and related public health orders significantly impacted the construction program. The District and Overaa confronted disruptions in the labor supply and delivery of materials and unprecedented uncertainty, and worked together on a broad range of contingency planning.

Overaa and its subcontractors established protocols for worker and community health and safety, including increased social distancing and other measures to reduce person-to-person contact. Overaa hired a full-time employee at the STEAM site to monitor and ensure compliance with distancing and hygiene protocols, and to do daily disinfecting and sterilizing. Workers held meetings outdoors, maintaining at least 6' between participants. The jobsite trailers were converted to single-occupancy. Workers wore proper personal protective equipment at all times, including gloves, and avoided sharing equipment, tools, and other items. The jobsite was stocked with hand sanitizer, hand soap, diluted bleach in spray bottles, paper towels, and disinfecting wipes, and workers regularly wiped down communal surfaces as well as tools and equipment.

Before the Covid-19 outbreak, STEAM construction was progressing well and on schedule for completion for the start of the 2019-20 school year. The pandemic introduced a range of unknowns, about both the health of the workforce and the ability of suppliers to meet their obligations. To address this unpredictability, Overaa extended work hours to increase the pace while still ensuring appropriate distancing among workers. Overaa added a second shift from 2:00 pm to 8:00 pm that was limited to "quiet tasks" such as insulation and taping and mudding drywall. Avoiding the use of

compressors, drills, and back-up horns ensured compliance with the City's noise ordinance. These extended work hours helped protect the critical path of construction from disruptions and delays.

The District, too, took steps to address this unpredictability by planning for possible delays in STEAM completion beyond the start of the 2020-21 school year. These plans included a mix of temporary, shared and improvised classrooms and offices, and a possible one-year delay in the Performing Arts Center project so the 10s building could continue to be used.

At the same time, the District took advantage of the school closure to start improvements to the 20s and 30s buildings that were originally planned for the summer, including construction of the new Counseling Center. A key objective was to maximize the work to be performed by PUSD maintenance staff rather than by Overaa, and thereby minimize costs.

❖ **May-June 2020**

Despite a range of supply chain disruptions and other challenges related to the pandemic, Overaa completed the roof, tiled the mansard, installed windows, and applied exterior stucco. Inside, crews finished the mechanical, electrical, plumbing, and fire sprinkler systems, ductwork, insulation and drywall. Outside, after the stucco was completed, the scaffolding was removed and Overaa began sitework around the new building. This included replacing part of the sidewalk and curb along Magnolia Avenue and planting new street trees.

In the 20s building, construction of the new Counseling Center exposed problems with some of the old duct work. Although this added to the project cost, discovery of crushed and deteriorating duct work presented an opportunity to improve infrastructure and extend its useful life.

Due to the ongoing shelter-in-place orders, most staff remained offsite. Professional movers organized, packed, and labeled the contents of classrooms and offices in the 10s, 20s, and 30s buildings for relocation.

The District salvaged reusable fixtures and equipment from the 10s building and specialized contractors contained and removed hazardous materials to prepare the building for demolition.

Fourth Annual Audit

Article XIII of the California Constitution requires the District to conduct an annual Performance Audit and an annual Financial Audit of the Measure H1 Bond Program. The District's independent auditor, Eide Bailly, LLP, completed audits covering the fiscal year ending June 30, 2020 in February 2021. Eide Bailly determined: "The results of our tests indicated that, in all significant respects, the Piedmont Unified School District has properly accounted for the expenditures held in the Building Fund (Measure H1) and that such expenditures were made for authorized Bond projects." (*Financial and Performance Audits, page 20.*)

The CBOC utilized Eide Bailly's audit reports to conduct its review, to confirm that the bond funds were used only as authorized by the voters. The CBOC reviewed summaries and reports of expenditures made between July 1, 2019 and June 30, 2020 and, based on these summaries, concluded that: the use of bond funds was appropriate; funds were expended only for the purposes of construction, reconstruction, rehabilitation or replacement of school facilities, program management and construction management, as limited by the text of Measure H1; and no bond funds were used for teacher or site administrator salaries or other school operating expenses.

Committee members Andrew Hempeck and Melissa Wilk reviewed the accounts payable process and a sample of 2019-20 purchase orders, following each invoice through to check distribution. They determined that "All information verified and accurate through the Accounts Payable process." Their summary is attached as Appendix C.

Site Tours

The Citizens' Bond Oversight Committee toured the new STEAM building and Performing Arts Center construction site in March 2021.

Ongoing Review

The CBOC generally meets quarterly and all members of the community are encouraged to attend and participate. Information about meetings dates, times, and locations can be found at measureh1.org. The CBOC's next annual report will be issued in March 2022, covering the period from July 1, 2020 through June 30, 2021.

Questions about the Measure H1 Bond Program can be addressed at any time to the District's Director of Facilities and Construction Manager, Pete Palmer, at ppalmer@piedmont.k12.ca.us.

Appendix A: Text of Measure H1

The complete text of the Measure H1 ballot measure follows:

This proposition may be known and referred to as the Piedmont School Improvement and Modernization Bond Measure, or Measure H1.

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Piedmont Unified School District (the “District”) shall be authorized to issue and sell bonds of up to \$66 million 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 Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in 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 Education 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 Education enters the election results on its minutes.*

Annual Performance Audits. *The Board of Education 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 Education 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 Education 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 Chief Business Official 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 of the year in which bonds are first issued, 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 City of Piedmont, 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 Education 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 Piedmont Unified 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 Education 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 or appropriation 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 Bond Project List contains more projects than the District currently estimates the Bonds can fund to provide flexibility should additional efficiencies be realized or should Board priorities change.

Unless otherwise noted, the projects in the Bond Project List are authorized to be completed at each or any of the District's sites, as shall be approved by the Board of Education:

- Construction of a new Piedmont High School building, focused on Science, Technology, Engineering, Arts and Mathematics ("STEAM"), with size, scope and location to be determined following additional public input;*
- Renovation, refurbishment, or replacement of existing Piedmont High School, Piedmont Middle School, and Millennium High School buildings, including classrooms, infrastructure and landscaping;*
- Addition of classrooms to elementary schools sufficient to meet higher educational standards for kindergarten;*
- Energy efficiency measures to reduce long term operational expense and environmental impact;*
- Addition or expansion of security measures, safe playground and outdoor structures, and "green" areas at existing schools;*
- Furnish and equip new, renovated and existing buildings, including modern technology and infrastructure;*

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovation of restrooms; repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and

replacement of roofs, windows, walls, doors and drinking fountains; improvements to comply with access requirements of the Americans with Disabilities Act; installation wiring and electrical systems to accommodate computers, technology and other electrical devices and needs; upgrades or construction of support facilities; acquisition of property; repair and replacement of fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, and campus landscaping; parking; install interior and exterior painting and floor covering; demolition; repair, upgrade and install interior and exterior lighting systems; replace outdated security systems; and upgrade technology infrastructure.

The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. Some projects throughout the District may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatables, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects and the costs of issuing the bonds. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

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.

Appendix B: Financial Summary Through June 30, 2020

Prepared by Chief Financial Officer Ruth Alahydoian

Piedmont USD H1 Bond Program Citizen's Bond Oversight Committee

Authorization Summary as of: 6/30/2020
Report Date: 9/24/2020

		Amount	
H1 Bond Authorization	11/8/2016	\$ 66,000,000	A
Issued to Date:			
Series 2017	4/12/2017	\$ 26,000,000	
Series 2019	9/19/2019	\$ 30,000,000	
		\$ 56,000,000	B
Still to be Issued:			
Series 2021	Jan-21	\$ 10,000,000	C
		66,000,000	
Expenditures to Date:			
<u>FY 2016-17</u>			
Bond Program - General		\$ 685,285	D
<u>FY 2017-18</u>			
Bond Program - Management	\$ 503,275		
Bond Program - General	\$ 324,848		
Safe Schools	\$ 218,723		
Computer Lab	\$ 16,625		
VRF Systems / Energy Efficiency	\$ 587,602		
Misc Smaller Projects	\$ 52,384		
STEAM & Theater Buildings	\$ 55,028		
STEAM Building	\$ 1,311,424		
Theater Building	\$ 613,261		
Total for 2017-18		\$ 3,683,170	E
<u>FY 2018-19</u>			
Bond Program - Management	\$ 544,988		
Bond Program - General	\$ 146,105		
Safe Schools	\$ 5,764		
Computer Lab	\$ 105,761		
VRF Systems / Energy Efficiency	\$ 268,708		
Misc Smaller Projects	\$ 95,319		
STEAM & Theater Buildings	\$ 549,415		
STEAM Building	\$ 3,046,143		
Theater Building	\$ 802,459		
Total for 2018-19		\$ 5,564,663	F
<u>FY 2019-20</u>			
Bond Program - Management	\$ 532,585		
Bond Program - General	\$ 451,603		
Computer Lab	\$ 2,414		
VRF Systems / Energy Efficiency	\$ 24,525		
Misc Smaller Projects	\$ 7,425		
STEAM & Theater Buildings	\$ 33,132		
STEAM Building	\$ 23,890,410		
Theater Building	\$ 255,112		
Total for 2019-20		\$ 25,197,206	G

Total Expended from Series 2017A and Series 2019A to 6/30/20:	\$ 35,130,324	H=D+E+F+G
Funds Remaining from Series 2017A and 2019A to 6/30/20:	\$ 20,869,676	I=B-H
Interest received 7/1/2017-6/30/2020	\$ 1,334,958	J
Miscellaneous credits (PERS on-behalf, stale checks) 7/1/17-6/30/20	\$ 19,445	K
Audit Adjustment from Prior Bond Measure (canceled AP):	\$ 29,739	L
Funds Available from Series 2017A and 2019A for 2020-21:	\$ 22,253,819	M=I+J+K+L
Bonds To Be Issued in 2020-21:	10,000,000	C
Total Available for remaining bond program:	\$ 32,253,819	N = M+C

Appendix C: Review of Measure H1 Accounts Payable Process

Prepared by Committee Members Andrew Hempeck and Melissa Wilk

On March 11, 2021 Andy Hempeck and Melissa Wilk reviewed POs, Invoices and Checks from FY 2019-2020 for each of the projects (STEAM/Theater) including the following vendors:

- C Overraa and Company
- Thomsen Inspection
- Mills Finance
- Lease Servicing Center Inc
- Dell Marketing LP

Current Accounts Payable Process – Key Staff

Pete Palmer, PUSD/H1 Project Manager

Trish Culbert, PUSD/H1 Construction Manager Consultant

Cheryl Kaiser Fiscal Services Manager

Nancy Brahm, PUSD Bond Accounting

Ruth Alahydoian, PUSD Chief Financial Officer

Accounts Payable Workflow

PO requested by Pete

PO created by Nancy Brahm (or sometimes Trish) and submitted.

PO needs to be approved by Pete, then PO approved by Cheryl Kaiser before becoming valid.

Once service is performed/ item received-

Invoice sent to Nancy Brahm, she sends via email to Pete

Invoice review and approval by Pete

Invoice approval given by Pete to Upexa

Upexa writes the check and Cheryl Kaiser reviews all checks written before submitted to the county.

Once the check is printed and delivered from the county it comes to Trish. Trish confirms that

Invoices match the checks, organize/ file all the pink copies and mail the checks

Large Checks to OVERAA have the following process when OVERAA presents invoice, Inspector signs off, Pete Palmer signs and HKIT signs off.

Results

All information verified and accurate through the Accounts Payable process.

Appendix D: Images



Storm drain replacement and rerouting under the PHS breezeway.



Placement of structural rebar in the footings and forms for pouring a concrete retaining wall.



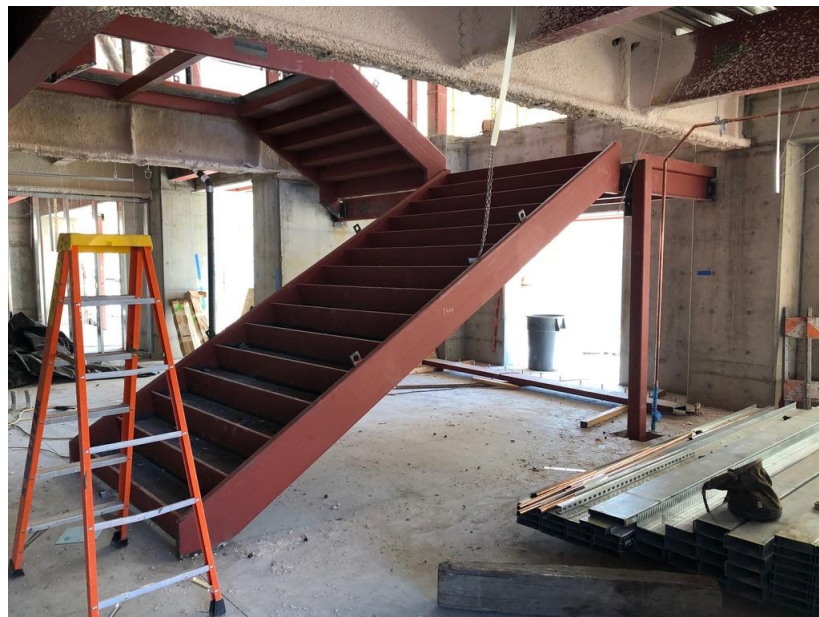
Forms for pouring a concrete wall at the future site of the art patios.



Completed forms ready for the concrete pour.



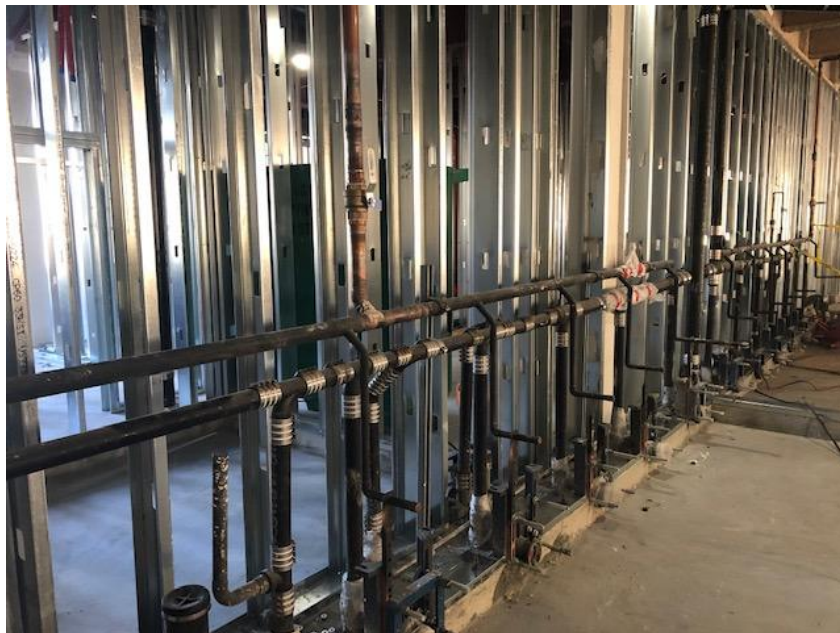
Poured concrete walls and completed slab on grade for the new 2D art room.



Installation of interior stairway.



Shrink-wrapping of the STEAM building exterior to protect interior work from rainy weather.



Plumbing lines for future restrooms on the first floor. .



General education classroom at the northwest corner of the STEAM building, with framing materials and drywall staged for installation.



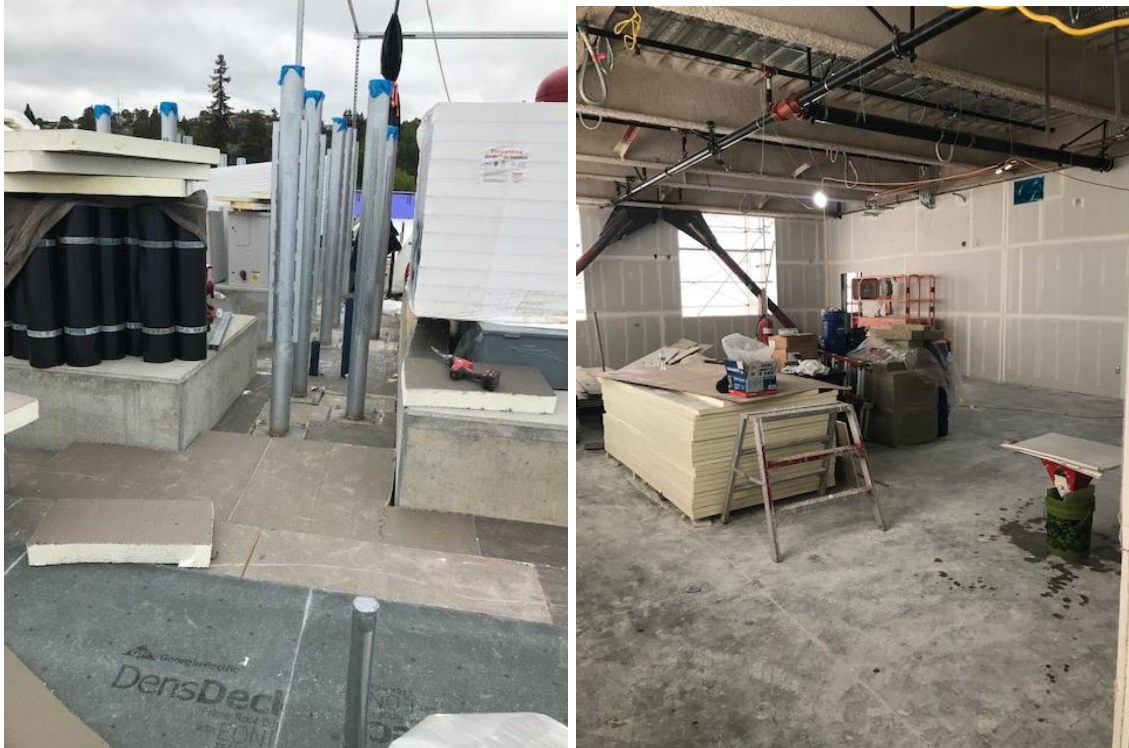
Exposed structural bracing may be used for educational purposes.



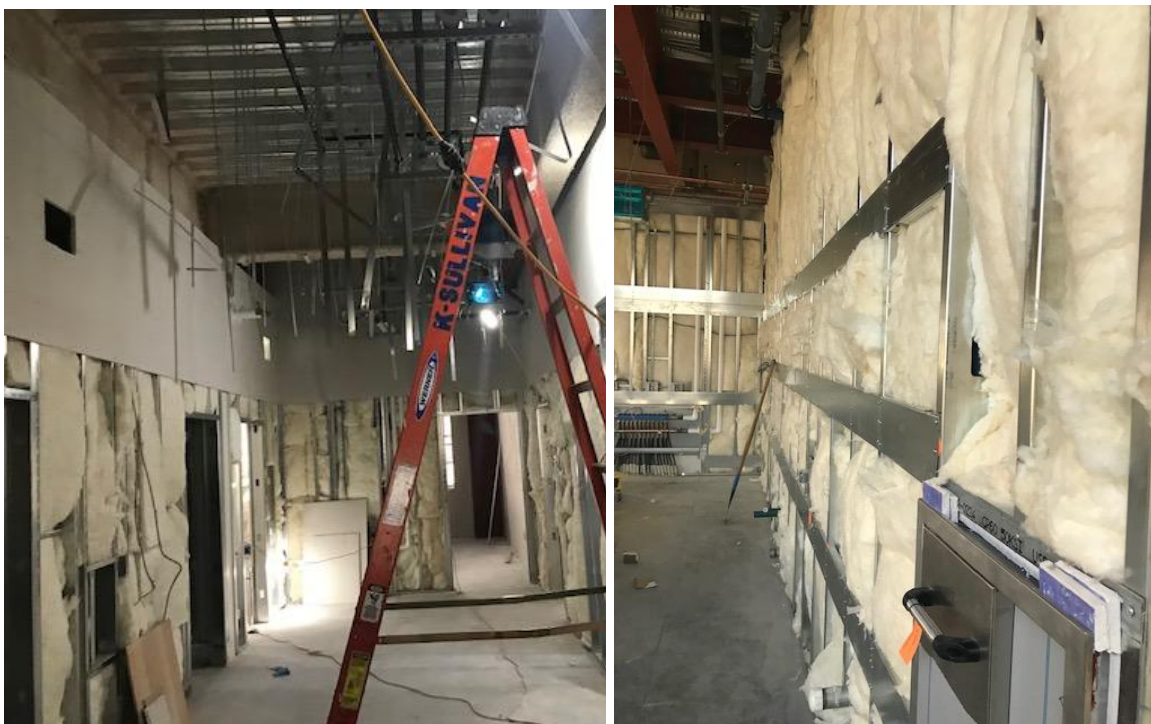
Corridor with science classrooms.



Fresh paint and carpet in the 30s building.



Mechanical infrastructure for HVAC systems (left). Drywall installation (right).



Thermal and sound insulation in corridors and classrooms.



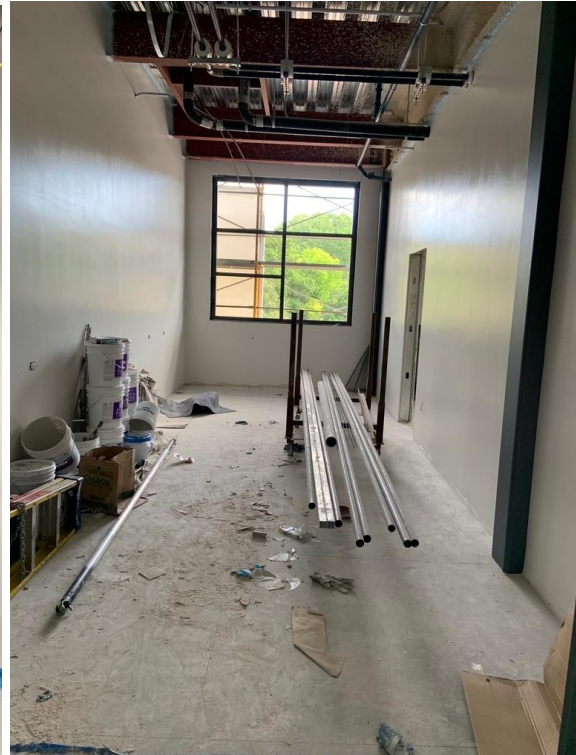
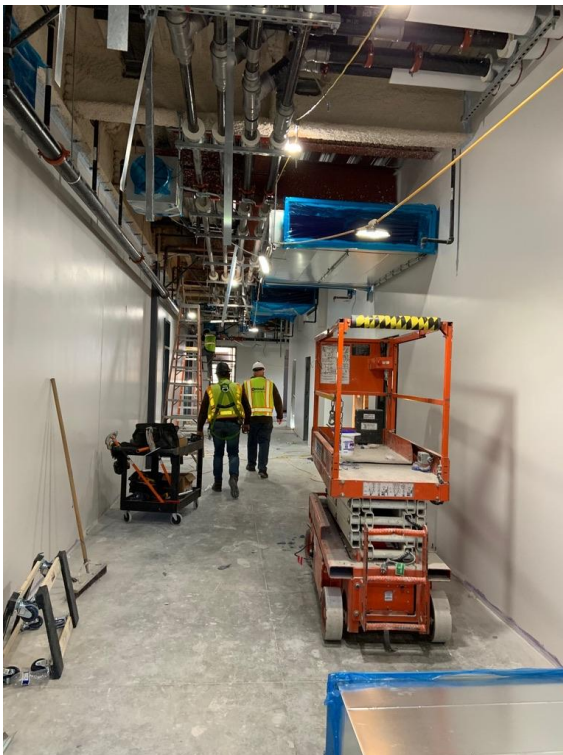
Installation of mansard roof.



Inside edge of the mansard roof (left), and progress photo of rooftop HVAC installation (right).



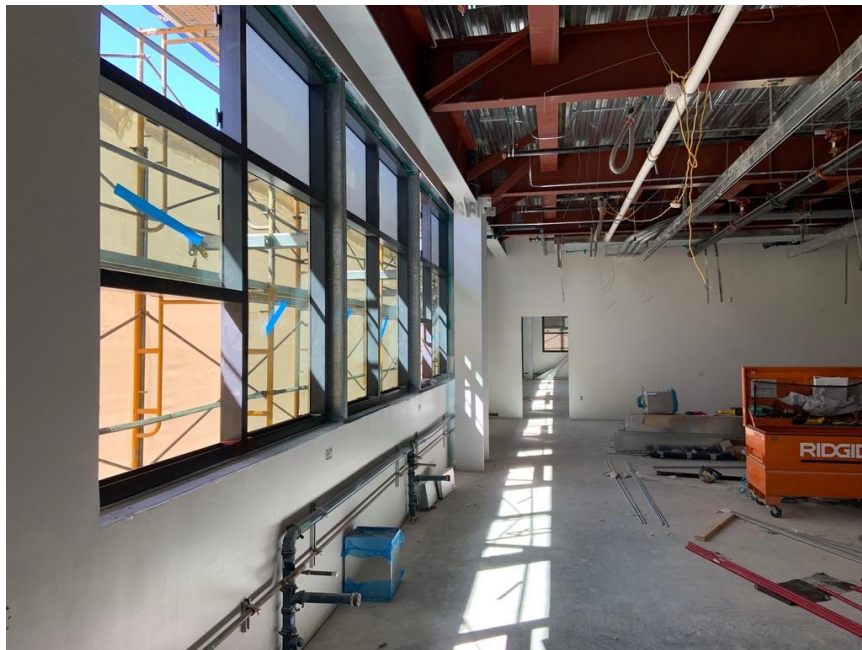
Installation of clay tile on mansard, with view of the PHS breezeway and 30s building at right.



Installation of ductwork (left), and nearly-completed science prep room (right).



Installation of ductwork in science classrooms.



Window installation in adjoining classrooms on the building's south side.



Installation of electrical and mechanical components.



Infrastructure for flexible, movable power lines for student workstations.



Installation of the elevator.



High pressure fire line that feeds the fire sprinkler system (left), and duct work at the elevator shaft (right).



Completion of mechanical, electrical and plumbing work in the corridor (left), and completion of concrete floors (right).