

CITIZENS' BOND OVERSIGHT COMMITTEE

2024 ANNUAL REPORT

MEASURE V



ABOUT MEASURE V

Measure V is a \$136 million general obligation bond approved by voters in 2020 to improve La Mesa-Spring Valley School District's aging facilities, improve student safety and campus security, and provide critical infrastructure and accessibility upgrades.

Thanks to our community, Measure V passed with nearly two-thirds approval. Measure V complies with California's Proposition 39, the Smaller Classes, Safer Schools, and Financial Accountability Act. The Act includes requirements for a Citizens' Bond Oversight Committee (CBOC) made up of volunteers to review expenditures and provide annual reports to the community to confirm that expenditures comply with ballot language.

By law, all funds raised by Measure V will remain local and used to improve La Mesa-Spring Valley schools, classrooms, and facilities; funds cannot be taken away by the State. Funds cannot be used for salaries or pensions.



► CBOC Chairperson Message	Page 1
<i>A welcome message outlining the committee’s mission and activities during the 2024 reporting period as well as progress and transparency highlights of the Measure V Bond Program</i>	
► Program Budget Summary	Page 2
<i>A detailed view of the program allocations, expenditures and commitments across the program</i>	
<ul style="list-style-type: none">• Project Budget Overview• Budget, Committed Costs, and Costs to Date Chart	
► Project Status Summary	Page 3
<i>A comprehensive review of completed and ongoing construction activities.</i>	
• Completed Site Improvements (Bundles A & B)	Page 3
• Playground Improvements	Page 3
• Site Improvements – Bundle C	Page 4
• Site Improvements – Bundle D	Page 5
• Site Improvements – Bundle E	Page 5
► Project List & Program Schedule	Page 6
<i>Expanded projects list and program schedule that includes details regarding the delivery method, start/end date and budget.</i>	
<ul style="list-style-type: none">• Project List• Program Schedule	
► Citizens’ Bond Oversight Committee Information	Page 7
<i>About the CBOC, purpose and formation including details on committee membership and contact information.</i>	



Measure V Citizens' Bond Oversight Committee

ANNUAL REPORT - 2024



MESSAGE FROM THE CBOC CHAIR

Dear Residents of the La Mesa-Spring Valley School District Area,

This document contains the third Annual Report of the La Mesa-Spring Valley School District's Citizens' Bond Oversight Committee (CBOC), covering the period from January 2024 to December 2024. As background, the CBOC was formed to review Measure V Bond Program expenditures by the La Mesa-Spring Valley School District, specifically related to projects outlined in the Measure V ballot language. The CBOC accomplishes its oversight through site visits and regular reviews of project progress and spending. Meetings are open to the public and provide taxpayers and the community at large with confirmation that funds are being spent as intended. The CBOC held four regular meetings at different project sites, including Highlands Elementary, Sweetwater Springs Elementary, Parkway Sports and Health Science Academy, and Spring Valley Academy.

The CBOC is pleased to report that program expenditures and project-level budget reviews by the District are ongoing and routinely adjusted in partnership with district leadership and school board oversight as new and relevant market data becomes available. This process ensures that each school site receives equitable improvements as described in the multi-year program scope, and it ensures such improvements meet all existing district standards for facilities and infrastructure. As demonstrated in this annual report, school facilities are being upgraded to benefit the students and staff of the district, thereby contributing to the overall quality of education and social wellbeing of the community at large. It is a credit to the attention to both quality and continuous progress that the planned site improvements at 17 of the 21 school sites are now complete. The remaining four sites are also nearing a timely completion. It is a benefit to the district, students, and taxpayers that the program is ahead of schedule and under budget. Finally, the majority of third-party hiring and spending under the program has consistently stayed local. The Measure V Bond Program monies authorized by local voters are directly and positively impacting our local economy.

The CBOC also reviews the annual third-party financial and performance audits of the program's management by the district. We are pleased to confirm that a clean financial and performance audit has been completed for the fiscal year ending June 30, 2024. The district also received an "A" grade from the San Diego County Taxpayers Association for its overall program transparency to the public.

I thank all the volunteer CBOC members for their time and commitment to this committee and the community we serve. Please visit our website at <https://www.lmsvschools.org/bond/cboc> to find our public meeting schedules and other related information.

Sincerely,

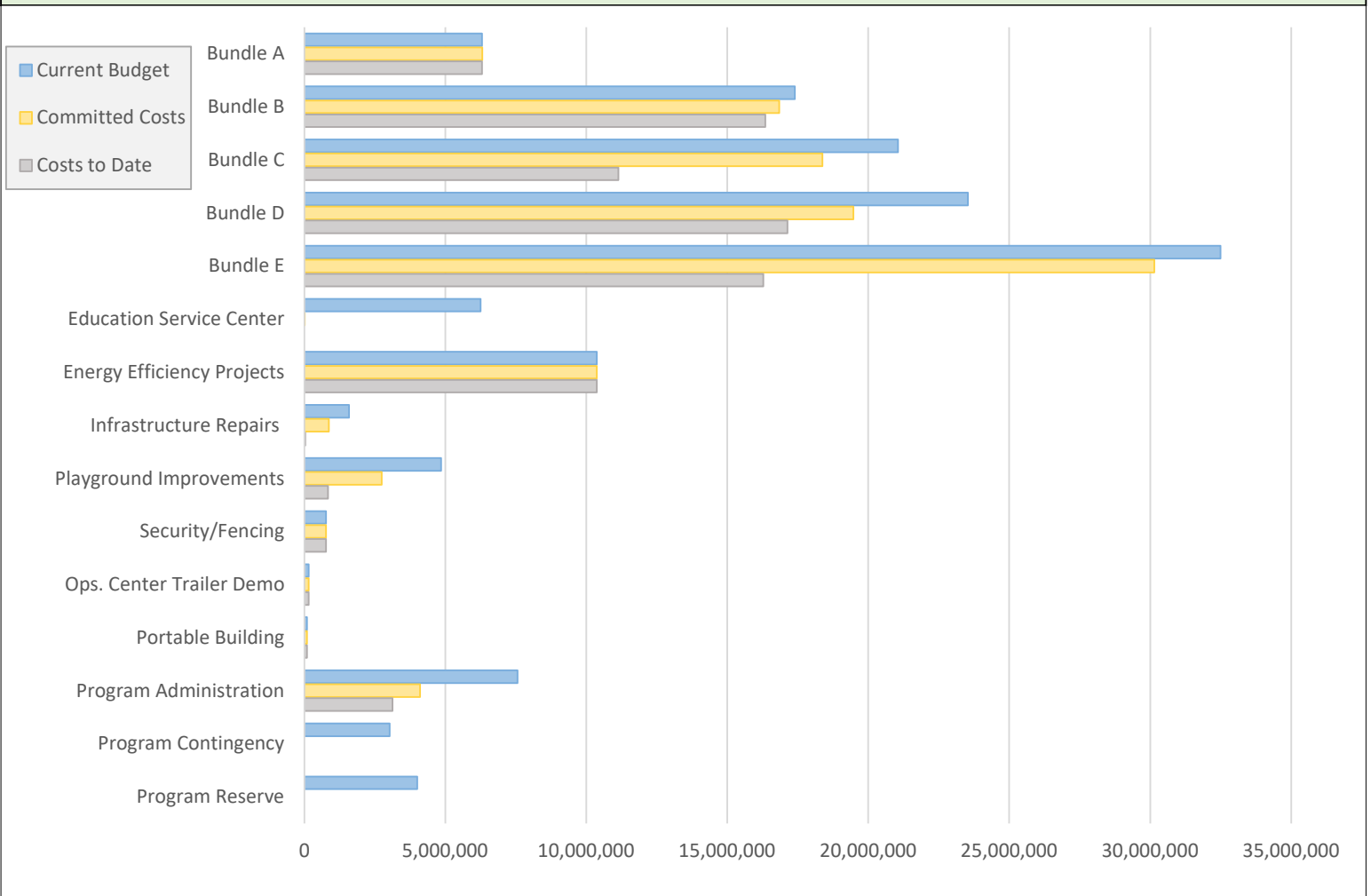
Jay Steiger, Measure V CBOC Chairperson

Project Budget Overview

Project/Bundle	Original Budget	Budget Adjustments	Current Budget	Committed Costs	Costs to Date	Remaining Budget
Bundle A	9,119,963	(2,820,609)	6,299,355	6,311,778	6,299,355	0
Bundle B	19,094,288	(1,694,810)	17,399,478	16,841,140	16,275,668	1,045,541
Bundle C	20,157,959	900,378	21,058,337	18,375,079	10,964,017	9,916,276
Bundle D	18,821,046	4,717,698	23,538,744	19,472,538	17,668,436	6,401,616
Bundle E	28,493,402	3,998,146	32,491,548	30,141,718	13,775,697	16,221,421
Education Service Center	6,248,616	-	6,248,616	8,250		6,248,616
Energy Efficiency Projects	10,371,056	-	10,371,056	10,371,056	10,371,056	0
Infrastructure Repairs	6,443,179	(4,853,604)	1,589,575	869,885	338,196	1,557,785
Playground Improvements	-	4,853,604	4,853,604	2,745,524	1,245,503	4,012,211
Security/Fencing	-	773,390	773,390	773,389	773,389	1
Ops. Center Trailer Demo	65,253	85,480	150,733	150,733	150,733	0
Portable Building	329,546	(236,890)	92,656	92,656	92,656	0
Program Administration	9,855,692	(2,294,769)	7,560,923	4,102,369	3,588,528	4,430,049
Program Contingency	3,000,000	31,587	3,031,587	-	0	3,031,587
Program Reserve	4,000,000	-	4,000,000	-	0	4,000,000
Total	136,000,000	3,459,601*	139,459,601	110,256,115	81,543,234	56,865,103

*This amount represents the earned interest as reported in the Board-adopted program budget (November 2024).

Budget/Committed Cost/Costs to Date Chart





Site Improvements – Complete – Bundles A & B

Nine sites received site upgrade work as detailed in the Bond Language during this reporting period. These included underground sewer and storm drain work, the installation of new digital marquees, the construction of new trash enclosures, the installation of new iron and chain link security fencing, and the addition of ADA-accessible gates and pathways. Pick-up and drop-off zones were also improved where applicable, and new electronic access control systems—monitored from each school's site office—were implemented to enhance campus security. Other

enhancements were made through new branded signage and decorative panels to reflect each school's unique identity.

Notable upgrades in Bundle B that were completed include extensive sewer and storm drain work at Casa de Oro Elementary, Spring Valley Academy and Sweetwater Springs Elementary. Upgrades and road improvements were made to the bus stop/drop-off area at Spring Valley Academy, and a new Heating, Ventilation, and Air Conditioning cooling tower at Murdock Elementary School was placed into operation.



Playground Improvements

As part of the bond planning process, a playground condition assessment was conducted at each elementary school site. Based on the findings, the District is continuing efforts to repair and/or replace playgrounds and shade structures at locations where safety improvements are needed. Additionally, some sites receive new poured-in-place (PIP) rubber surfacing, while others will have existing PIP surfaces overlaid with turf or similar material to enhance usability and safety.

Sites Included

Rancho Elementary
Loma Elementary
Maryland Avenue Elementary
Northmont Elementary
Rolando Elementary
Casa De Oro Elementary
Lemon Avenue Elementary
Highlands Elementary
Murdock Elementary
Sweetwater Springs Elementary
Fletcher Hills Elementary



Site Improvements - Bundle C



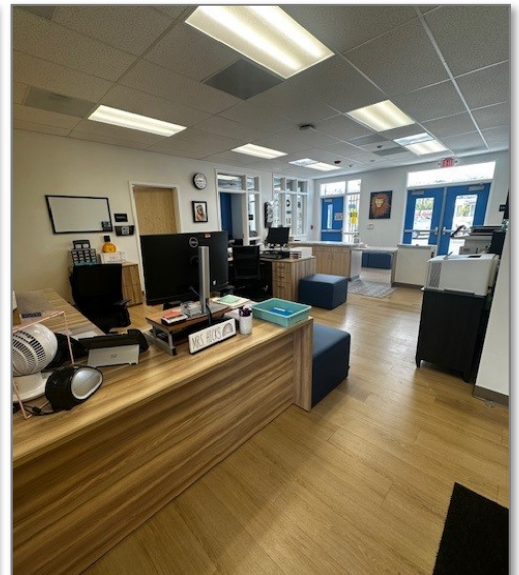
Construction commenced on all Bundle C projects during the reporting period. Many of the improvements share similar scope themes with those in Bundle B, including—but not limited to—sewer and storm drain work, security enhancements, ADA accessibility improvements, and the installation of new marquees at each site.

Notable upgrades for this project bundle include the expansion of the parking lot at Rolando Elementary and the construction of a new street access and exit at La Mesa Dale Elementary. Further improvements consist of the installation of decorative steel fencing and gates, post-mounted marquees, trash enclosures, and new landscaping designed to enhance overall site aesthetics.



Project Spotlight - La Mesa Dale Elementary Site Improvements - Bundle C

The administrative building, originally situated on the west end of the site, was relocated to the east side as part of a broader redevelopment initiative. This effort included removing existing portable buildings to make way for the new modular administrative space. The new space accommodates a new nurses' station, principal's office, conference room, staff restrooms, and student restrooms, as well as custodial, electrical, and IT closet space.



Site Improvements – Bundle D

Bundle D Site Improvement construction work was completed at STEAM Academy, Bancroft Elementary, La Presa Elementary, Rancho Elementary, Kempton Elementary, and Avondale Elementary during the term of this report. This bundle included many of the same elements as completed in the previous bundles, such as infrastructure upgrades, security, landscaping, ADA upgrades, and new marquees. STEAM Academy also received a new HVAC Central Plant with new units, enclosure and rerouted piping systems. La Presa Elementary received major upgrades to the existing HVAC central Plant.

Bundle D: Security and Accessibility Improvements at Entrances



Site Improvements - Bundle E

Bundle E Site improvement projects at Fletcher Hills Elementary, Northmont Elementary, and Parkway Sports and Health Science Academy broke ground on schedule just before the summer of 2024, with Murray Manor Elementary starting in October. These sites underwent significant infrastructure sewer and storm drain work, which was intentionally scheduled during the summer break to minimize the impact on students and staff. Additional work at these sites included ADA upgrades, new marquees, security enhancements, and landscaping.

Project Spotlight – Parkway Sports and Health Science Academy Site Improvements – Bundle E

The highlight of the Parkway Project is the relocation of the centrally located administrative office to the front of the campus, into a new 3,600 square foot administrative facility. This strategic move enhances both campus security and accessibility. The relocation was made possible by the removal and relocation of several existing portable units at the front of the school.

During the design phase, the District identified the need to accommodate an additional grade level. In response, the project scope was adjusted to repurpose portable units and procure three additional units, which were relocated and installed at the rear of the campus. This pivot ensured that the evolving educational needs of the school community were effectively met.

Additional sitework scope includes:

- Entry improvements at the new Administration Building
- Security upgrades, involving approximately 1,800 feet of decorative and chain-link fencing
- Landscape and irrigation enhancements
- Approx. 3,300 feet of extensive sewer and storm drain work on aging underground infrastructure

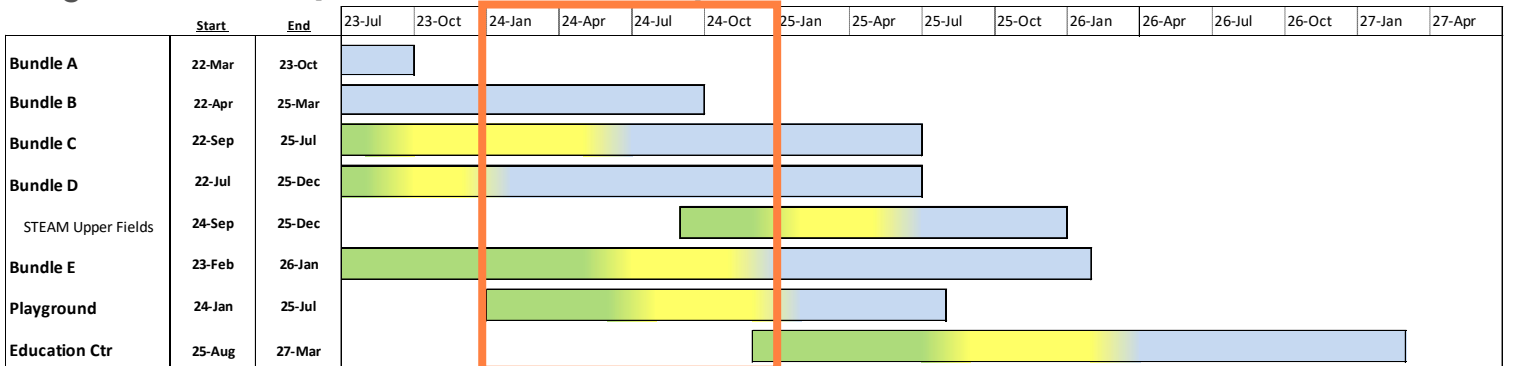
Following the sitework, the next phase of construction will be focused on the modernization of Building 3. This involves demolishing the existing administrative areas to convert the spaces into classrooms. In compliance with Division of State Architect (DSA) requirements, this part of the project also included a series of interior upgrades to the existing Boys' and Girls' restrooms.



Project List (as of December 31, 2024)

Project	Bundle	Delivery Method	Bond Series	Project Status	Estimated Completion	Budget
STEAM Slope Stabilization (Entry Improvements)	A	L/LB	A	Complete	Oct-23	2,360,637
La Mesa Arts Academy (Entry Improvements)	A	L/LB	A	Complete	Oct-23	1,039,781
Spring Valley Academy (Entry Improvements)	A	L/LB	A	Complete	Oct-23	760,550
Parkway (Entry Improvements)	A	L/LB	A	Complete	Oct-23	665,154
STEAM (Entry Improvements)	A	L/LB	A/B	Complete	Oct-23	1,473,233
Spring Valley Academy	B	L/LB	A/B	Complete	Dec-24	3,079,384
Casa de Oro Elementary	B	L/LB	A/B	Complete	Dec-24	3,684,237
Murdock Elementary	B	L/LB	A/B	Complete	Dec-24	2,423,104
Sweetwater Springs Elementary	B	L/LB	A	Complete	Dec-24	2,488,262
Highlands Elementary	B	L/LB	A	Complete	Dec-24	1,651,532
Loma Elementary	B	L/LB	A/B	Complete	Dec-24	1,255,805
Ops Center (SVA parking)	B	L/LB	A	Closeout	Apr-25	2,817,155
Maryland Avenue Elementary	C	L/LB	A/B/C	Construction	Jul-25	1,539,319
La Mesa Arts Academy	C	L/LB	A/B	Construction	Jun-25	3,589,258
La Mesa Dale Elementary	C	L/LB	A/B/C	Construction	Jun-25	9,653,280
Lemon Avenue Elementary	C	L/LB	A/B/C	Construction	Jul-25	1,896,141
Rolando Elementary	C	L/LB	A/B/C	Closeout	Jun-25	4,380,338
Avondale Elementary	D	L/LB	A/B	Closeout	Apr-25	2,168,978
Bancroft Elementary	D	L/LB	A/B	Closeout	Apr-25	2,497,829
Kempton Elementary	D	L/LB	A/B	Closeout	Apr-25	2,902,162
La Presa Elementary	D	L/LB	A/B	Closeout	Apr-25	3,977,809
Rancho Elementary	D	L/LB	A/B	Closeout	Apr-25	2,136,351
STEAM Academy	D	L/LB	A/B	Closeout	Apr-25	5,655,412
STEAM Academy (Upper Fields)	D	L/LB	B/C	DSA	Nov-25	4,200,204
Murray Manor Elementary	E	L/LB	A/B	Closeout	May-25	2,733,753
Northmont Elementary	E	L/LB	A/B	Closeout	May-25	4,476,171
Fletcher Hills Elementary	E	L/LB	A/B	Closeout	May-25	5,265,480
Parkway Health and Sports Science Academy	E	L/LB	A/B/C	Construction	Oct-25	20,016,145
Security/Fencing	-	LS	A	Complete	Sep-22	773,390
Ops. Center Trailer Demo	-	CUPCCAA	A	Complete	Jun-22	150,733
Portable Building	-	n/a	A	Complete	Jul-22	92,656
Infrastructure Repairs	-	LS	B	Construction	May-25	1,589,575
Playground Improvements	-	L/LB	B/C	Construction	Jul-25	4,853,604
Education Center	-	TBD	B	Design	Apr-27	6,248,616
Energy Efficiency Projects	-	n/a	-	Complete	Aug-21	10,371,056

Delivery Method Legend: **L/LB** - Lease-Leaseback | **LS** - Lump Sum | **CUPCCAA** - California Uniform Public Construction Cost Accounting Act

Program Schedule (as of December 31, 2024)


■ Design
 ■ DSA & Bidding Award
 ■ Construction & Closeout
 Reporting Period for this Report

CBOC Purpose:

In compliance with California’s Proposition 39, La Mesa-Spring Valley Schools has appointed a Citizens’ Bond Oversight Committee for the Measure V Bond Program.

Members are appointed to the CBOC by the Board of Trustees for the District as prescribed by Proposition 39 and represent many diverse backgrounds and areas of expertise. Additionally the committee is chartered to provide an independent examination of district bond project planning and spending. This provides the taxpayers and community at large validation that funds are being spent as intended and planned.

Membership Details:

Members serve an initial one or two-year term. Members in good standing are eligible for a second or third two-year term. Members may not serve more than three consecutive terms.

The Committee shall establish a schedule for the date and time of regular meetings to be held at least three times per year to include an annual organizational meeting.

Member Name	Representation	Organization
Antionette Davis	Member-at-Large	Sweetwater Springs Elementary
Jim Long	Business Association	Greater San Diego Association of Realtors
Gerry Saucedo	Parent	Community Member/Parent
Glen Sparrow	Taxpayers’ Association	San Diego County Taxpayers’ Association (SDCTA)
Jay Steiger	Member-at-Large	Community Member
Dave Suydam	Senior Citizens’ Association	Community Member
Jim Taylor	Member-at-Large	Community Member
Krista Trimlett	Parent	Parent/Guardian/PTA Member

Contact us

La Mesa-Spring Valley School District *ATTN: CBOC*
 Address: 4750 Date Ave, La Mesa, CA 91942; Phone: (619) 668-5700; Email: CBOC@lmsvdsd.net
Visit Us: <https://www.lmsvschools.org/bond/>

