BUILDING EXCELLENCE

CBOC Annual Report 2021-22

San Rafael City Schools Bond Program
Building Excellence

There are many elements that factor into academic success for students, including their surroundings.

In building excellence across the District, our students benefit from safe, innovative, modern environments that support their learning, their activities, and their ability to connect with others.

Through Bond Measures A & B, schools have the best facilities and tools to support the highest level of learning, including hands-on science, technology, engineering, arts and math.

As we move forward in building excellence, our schools will meet their mission of helping every student achieve their best every day.

Bond Measures A & B

Since bond measures A & B were approved in Nov. 2015, construction and improvement projects have progressed steadily and transformed our facilities. This report shows our progress on those measures in 2021-22.

Measure A provided $108 million for elementary and middle schools; and Measure B invested $161 million into high schools.

As we were headed into the sunset on Measure A & B projects, new bond Measures B & C were approved by voters in June 2022, providing up to $216 million for high school projects and $152 million for elementary and middle schools.

We believe that by building trust and demonstrating progress as promised, we will continue to deliver the best-possible facilities to our students, staff, and community.

San Rafael High School STEAM Building
Citizens' Bond Oversight Committee

Appointed by the school board, members review expenditures for construction, repair, and modernization of our schools. Their work is shared with the Board of Education and the public to demonstrate that school bond funds are invested as the voters intended and that projects are completed wisely and efficiently. We thank them for their dedicated volunteer service.

George Tuttle III, Chair  
Senior Citizen Group Representative

Niels von Doepp  
Local Business Organization Representative

Carsten Andersen  
Taxpayer Organization Member

Carol Farrer  
Member At-Large

Peter Gebbie  
Member At-Large

Kyri McClellan  
Parent/Guardian of Enrolled Student (High School)

Stephen Roth  
Community Member at Large,  
Parent/Guardian of Enrolled Student  
(High School)

Samina Saude  
Parent/Teacher Organization Member  
(Elementary District)

Claudia Vazquez  
Parent/Guardian; Parent-Teacher Organization Participant

Former CBOC Members who served in 2021-22

John Erdmann

Mark Schott
COMPLETED PROJECTS 2021-22
MEASURE A ELEMENTARY/MIDDLE SCHOOL PROJECTS

Davidson Middle School
HVAC Upgrade Phase I
Completed 11.8.2021  43,387 square feet

New HVAC system provides upgraded heating, air conditioning, and ventilation in wings 10-50. The wings are scheduled on the district-wide energy management system which includes CO2 detection sensors.

Bahia Vista Elementary School
HVAC Upgrade
Completed 11.8.2021  24,000 square feet

New HVAC system provides upgraded heating, air conditioning, and ventilation in classrooms. These rooms are scheduled on the district-wide energy management system which includes CO2 detection sensors.

COMPLETED PROJECTS 7.1.22 - PRESENT
MEASURE A ELEMENTARY/MIDDLE SCHOOL PROJECTS

Bahia Vista Elementary School
Re-Roofing
Completed 10.10.2022  20,000 square feet

Buildings A, B, and C were re-roofed.

Venetia Valley K-8 School
Field Restoration
Completed 10.10.2022  150,000 square feet

Venetia Valley fields were restored and a new track was installed. Modifications were made to the rear parking lot.
COMPLETED PROJECTS 2021-22
MEASURE B HIGH SCHOOL PROJECTS

Terra Linda High School
Campus-wide Exterior Painting Project
Completed 8.18.2021  181,000 square feet

The Terra Linda High School campus, including the District office, was brightened through exterior surface preparation and painting of campus buildings.

Breezeway Waterproofing & Handrail Replacement Project
Completed 11.12.2021  1,700 square feet

The breezeway between the 100 and 300 wings of the main building underwent structural repair and handrails were installed in the same area.

COMPLETED PROJECTS 7.1.22 - PRESENT
MEASURE B HIGH SCHOOL PROJECTS

San Rafael High School
Painting and Exterior Repairs
Completed 8.22.2022  220,000 square feet

The campus was beautified through surface preparation and painting. Other work included in this project: repairs to down spouts and conduit coverings; door replacement and repair; and a new fencing enclosure for the natural gas service area.

Portable Removal
Completed 5.5.2023  19,300 square feet

Leased portable buildings and associated infrastructure were removed, including demolition of a shade structure; preparation of asphalt concrete and drainage adjacent to buildings; coating and striping of existing asphalt concrete; and installation of two basketball courts.
San Rafael High School
STEAM Building (Science, Technology, Engineering, Arts and Math)
Completed 11.28.2022  18,566 square feet

A new two-story STEAM building was constructed, including landscaping and site improvements. The building includes: science and math classrooms; a ceramics classroom/studio; a physics academy; a fabrication lab with state-of-the-art equipment and collaboration areas; along with restroom facilities.

AD Building Modernization
Completed 11.21.2022  10,500 square feet

Existing offices were converted into a wellness center and four new classroom spaces. The Wellness Center provides support and counseling spaces for students. Restrooms on the second floor were modified and a new single occupancy restroom was added.
Terra Linda High School
New Gym + Frontage Improvements
Completed - 4.21.2023  22,000 square feet

An unoccupied cafeteria building was replaced with a new competition gym building. The complex features a 100’ basketball court with bleacher seating for up to 1200 spectators, three team rooms, a conference room, a sports medicine room, offices for staff, a snack and ticket sales room, an athletic training center, and enhanced parking.

Power lines along the front of the Terra Linda campus were relocated underground, allowing the redesign of the entire campus frontage.

A new bike path was added to the campus, and Nova Albion Way was striped for bike lanes. New parking and drive aisles were added, along with street and site lighting, and new landscaping.

This sustainable project uses reclaimed water, daylight-responsive lighting controls, low-flow plumbing fixtures and heating, and features ventilation and air-conditioning systems powered by 60% renewable energy.
**Davidson Middle School**

**Phase II HVAC Upgrades/Roofing**

Start Date: Summer 2022  
HVAC 28,592 square feet  
Roofing 44,264 square feet

Replacement of HVAC systems with electrical-only systems that do not rely on natural gas, including addition of cooling to certain spaces. The work includes replacement of existing mechanical systems in: Wing 10 Administration; Wing 30 Library; maker’s space; band rooms; and annex. Air conditioning will be added to Annex classrooms. In addition, replace roofs on the 20s and 30s wings; band, maker space, and music rooms; as well as the annex.

**Venetia Valley K-8 School**

**Restroom Building**

Start Date: Summer 2023

Add a new building to accommodate single occupancy student and staff toilet rooms, janitor closet. This facility will provide access from the Middle School area of campus.

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**Terra Linda High School**

**East Parking Lot Quad**

Start Date: Summer 2023  
58,000 square feet

Demolition of existing hardscape and replacement with new finishes, including new seat walls, site concrete, stairs, retaining walls, landscaping, site lighting, paving, and striping of staff parking lot.

**Ceramics Studio**

Start Date: Summer 2023  
3,400 square feet

Demolition of existing kiln shed, and construction of a new ceramics studio building with space to accommodate three electric kilns and one gas kiln; landscaping and flatwork at the perimeter of the building; and new decorative fencing.

**Career Technical Education Shade Structure and Admin Canopy**

Start Date: Summer 2023  
1,800 square feet

Installation of a new shade structure at the rear of the engineering/woodshop building, with lighting and electrical receptacles added to the structure. Installation of new 8’ fencing around the perimeter, along with decorative security fencing at various locations on campus. A shade canopy will be added to the the TLHS Administration building entrance.
BOND EXPENDITURES
7.1.2015 - 5.4.2023
$113,065,150
MEASURE A
ELEMENTARY/MIDDLE SCHOOL

Program Administration $5,019,403
Temporary Classrooms $6,249,325
Student Commons $6,890,153
Technology $1,800,904
Athletic Facilities $1,229,146
Classroom & Educational $81,073,879
HVAC $10,802,340
BOND EXPENDITURES
7.1.2015 - 5.4.2023
$162,208,523
MEASURE B HIGH SCHOOL

Program Administration
$6,717,508

Technology
$2,211,023

Temporary Classrooms
$2,093,800

Classroom & Educational
$35,000,593

HVAC
$13,617,431

Student Commons
$62,717,688

Athletic Facilities
$39,850,480
Fiscal and Performance Audit

As required by Measures A and B Bond language, each year a fiscal and performance audit of Measure A and B expenditures is conducted. The certified public accounting firm of Nigro & Nigro performed the required 2021-22 financial and performance audits for the fiscal year ending June 30, 2022. The auditor issued an unqualified opinion that no deficiencies or unallowable expenses were discovered. The audit reports were presented and approved by the District’s Board of Education at their meeting on March 27, 2023. With this action, it was concluded that San Rafael City Schools complied in all material respects with Measures A and B requirements to expend bond proceeds only on the school facilities projects specified in each. The audit was received by the Citizens’ Bond Oversight Committee on March 22, 2023.

Statement of Compliance

This 2021-22 CBOC Annual Report will be submitted to the Board of Trustees in August, 2023 by the San Rafael City School District Measures A & B Citizens’ Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the San Rafael City School District is in compliance with the requirements of Article XIIIA, Section I(b) (3) of the California Constitution. Furthermore, the Committee has reviewed expenditure reports produced by the District that confirm that (a) bond proceeds have been expended only for the purposes set forth in the ballot measures; (b) and not for any other purposes, including teacher and administrative salaries and other school operating expenses; (c) and that bond proceeds have been maximized.

Respectfully Submitted by
George Tuttle, III Chairperson, Citizens’ Bond Oversight Committee

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Board of Education

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