



# **BUILDING SUCCESS**

## **CBOC Annual Report 2020-2021**

**SAN RAFAEL CITY SCHOOLS  
BOND PROGRAM**

## BOND MEASURES A & B

In November 2015, local voters approved two school bonds for San Rafael City Schools: Measure A was for \$108 million for elementary and middle schools; and Measure B provided \$161 million for high schools.

These bond measures funded much needed capital improvements for our facilities to greatly enhance the learning environment and address infrastructure needs.

## 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.

### CBOC COMMITTEE MEMBERS

**George Tuttle III, Chair**  
At-Large Community Member

**John Erdmann, Vice Chair**  
Senior Citizen Group Representative

**Carsten Andersen**  
Taxpayer Organization Member

**Carol Farrer**  
Member At-Large

**Peter Gebbie**  
Parent/Guardian Parent-Teacher Organization Participant (High School)

## BUILDING SUCCESS

Providing teachers, learners and our community with the finest, most modern facilities not only supports the District's instructional program but also creates an environment for success.

We are building safe, innovative learning environments along with instructional technology to support 21st century learning. And, we are meeting the growing demand for hands-on science, technology, engineering, arts and math.

Our construction program is building success across the district while serving the District's mission of lifting student achievement for every student, every day.

# COMPLETED PROJECTS 2020-21

## MEASURE A ELEMENTARY & MIDDLE SCHOOL PROJECTS

### VENETIA VALLEY K-8

COMPLETED 3.1.21 41,776 SQUARE FEET \$40 MILLION



Construction at Venetia Valley K-8 included instructional and support facilities providing:

- A new two-story building with 20 modern classrooms used for a broad range of curriculum, including STEAM (Science, Technology, Engineering, Arts and Math), special education and student support spaces
- Expanded play and outdoor learning spaces
- A new multi-purpose building with assembly space, and a kitchen with a serving area for the entire school
- Redesigned drive entrance to help minimize school traffic on San Pedro Road



Photos courtesy Swee Oh Photography

### LAUREL DELL ELEMENTARY SCHOOL

Louver Installation  
Completed 2.1.2021

Classroom louvers were installed, providing pressure relief when the newly installed mechanical units are functioning in the economizer mode. This mode allows 100% outside air.

### DAVIDSON MIDDLE SCHOOL

Portables Demolition  
Completed 4.8.2021

Demolition and limited abatement of 10 portable buildings no longer needed on campus.

# COMPLETED PROJECTS 2020-21

## MEASURE B HIGH SCHOOL PROJECTS

### TERRA LINDA HIGH SCHOOL

STUDENT COMMONS/AMPHITHEATER COMPLETED 5.19.21 30,455 SQUARE FEET  
\$31.4 MILLION



The new two-story Student Commons and Amphitheater creates a vibrant new center on the campus. The Commons include a library, cafeteria, kitchen, music and drama classrooms, theater, career center, and a student lounge. The amphitheater features ample shade and seating options to enjoy student performances.

### MODERNIZATION

Completed 5.25.21

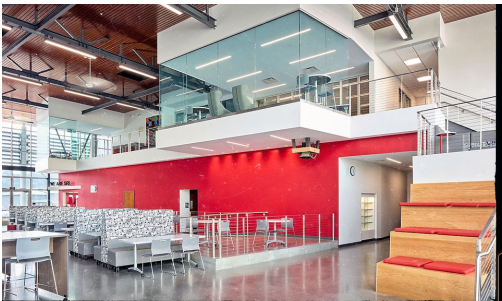
Many areas of the TLHS campus were modernized to better use existing classroom space, outdoor areas, athletic facilities, and to provide significant improvements in energy efficiency. The projects include refinishing of the gym floor and installation of new bleachers; remodeling of classrooms; a new Innovations Hub courtyard; and installation of new windows, doors and storefronts at Terra Linda High School and the District Office building.

# COMPLETED PROJECTS 2020-21

## MEASURE B HIGH SCHOOL PROJECTS

### SAN RAFAEL HIGH SCHOOL

STUDENT COMMONS | CENTRAL KITCHEN | MADRONE HIGH SCHOOL BUILDINGS  
COMPLETED 5.9.21 42,600 SQUARE FEET \$35 MILLION



Photos courtesy John Sutton Photography

Instructional and support facilities include two new buildings which feature:

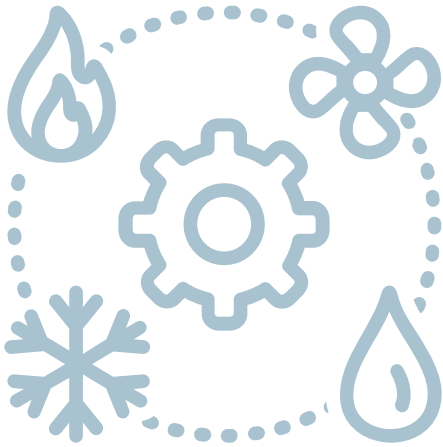
- Student services, counseling, student commons and cafeteria
- Central kitchen serving both districts
- Madrone High School Building with classrooms, support services and outdoor learning area

### AIR CONDITIONING PHASE 2

Completed 3.15.21

Air conditioning was installed in the remainder of SRHS buildings to improve ventilation, filtration, and comfort in the indoor learning environment.

## COMPLETED PROJECTS 2021 MEASURE A ELEMENTARY & MIDDLE SCHOOL PROJECTS



### BAHIA VISTA ELEMENTARY & DAVIDSON MIDDLE SCHOOL

#### HVAC Upgrades Completed 11.8.2021

New HVAC systems provide upgraded heating, air conditioning, and ventilation in classrooms. Additionally, these rooms are scheduled on a district wide energy management system which includes CO2 detection sensors.

## COMPLETED PROJECTS 2021 MEASURE B HIGH SCHOOL PROJECTS



### TERRA LINDA HIGH SCHOOL

#### Exterior Painting Completed 8.8.2021

All buildings on the Terra Linda High School campus were painted.

### TERRA LINDA HIGH SCHOOL

#### Breezeway Waterproofing & Handrailing Replacement Project Completed 11.12.2021

The breezeway between the 100 and 300 wings of the main building underwent structural repair. The repair eliminated past issues of water accumulation on the walking surface, and loose railings, due to age, that began pull away from the structural connections.

## PROJECTS IN PROGRESS MEASURE A ELEMENTARY & MIDDLE SCHOOL PROJECTS

### DAVIDSON MIDDLE SCHOOL HVAC Upgrades, Phase II

Replacement of HVAC systems with electrical-only systems that do not rely on natural gas, including addition of cooling to spaces which only have heating. The work includes replacement of existing mechanical systems at Wing 10 Administration and Wing 30 Library.

### VENETIA VALLEY SCHOOL Field Restoration

Restoration of Venetia Valley field, installation of new track and modification to rear parking lot.

## PROJECTS IN PROGRESS MEASURE B HIGH SCHOOL PROJECTS

### SAN RAFAEL HIGH SCHOOL STEAM Building (Science, Technology, Engineering, Arts and Math)

Construction of new two-story STEAM building, including science classrooms, a ceramic classroom, a design/engineering lab, other classroom spaces, and restroom facilities.

### TERRA LINDA HIGH SCHOOL New Gym + Frontage Improvements (Design/Build)

New construction of 21,000 square foot competition gymnasium and associated site work. Renovation and reconfiguration of the campus frontage improvements to support the new building and site entry/exit.

### AD Building Modernization

Soft demolition of existing office wings to create new classrooms and offices. Mechanical and ventilation system installation, new plumbing, electrical, lighting, new interior partitions, wall finishes, floor finishes, new ceilings, and trim. Associated minor repairs to existing building interior.

### Painting and Exterior Repairs

Painting the campus as well as miscellaneous repair work and removal of electrical, data and cabling; installation of fencing around gas regulator; replacement/repairs to metal screens, installation of shrouds around various electrical, mechanical & plumbing items surface mounted to buildings, installation of gutters and downspouts at select locations.

### CBOC Meeting Dates/Topics

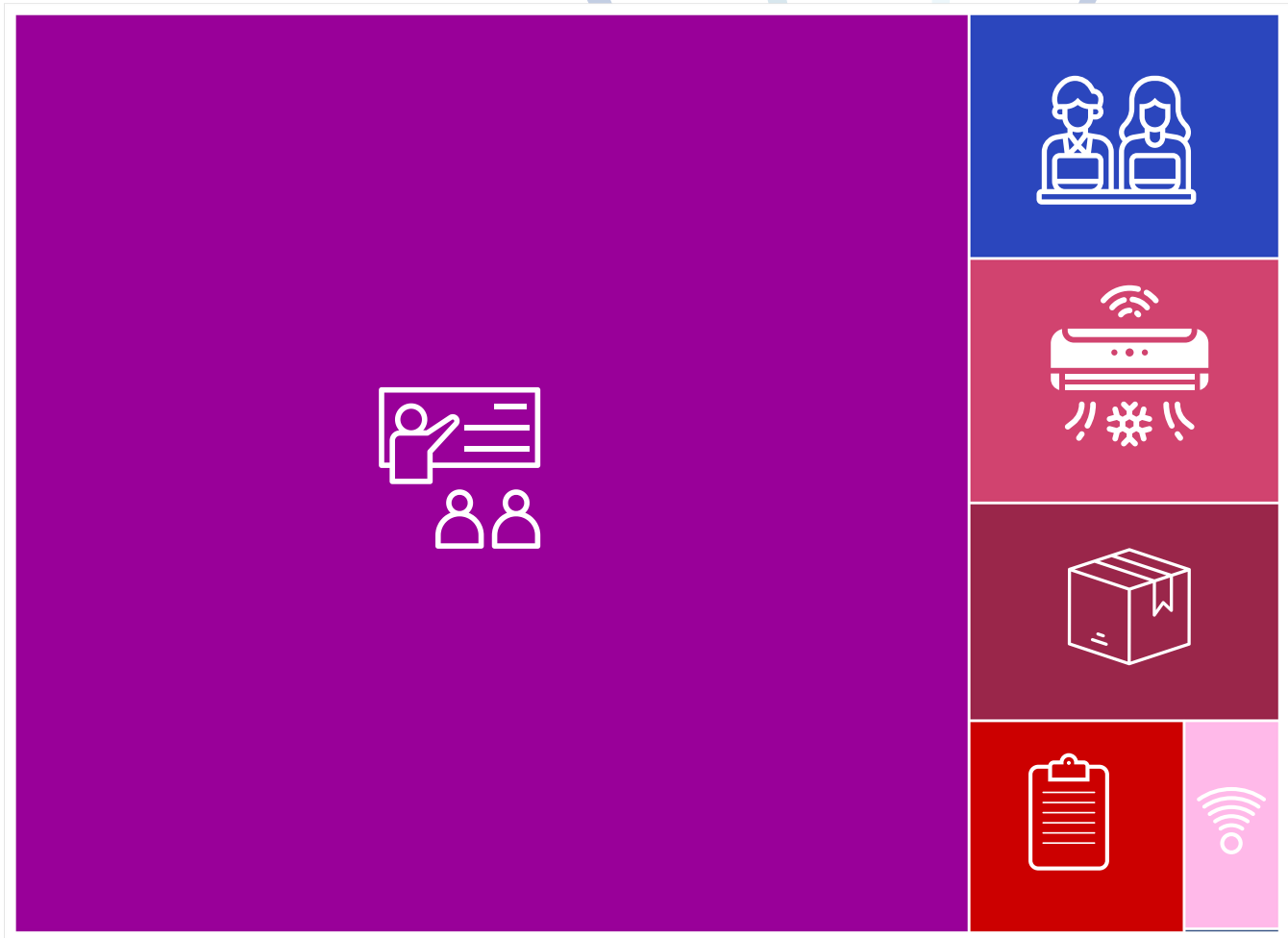
9/29/2020 - Finalized 2018-2019 CBOC Annual Report; reviewed and discussed budgets and bond expenses; discussed plans to provide the public with information about the bond program and projects; provided project updates and construction impact of COVID; and discussed the Green sustainable school construction program and SRCS' success in getting all of our school projects certified through the Collaboration for Higher Education Program.

3/1/2021 - Reviewed project updates, including the priority to upgrade Filtration/HVAC systems given the COVID environment; reviewed and discussed budgets and all Bond expenses.

5/17/2021 - Reviewed and discussed the results of the bond audit for the fiscal year ending June 30, 2020; discussed the draft CBOC Annual Report; reviewed and discussed budgets and Bond expenses; and reviewed project updates.

# BOND EXPENDITURES 7.1.15 TO 3.31.22

## MEASURE A ELEMENTARY & MIDDLE SCHOOL PROJECTS



**Classroom & Educational**  
\$79,421,075



**Temporary Housing**  
\$6,127,852



**Student Commons & Support**  
\$6,887,276



**Program Administration**  
\$4,129,615



**Heating, Ventilation & Air Conditioning**  
\$6,875,457



**Technology**  
\$1,797,904

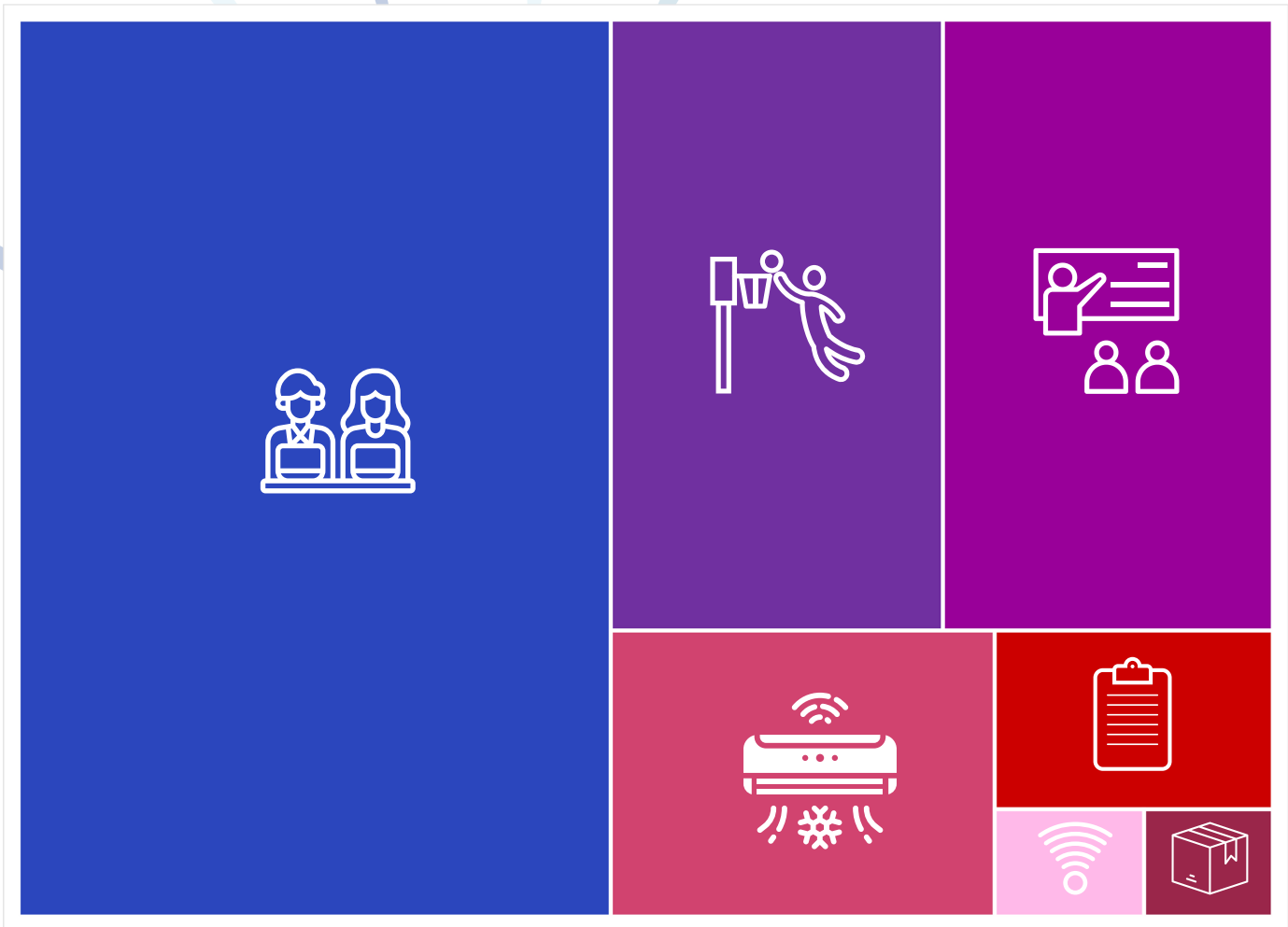
**Athletic Facilities** \$32,600

**Measure A Expenditures**  
**\$105,271,779**



# BOND EXPENDITURES 7.1.15 TO 3.31.22

## MEASURE B HIGH SCHOOL PROJECTS



**Student Commons & Support**  
\$62,376,414



**Program Administration**  
\$5,837,028



**Athletic Facilities**  
\$23,828,531



**Technology**  
\$1,884,322



**Classroom & Educational**  
\$23,686,806



**Temporary Housing**  
\$1,622,295



**Heating, Ventilation & Air Conditioning**  
\$12,895,467

**Measure B Expenditures**  
\$132,130,863

## 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 2020-21 financial and performance audits for the fiscal year ending June 30, 2021. 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 14, 2022. 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 7, 2022.

## STATEMENT OF COMPLIANCE

This 2020-21 CBOC Annual Report will be submitted to the Board of Trustees in August, 2022 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 XIII A, Section 1(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  
San Rafael City Schools  
Citizens' Bond Oversight Committee

### San Rafael City Schools Board of Education

Linda M. Jackson, President  
Lucia Martel-Dow, Vice President  
Gina Daly  
Carolina Martín  
Marina Palma

Jim Hogeboom,  
Superintendent

### School Bond Implementation

Dan Zaich, EdD  
Senior Director, Capital Improvements  
dzaich@srcs.org 415-492-3285

24-hour Construction Hotline:  
(888) 446-SRCS (7727)

[www.srcsbondprogram.org](http://www.srcsbondprogram.org)



## BUILDING SUCCESS