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MEASURE E MEASURE S AND MEASURE B



Annual Report

2015/2016

Dear Community Members:

The independent Measure E, Measure S and Measure B Citizens' Oversight Committees are responsible to ensure funds are expended on voter approved projects and to report annually to the community. We are pleased to present this annual overview of the bond programs, project status information and a summary of the financial and performance audits, which were completed, as required, by an independent Certified Public Accounting firm. As in past years, the audit reports concluded that the District is in compliance with the requirements of the Measure E and Measure S bond measures.

We are pleased to report that as a part of an on-going effort to reduce outstanding school district bonds, the District refinanced 14.9 million in Measure E bonds in March 2015, \$27 million in April 2014, and \$11.9 million in Measure S bonds in April 2016. This has resulted in a total savings to the taxpayer of over \$8.5 million.

A few of the most notable accomplishments of Measure E is the dramatic transformation of the Tracy High School campus. A great portion of the original campus has been demolished and replaced with state of the art, modern classrooms and infrastructure and the balance of the campus has been modernized. Also of note is the completion of the pool, stadium and theater at West High School.

Some remarkable highlights of Measure S are the completion of the Monte Vista Middle School and the McKinley Elementary School mod-

ernization projects. Construction on the South/West Park campus began last summer, June 2015, with expected completion in December 2016. Also worth noting is the completion of technology and of infrastructure projects that support the new common core curriculum, increased online instruction and an ability to comply with new state adopted online testing.

Measure B, an \$82 million bond measure, was approved by Tracy voters in 2014 to fund improvements at the Central Elementary School, North School and Clover School sites. Renovation planning has already begun for the Clover and Central School sites and construction may begin in early 2017 on these projects. Measure B also includes funding for a variety of renovations at all elementary and middle school sites such as painting, carpeting, mechanical and plumbing systems. The school district is also contributing to these projects; Poet-Christian School received a major face-lift last summer with exterior paint, playground asphalt improvements, window improvements as well as new flooring throughout the school campus.

We appreciate the opportunity to serve our community and welcome questions and comments. Your support of the school bond measures has provided for facilities that will serve students of the Tracy Unified School District and our community well into the future.

Sincerely,

The Measure E, Measure S and Measure B Bond Oversight Committees

Measure E Members

Roxane Bernhard
Teri Cunningham
Dan Green
Clara Styles
John Fine
Cheryl Fowler
James Mousalimas
Benjamin Grover

Measure S Members

Mitra Behnam
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John Fine
Cheryl Fowler
James Mousalimas
Clara Styles
Roxane Bernhard
Dan Green
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Measure B Members

Jon Fine
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Address:

1875 W. Lowell Ave.
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Meetings:

Meetings are held quarterly and are open to the public.

Program and Budget Overview

Measure E: Exceptional Performance

Measure E is a \$51 million dollar bond measure, approved by voters on June 6, 2006. Measure E authorized funding for needed repairs, upgrades and new construction projects to Tracy High School and the completion of sports facilities and a theatrical facility at West High School. Through careful planning and hard work, TUSD has secured an additional \$38.6 million in state matching contribution. In total, Measure E has been supplemented by \$44.4 million of matching funds, from non-local sources, including the State of California, to generate \$95.4 million in projects.



Central School Artist Rendering

	Revenues	Expenditures	Fund Balance
Bonds Issued to 6/30/15	\$ 51,000,000		
Other Funding Sources to 6/30/15	\$ 44,451,502		
Bond Program Expenditures to 6/30/15		\$ 92,954,265	\$ 2,497,237
Anticipated Other Funding Sources	\$ 15,025		
Anticipated Bond Program Expenditures		\$ 2,512,262	
Totals for Measure E	\$ 95,466,527	\$ 95,466,527	\$ 0

Measure S: Progress Continues

Measure S is a \$43.1 million bond measure which was approved by 70.5% of Tracy voters on November 4, 2008 to make improvements predominantly at the elementary and middle schools of Tracy Unified School District. Measure S is expected to be supplemented by \$11.2 million of matching funds from non-local sources, to generate \$54.2 million in projects.

Measure S was used to renovate the Monte Vista Middle School campus, the McKinley School campus and is being used to modernize the South West Park school site. Measure S is also being utilized for planning on the Clover School site campus (home of the Tracy Learning Center Charter Schools) and the Central School campus. In addition to these school sites, Measure S funded technology upgrades including data and cabling, wireless infrastructure and network security improvements for all schools. All Tracy schools now have state of the art surveillance systems which improves campus supervision, safety and deters vandalism.



South West Park School Artist Rendering Building

	Bond Authorization	Revenues	Expenditures	Fund Balance
Total Measure S Bond Authorization	\$ 43,100,000			
Bonds Issued to 6/30/15	\$ (34,000,000)	\$ 34,000,000		
Other Funding Sources to 6/30/15		\$ 10,674,419		
Bond Program Expenditures to 6/30/15			\$ 34,653,304	\$ 10,021,115
Anticipated Bond Issue	\$ (9,052,231)	\$ 9,052,231		
Anticipated Other Funding Sources		\$ 532,743		
Anticipated Bond Program Expenditures			\$ 19,606,089	
Totals for Measure S	\$ 43,052,231	\$ 54,259,393	\$ 54,259,393	\$ 0

Audit Summary

Financial and Performance Audit Summary

Stephen Roatch Accountancy Corporation from Folsom, California conducted the annual Financial and Performance Audits for the 2014/2015 fiscal year, which ended June 30, 2015. The audits were completed on December 22, 2015 and reviewed by the Measure E and Measure S Citizens' Oversight Committees at its February 1, 2016 meeting. The financial audit was performed in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. The report summary concluded that there were no findings, nor any matters to report for the fiscal year ending June 30, 2015.

The performance audit provides an independent assessment of the District's compliance with certain state laws and procedures, for use by the District's Board and the Citizens' Oversight Committees to help them: inform the public concerning the expenditure of bond funds; ensure that bond funds are expended only for the purposes described in the ballot measure and ensure that no funds are used for any teacher or administrative salaries or any other school operating expenditures. The performance audit concluded that: expenditures were made for allowable purposes; no expenditures were made to pay for salaries; all expenditures were made for identified projects; the District followed the appropriate bidding and procurement guidelines; the expenditure accounting system is adequate; actions by the District appear to be consistent with assertions presented in the bonds; payments were made in accordance with the required payment schedules; all bond proceeds were deposited in the appropriate fund. There were no recommendations made by the auditor as a result of the performance audit for the fiscal year ending June 30, 2015.

Measure B passed on June 3, 2014 and no bond expenditures have occurred through June 30, 2015; therefore, there was no audit for the 2014/15 fiscal year.

The audit reports concluded that the District complied, in all material respects, with the compliance requirements for the Measure E and Measure S Bond Building Fund and projects.

To view a copy of the complete audit reports, please visit the Measure E and Measure S website by going to www.tracy.k12.ca.us/businessservices/facilities/SitePages/Home.aspx and clicking on the audit reports link.

Who is Looking Out for Your Money? The Bond Oversight Committee Role



Clover Site/TLC Charter Schools Artist Rendering

tion; a parent-teacher organization and a parent or guardian of a child enrolled in the District. The Board has also chosen to select a representative from the agriculture/farming industry and an "at large" member of the public. No District employee, official, vendor, contractor or consultant may serve on the committee.

Measure E, Measure S and Measure B were approved by voters in an election under rules governed by Proposition 39. In accordance with the requirements of Proposition 39, the TUSD Board of Education appointed an independent citizens' oversight committee for each Bond Measure. Each committee meets at least quarterly.

The committees are composed of voters who represent the business community; a senior citizens' organization; a bona fide taxpayers' organiza-

The main responsibility of each Committee is to review the performance and financial audits, inspect construction projects and expenditures, recommend cost-saving measures to the School Board and inform the public of their findings. The Committee is required to issue at least one report a year.

The Measure E, Measure S and Measure B Oversight Committees along with the Tracy Unified School District Board of Education wish to thank the community for their continued support in providing essential, modern and safe facilities in our community.

If you are interested in serving on an oversight committee, please contact the Director of Facilities, Bonny Carter, at bcarter@tusd.net or (209) 830-3245.

Measure E Project Status

Completed Projects

Project	Description
West High School:	
New Stadium and Pool Complex	Completed in May 2008, amenities include 8 lane synthetic track, synthetic turf, bleacher seating for 4,000 and a concession and restroom building. An Olympic-size pool was also built. Youth sport groups benefit from use of the pool year round.
New Performing Arts Complex	The “black box” theater offers a flexible venue including “theater in the round” where the stage is located in the center of the room. Classrooms for stage crafting, sound, lighting and costume design are also included.
Tracy High School:	
New Administration and 34 Classroom Building	Concrete tilt up building includes 34 classrooms and administration offices. New classrooms include energy efficient heating, air conditioning, lighting, learning walls and the latest technology upgrades.
New Cafeteria and Specialty Classroom Building	Cafeteria and food court as well as outdoor dining shelter. Building is also home to Joe E. Foster Music Center and several Career Technical Education classrooms such as FEAST Lab, child development and home economics classrooms.
New Library and 18 Classroom Building	New 2-story library/classroom building provides a modern technology center for business classes and the library provides a state of the art computer lab.
Hawley Westlake Science Building Renovation	Work began by gutting the interior of the building and rebuilding 10 new state of the art science laboratories and 2 teaching stations.
Auto Shop Program Building and the Industrial Arts Building Renovations	Renovated using matching funds from California’s Career Technical Education grant funding. Improvements included technology upgrades and building improvements.
Site Infrastructure, Gymnasium, Locker Room Upgrades	As work progressed on the renovation of Tracy High School, all domestic water lines, irrigation lines, sewer lines, power infrastructure including building fire and intrusion alarms and technology upgrades were completed. The main gym received new heating and air conditioning systems and the locker rooms were renovated.
New Stadium and Site Improvements	Completed in the summer of 2013; amenities include a new restroom building, 9 lane synthetic track, synthetic turf and bleacher seating for 4,000. This project also included the renovation of 12 relocatable classrooms and access compliance (ADA) upgrades on the site.
New Baseball Fields	The new stadium at THS impacted the footprint of the existing baseball field; therefore, baseball has been relocated to the Monte Vista Middle School campus. The Varsity field was partially completed for the 2012/13 season and was completed in 2013. Work began on the JV field in the summer of 2013 and was completed for the 2013/14 baseball season.
E. Baumgartner Theater and Agricultural Shop Renovation	Work on access compliance (ADA) to the buildings as well as renovation of the classrooms in both buildings was completed in the 2014/15 school year. Theater improvements included upgrades in the sound and lighting systems and new public restrooms.

Projects In Planning

Project	Description
West High School and Tracy High School Baseball Netting Project	New perimeter fencing/netting will provide pedestrian and property safe guards from foul balls.

Measure S Project Status

Completed Projects

Project	Description
Monte Vista Middle School	Work began May 2011 and was completed in December 2012. The renovation included a revision in the flow and safety of the parking lot, an additional parking lot and a bus loop relocated to Tracy Blvd. The project addressed site access issues as well as bringing all classrooms up to the district standard. Eighteen old portable classrooms were removed from the site and replaced with relocatable classrooms on concrete foundations at grade. The permanent classroom wings received upgrades such as new interior finishes, energy efficient lighting and heating and air conditioning (HVAC) systems and upgrades to technology and teaching walls. Inadequate administrative areas were also improved. Site utilities were addressed including water, plumbing, sewer, technology and alarm systems.
McKinley Elementary School	Built in 1954, this school benefited from improvements such as site infrastructure, reconfiguration of the existing parking and drop off zones as well as a new and expanded parking lot. New and refurbished relocatable classrooms have been placed on permanent foundations. Upgraded and additional spaces were provided for undersized administration, special education and other program areas, including the addition of a large music classroom. All classroom renovations included new interior finishes, energy efficient lighting and HVAC systems, upgrades to technology and teaching walls. A new, secure kindergarten playground was added on the north side of the campus.
Technology Infrastructure	Technology enhancements began in the Fall of 2009 and were completed in the Fall of 2012. New cabling and equipment provide students and staff with the latest technology. Wireless devices, new network security systems, new network servers, updated phone, clock, bells and speaker systems have been added to many older sites.
Surveillance Systems	Security surveillance (camera and lighting) systems have been completed at all Tracy Unified School District sites. The security camera project improves student safety, helps to control vandalism and assists with campus emergencies.

Projects Under Construction

Project	Description
South West Park School	Modernization planning for the South/West Park Elementary School campus began in 2013 and construction began in June 2015. Expected improvements include a new bus drop off zone, reconfigured student drop off zones as well as a new parking lot. Site renovations include a new two-story classroom and administration building that will address the confusion and security concerns of two separate entrances on the campus.

Projects in Planning—Measure S and Measure B

Project	Description
Clover School Site/Tracy Learning Center Charter Schools	Modernization planning for the Clover School campus began in 2014. Expected site improvements include new student drop off zones, reconfigured parking lots as well as site infrastructure upgrades. The existing classrooms buildings are planned to be modernized. If funds allow, a new gymnasium will be added to the site. Planning for this project is currently being funded by Measure S; however, Measure B funding will be utilized to complete the planning process and improvements.
Central Elementary School	Modernization planning for the Central School campus began in 2014 and construction is anticipated to begin in early 2017. A new school will be built on the current playfields. The current school will be demolished and new playfields will be completed once the new school is built. Planning for this project is currently being funded by Measure S; however, Measure B funding will be utilized to complete the planning process and improvements.

Measure B

Measure B is an \$82 million bond measure which was approved by 65% of Tracy voters within the School Facilities Improvement District #3 (SFID). The district formed the SFID to include only those taxpayers within the district's K-12 boundaries because the project improvements are predominantly within the district's elementary and middle schools. The district sold the first issue on this bond in 2015. This issue will primarily fund the planning and improvements to the Central School campus and the Clover School campus.

The district has been working closely with architects, engineering firms, construction consultants and bond financial consultants to establish a timeline, budget and priorities for the various projects on the bond list. Rainforth Grau Architects was chosen to investigate and develop the work scope and master budgets at the Clover and North School campuses. WLC Architects was chosen to perform engineering studies, architectural planning and budgets for the Central School campus. The architect along with other engineering consultants evaluated the useful life of building components, seismic, structural and other fire and life safety elements to determine whether replacement is a better value than restoration. Due to the age of the structures and current building code requirements, it is more cost effective to build new rather than modernize the existing structures. Planning is well underway for both the Clover School and for the Central School campus's.

Measure B also authorized funding for renovations and repairs at all elementary and middle school campuses. The Tracy School District is also contributing funding to these projects; Poet-Christian School received much needed improvements last summer. Williams Middle School, West High School, Bohn, Poet-Christian, Duncan Russell/Willow, Hirsch and Villalovoz are a few schools that will benefit from improvements this summer such as new flooring, new fire and/or intrusions alarm systems, new pavement improvements to parking lots, new window systems as well as much needed exterior painting.

Bond Program Success

Measure E Projects



Measures S and B Projects

