

Measure E & Measure S Oversight Committees

Annual Report to the Community 2009-2010



Tracy High School Classroom Building

Measure E and S Oversight Committees **Excited About Progress**

The Measure E and Measure S Oversight Committees are pleased to report the progress of Measure E and Measure S projects to the community. Both Committees have met separately to review progress of all bond projects and have also visited school sites to get a first-hand look at completed projects. The Oversight Committees have also viewed other construction projects completed under the bond program but paid for out of other funding sources to compare projects with overall goals of District planning.

This report shares the progress and financial information, as well as the status of projects at each of the District's schools. We hope that you will find this report informative. Thank you for your continued support of our local schools.

Independent Audit Determines Money **Properly Spent**

The integrity of Measure E and Measure S funds are audited annually by an independent accounting firm. For the fiscal year ending June 30, 2009, the Oversight Committee selected the independent auditing firm of Vavrinek, Trine, Day & Co., LLP. The financial audits were conducted in accordance with generally accepted accounting standards. The performance audits provide an independent assessment of the District's compliance with certain State laws and procedures. The performance audits concluded that all expenditures were made for allowable purposes described in the ballot measures, no expenditures were made to pay for salaries or other school operating expenditures and all expenditures were made for identified projects. There were no recommendations made by the auditor as a result of the performance and financial audits for the fiscal year ending June 30, 2009.

Committees' Overview

In accordance with the requirements for a Proposition 39 bond election, such as Measure E and Measure S, the TUSD Board of Education interviewed and appointed an independent citizens' oversight committee for each Bond Measure. Each Committee meets at least quarterly. The main responsibility of each Committee is to inform the public with regard to the expenditures made using bond funds; including reviewing the performance and financial annual audits, inspecting construction projects and expenditures, and recommending cost-saving measures to the Board. The Committee is required to issue at least one report a year.

Members are appointed to a two-year term, without compensation and can be reappointed for no more than two consecutive terms. The committee must include at least the following: representation from the business community; from senior citizens' organization; an active member of a bona fide taxpayers' organization; a parent or guardian of a child enrolled in the District and active in parent-teacher organization. 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: Exceptional Performance

Measure E, a \$51 million dollar bond measure, was approved by voters on June 6, 2006, 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. Construction in California has declined in recent years resulting in a favorable bid climate for Measure E bond projects. Bids on the construction at THS have been lower than architect estimates in excess of 20 percent. The cost savings resulting from the favorable bid climate and in combination with additional funding opportunities have allowed the construction of new energy efficient classrooms at THS. The new classrooms are a better value than remodeling the old classrooms and will facilitate a better learning environment for both students and staff. Tracy Unified School District in the preparation of Measure E, expected to obtain \$17 million in matching state school facilities construction funding.

Through careful planning and hard work, TUSD staff expects to secure additional state matching money for our community; 61 percent more than expected. By adding classrooms to the WHS Theater and the Stadium projects, applying for Career Technical Education grants and additional state funding for site development and utilities an additional \$10.5 million in state revenue is expected to be generated, which is now expected to exceed \$27.5 million. Other local matching funds, including redevelopment funding have contributed to these projects; including \$1.5 million from the City of Tracy for the Pinky Phillips Aquatic Center which enhanced the pool amenities and have made the pool available for community programs and recreational swim. On April 28, 2010, the State Allocation Board funded the State share of the West High School Theater project; the project is expected to be bid summer 2010.

Projects in Construction/Planned:

Tracy High School
Library/Classroom Building



Tracy High School
Cafeteria/Classroom Building



THS New Cafeteria/Classroom Building and New Library/Classroom Building
 Work began in late May 2009 on the construction of two new classroom buildings and the expected completion date is December 2010.

The new cafeteria/classroom building includes a music wing, featuring band, choir and ensemble classrooms as well as practice and a sound rooms. The Career Technical Education classrooms include a FEAST Lab for the food service industry sector as well as a home economics classroom and child development classroom. The new cafeteria doubles the size of the old cafeteria and features a food service court.

Tracy High School
Cafeteria/Classroom Building

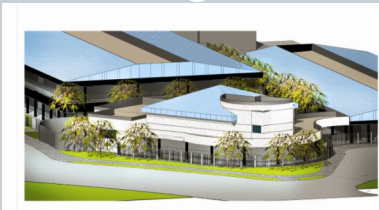


Tracy High School
Library/Classroom Building

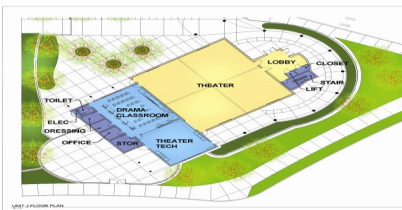


The new library/classroom building includes a larger library; a business classroom wing, computer labs and several new classrooms.

West High School
Performing Arts Complex



West High School
Performing Arts Complex



WHS Performing Arts Complex
 The construction of the new performing arts complex is expected to begin Fall 2010. This project includes a "black box" theater, which allows for staging in a number of different set-ups, including the "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 planned.

Member: Peter Holtz, Bona Fide Tax Organization
 Member: Cheryl Fowler, Local Business Org.
 Member: Isaac Terry, Parent or Guardian
 Member: Donald Yerian, Senior Citizen's Group

Member: Craig Saalwaechter, Parent Organization
 Member: Jill Costa, Business of Agriculture
 Member: Staycee Hall, Public at Large
 Member: Alice Delaurier-O'Neil, Alternate

Member: Greg Silva, Alternate
 Member: Christina Frankel, Alternate
 Member: Dan Green, Alternate

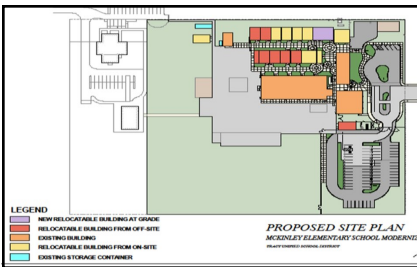


Measure S: Continued Investment in Our Children

Measure S is a \$43.1 million bond measure that was authorized on November 4, 2008 with 70.5% voters approval within the School Facilities Financing District #3 (SFID). The District set up 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. In April 2009, the District sold the first issue of the SFID #3 bond, totaling \$12 million. This issue will primarily fund the planning of the five school site modernizations, technology improvements for a majority of TUSD campuses, as well as security improvements on all campuses.

The District has been working closely with architects and construction managers 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 scope of work and master budgets at each of the five sites due to their extensive background, knowledge of the school sites and experience working with the District in developing a master plan for all of the District campuses.

Measure S authorizes funding to renovate, modernize, and reconstruct the District's older elementary and middle schools in order to provide students access to modern classrooms and facilities. Measure S will also evaluate the useful life of building components and determine whether replacement is more cost effective, upgrade or replace asphalt, drainage, landscaping, utilities and other exterior hazards; evaluate upgrades to meet seismic and other fire and life safety changes; replace doors, windows, paint exteriors, roofing and covered walkways; replace interior finishes, casework, lighting and hardware, provide enhanced building systems including: public address systems; alarms; phones, etc. The project list also includes technology improvements and upgrades as well as security improvements for all District schools. Additionally, funding is designated to move portable buildings as needed for district growth and changes in calendar or programs; and, as recommended in the text of Proposition 39, funds are earmarked for the Charter Schools to fund a small portion of site acquisition costs which will allow them to pursue funding from State or private funding sources.



McKinley Proposed Site Plan

Measure S Projects in Construction and Planning

Modern Technology and Security Devices on All District Facilities

The first phase of the technology and security enhancements began in the Fall of 2009 and will continue for several years. New cabling and equipment will provide students and staff with the latest technology. All school sites will also receive security cameras which will improve student safety, help control vandalism and assist with campus emergencies.

Central Elementary School, Built in 1938

Modernization will include improving infrastructure, site and building improvements in order to bring the site up to District standards.

North Elementary School, Built in 1951

The older classroom buildings on this site will be renovated to match the new classrooms and facility improvements recently installed on this site.

South West Park Elementary School, Built in 1950

Planned renovations for the South/West Park campus will include demolition of the older, deteriorated portion of the campus (off Mt. Diablo Avenue) and the construction of a new two-story classroom building. Administration offices will be included in the new building and additional parking will be provided in order to provide a true frontage to the campus.



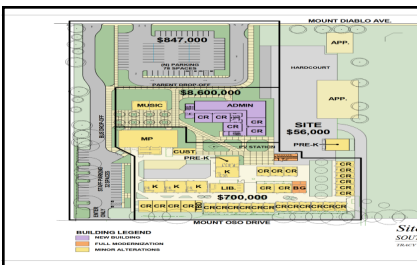
Monte Vista Proposed Site Plan

McKinley Elementary School, Built in 1954

Modernization of the site will include parking lot and site enhancements as well as classrooms improvements. New and refurbished portable classrooms will be placed on permanent foundations and additional spaces will be provided for undersized administration, RSP and other program areas.

Monte Vista Middle School, Built in 1960

Monte Vista Middle School's renovation will include a revision in the flow and safety of the current parking lot as well as a much needed additional parking lot, a bus loop; address site access issues, as well as bring all classrooms up to the district standard. Inadequate administrative areas will be improved.



South/West Park Proposed Site Plan

Chairman: Peter Holtz, Bona Fide Tax Organization
 Vice Chairperson: Archie Bakerink, Local Business Org.
 Secretary: Christina Frankel, Parent or Guardian
 Member: Donald Yerian, Senior Citizen's Group

Member: Gregory Silva, Parent Organization
 Member: Jill Costa, Business of Agriculture
 Member: Alice Delaurier-O'Neil, Public at large
 Member: Roxane Bernhard, Alternate

Member: Tim Silva, Alternate
 Member: Isaac Terry, Alternate
 Member: Cheryl Fowler, Alternate

Measure S: Facing a Difficult Reality with Responsible Action and Honoring Our Commitments

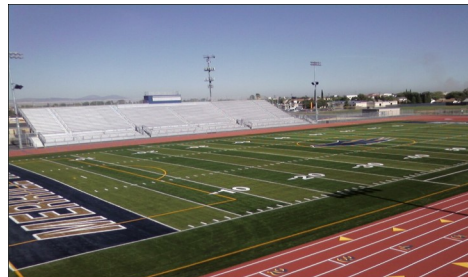
The 2009/10 school year was a difficult year for California schools, with diminishing state resources resulting in severe cuts to education funding. Measure S approved \$43.1 million in bond funding. The first \$12 million, authorized to fund planning, safety and technology projects, has been issued; and these projects are progressing as planned. However, the state's fiscal crisis has had two significant impacts on school facilities funding. First, access to state facilities funding was brought to a stand still by the sharp decline in state revenues. Second, the decline in local property values, coupled with the School District's desire to limit the annual tax to \$15 per \$100,000 of assessed home value, has made it impossible to sell additional bonds. Despite these challenges, Tracy Unified School District has continued to honor the goals supported by local taxpayers who approved Measure S. The district applied for Qualified School Construction Bonds under the Federal government's American Recovery and Reinvestment Act of 2009. Unfortunately, because of the immense need in the state of California, these funds were allocated by lottery, and TUSD did not receive any of these funds. The district will continue to plan for these projects as one requirement is that the projects be "shovel ready." TUSD will continue to monitor California's fiscal situation, and plan projects to maximize value for the citizens of Tracy.

Tracy Unified School District thanks the people of Tracy for their confidence and pride taken in our community and for investing in our children's future.

Measure E: Completed Projects



WHS Pinky Phillips Olympic Pool



WHS Steve Lopez Stadium

West High School Stadium and Pool Complex:

Completion of WHS' athletic facilities included the construction of the Steve Lopez Stadium and the Pinky Phillips Aquatic Complex; an Olympic size pool facility.



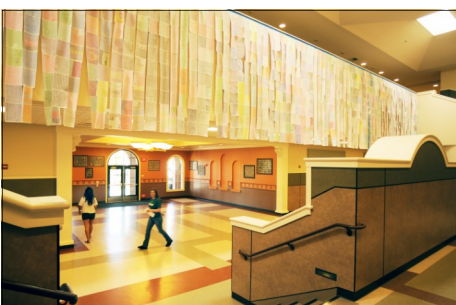
THS Vehicle Maintenance Program



THS Science Building

Tracy High School: Renovation of Industrial Arts, Vehicle Maintenance, Science, EB Theater, Gymnasium HVAC and Locker Room:

Work included the installation of new heating and cooling systems in the main gym, as well as renovation of the boys and girls locker rooms. The EB Theater remodel included carpeting, re-roofing, complete restroom restoration, painting, theatrical lighting systems and new stage flooring. The Hawley-Westlake Building remodel included 10 new state of the art science laboratories and 2 teaching stations. Renovation of the Vehicle Maintenance and Industrial Arts facilities was complete in December 2009.



THS New Classroom Building Lobby



THS New Classroom Building

New Classroom Building:

Work included the demolition of the old West Building and construction of a new 2-story classroom building. The building includes 34 classrooms and an administrative wing. New classrooms include energy efficient heating, air conditioning, lighting, learning walls and the latest technology upgrades.