



**Proposition AA Independent Citizens Oversight  
Committee 2022 Annual Report**

**March 14, 2023**

**San Dieguito Union High School**

**District 710 Encinitas Blvd.  
Encinitas, California 92024**

**(760) 753-6491**

**<http://www.sduhsd.net>**



(Torrey Pines HS Falcon Eatery)



(Carmel Valley MS Front Entrance)

Dear Community Members,

The Independent Citizens Oversight Committee (ICOC) of the San Dieguito Union High School District (District) is pleased to present our tenth annual report. The 2022 Annual report covers activity for the period ending December 31, 2022.

Building on the commitment from the voters in 2012, the District has issued \$449,000,000<sup>1</sup> in general obligation bonds and has expended or contracted \$382,976,929<sup>2</sup> on projects through December 31, 2022.

The ICOC wishes to thank the District staff and the project management team for their support, their detailed updates and transparency of information, not only to the Committee, but also to the public.

We welcome your questions and comments. You will find ICOC members' e-mail addresses within this report.

For more information about Proposition AA and the ICOC, please visit:

[www.sduhsd.net/PropAA](http://www.sduhsd.net/PropAA)

[www.sduhsd.net/ICOC](http://www.sduhsd.net/ICOC)

Sincerely,

*Robin Duveen*

President,

San Dieguito Union High School District Independent Citizens Oversight Committee



(Torrey Pines HS CAD Lab)

<sup>1</sup> Bond Series issued: Series A, issued 2013 for \$160,000,000; Series B, issued 2015 for \$117,040,000; Series C, issued 2016 for \$62,000,000; Series D, issued 2018 for \$25,000,000; and Series E, issued 2021 for \$84,960,000 - for a total of \$449,000,000.

<sup>2</sup> This dollar amount represents funds expended to date on completed projects, on projects currently under construction (partial), and projects that are currently in the planning phases (partial).

## **INTRODUCTION**

Proposition AA is a \$449 million bond initiative approved by over 55% of District voters in November 2012. The Abbreviation section of the Proposition AA Bond Measure stated that Proposition AA is to "provide safe, modern schools and prepare students for success in college and careers by repairing and upgrading outdated classrooms and schools, construction and upgrading school facilities, including classrooms, science labs, and libraries, improving safety and security, and supporting career training and math, science, and technology instruction with 21st Century instructional technology and facilities." See "Full Text of Measure" in **Exhibit A**.

Proposition AA was passed under the rules of California Proposition 39 (passed in November 2000). California Assembly Bill 1908 (executed July 2000) required school Districts that passed Proposition 39 bonds to appoint an Independent Citizens Oversight Committee (ICOC) "to assure that funds are spent only on school and classroom improvements and for no other purposes." The purpose of the ICOC is "to inform the public concerning the expenditure of bond revenues."

For additional information about the ICOC and Proposition AA projects, visit the ICOC page at [www.sduhsd.net/ICOC](http://www.sduhsd.net/ICOC) and the Proposition AA page at [www.sduhsd.net/PropAA](http://www.sduhsd.net/PropAA).

The projects mentioned in this annual report, including the Performance Audit, Project Status, Master Plans, and ICOC actions, can be located at the ICOC page on the District's website.



(Torrey Pines HS Art Classroom)



(Torrey Pines HS MakerSpace)

## **INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (ICOC)**

Members of the ICOC are listed below:

<b>Name</b>	<b>Affiliation</b>	<b>Email Address</b>
Gary Aguirre	Parent of Enrolled Student	<a href="mailto:gary.aguirre@sduhsd.net">gary.aguirre@sduhsd.net</a>
Diane Chau	At-Large Member	<a href="mailto:diane.chau@sduhsd.net">diane.chau@sduhsd.net</a>
Kevin DeHaan	At-Large Member	<a href="mailto:kevin.dehaan@sduhsd.net">kevin.dehaan@sduhsd.net</a>
Robin Duveen, President	Taxpayer Association Member	<a href="mailto:robin.duveen@sduhsd.net">robin.duveen@sduhsd.net</a>
Amy Flicker	Parent Active in Teacher-Parent Organization	<a href="mailto:amy.flicker@sduhsd.net">amy.flicker@sduhsd.net</a>
Lane Macy-Kiefaber, Secretary	Business Organization Member	<a href="mailto:lane.kiefaber@sduhsd.net">lane.kiefaber@sduhsd.net</a>
Lucienne McCauley	Senior Organization Member	<a href="mailto:Lucienne.c.mccauley@sduhsd.net">Lucienne.c.mccauley@sduhsd.net</a>

To fulfill its duty, ICOC members will:

- Understand the District's priority setting process for Proposition AA projects.
- Compare the initiative's language with the District's project plans to verify compliance with voter approved Proposition AA improvements.
- Maintain trust with District representatives and verify the appropriateness of District bond expenditures.
- Ensure that the District's information is transparent and open to the public.
- Review the annual independent performance and financial audit of Proposition AA funds.
- Remain current on all matters pertaining to the District's implementation of the Proposition AA projects.



## **ROLE OF THE ICOC**

The ICOC provides only after-the-fact review and monitoring of how the District spends bond funds. The ICOC does not have the authority to approve or determine how the bonds funds are spent, the rate of taxes collected, bond financing, or the contracting process (requirements definition, contract modeling and strategy, bid solicitation, contractor or consultant selection, contract negotiations, authorizing contract changes, etc.).

The ICOC is required to advise the public on the District's compliance with the requirements of Article 13A, Section 1(b)(3) of the California Constitution, including:

- Expenditure of bond funds only for the construction, reconstruction, rehabilitation, or replacement of school facilities;
- Prohibiting the expenditure of bond funds for any teacher or administrative salaries or other school operating expenses;
- Requiring annual independent performance audits to ensure that bond funds have been expended only on the specific projects listed; and
- Requiring annual independent financial audits of the proceeds from the sale of the bonds until all those proceeds have been expended for the school facilities projects.



**(SD Sports Complex)**



**(Torrey Pines HS Art Classroom)**



**(Torrey Pines HS Gym)**

## **INDEPENDENT PERFORMANCE AND FINANCIAL AUDIT**

California Senate Bill 1473 (SB 1473), signed September 22, 2010, requires that the financial and performance audits required by Article 13A, Section 1(b)(3)(c) of the California Constitution for bond funds approved under Proposition 39 be conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS), also known as the Yellow Book, issued by the Comptroller General of the United States.

The required independent performance audit and financial audit for Proposition AA for the period of July 1, 2021 - June 30, 2022, was prepared by Wilkinson Hadley King & Co. LLP (Independent Auditor) and reviewed by the ICOC Committee during the March 14, 2023 ICOC meeting. The District received an unmodified opinion by the auditors. An unmodified opinion implies that the auditor was satisfied with the financial statements audited. This means that the statements met the requirements demanded by the regulations and they were prepared in accordance with accounting principles, criteria and standards.

It should also be noted that the District received an excellent score in the San Diego Taxpayers Association's 2022 Annual School Bond Transparency Report, in which all of San Diego County's current school bond programs are evaluated on transparency and performance.

## **ICOC AUDIT REVIEW**

California Senate Bill 581 (SB 581), signed August 12, 2013, requires that an independent performance audit and financial audit for the preceding year be conducted and submitted to the ICOC no later than March 31 of each year for its review. SB 581 also requires that the District provide the ICOC with responses, within three (3) months, to any finding, recommendation, or concern addressed in the annual independent performance and financial audits.



**(San Dieguito HS Academy Roof Heating Ventilation Replacement)**

## **PROPOSITION AA FINANCING**

To date, \$449,000,000 of financing has been secured by the District for Proposition AA.

• Series A (Issued in 2013)	\$160,000,000
• Series B (Issued in 2015)	\$117,040,000
• Series C (Issued in 2016)	\$ 62,000,000
• Series D (Issued in 2018)	\$ 25,000,000
• Series E (Issued in 2021)	<u>\$ 84,960,000</u>
<b>BOND AMOUNT TOTAL:</b>	<b>\$449,000,000</b>

With the final issuance complete, the District will not anticipate any future bond issuances for Prop AA.

## **PROPOSITION AA BASELINE BUDGETS**

Since its inception, the ICOC has been working with the District to adjust project status reports to reflect the budget baselines for each project based on the estimates that existed when the voters passed Proposition AA in 2012. The baseline budgets established for authorized Proposition AA, summarized by project sites, are summarized later in this report.

The original baseline budget for Proposition AA was \$449,000,000. The revised estimated budget through 2022 will be \$518,289,415.00. The estimated program completion costs are represented below:

• Proposition AA 2012 Baseline Budget	\$449,000,000.00*
• Additional Project Funding (Non-Bond Funding)	\$57,047,064.00
• Estimated Interest Earned	\$6,682,397.00
• Additional Escalation	<u>\$5,559,954.00</u>
<b>TOTAL:</b>	<b>\$518,289,415.00</b>
*Note: Includes \$4.2M administrative & \$3.8M QSCB Costs	

This results in an estimated total program shortfall of \$69,289,415.00.

The chart below demonstrates the forecasted added escalation that have yet to be commenced. It is estimated by the District that the remaining projects to complete would cost \$10,108,125.00. However, with the estimated escalation of \$5,559,954.00, the revised projected cost to complete increases to \$15,668,079.00. Of note, future costs are further reduced with previous board direction, resulting in four (4) projects not proceeding forward at this time.

## **PROJECT ESCALATION COSTS – REMAINING PROJECTS**

Project List	Initial Year of Estimate (Baseline Year)	Estimated Cost of Remaining Projects	Projected Year of Construction	Added Escalation	Revised Estimated Cost
<b>La Costa Canyon High School</b>					
New 2 Story Classroom Building & Science Building (700's)	2011/2012	\$ 9,230,625.00	2025/2026	\$ 5,115,904.97	\$ 14,346,529.97
Modernization of Administration Building	2011/2012	\$ 877,500.00	2024/2025	\$ 444,048.76	\$ 1,321,548.76
New M&O Building (Not proceeding forward)	2011/2012				
<b>La Costa Valley-San Dieguito Sports Complex</b>					
New Multi-Purpose Building (Balance of) (Not proceeding forward)	2011/2012	\$ -	-	\$ -	\$ -
<b>Torrey Pines High School</b>					
New Field House (Balance of) (Not proceeding forward)	2011/2012	\$ -	-	\$ -	\$ -
Modernization of Administration Building (Not proceeding forward)	2011/2012	\$ -	-	\$ -	\$ -
<b>Totals</b>		\$ 10,108,125.00		\$ 5,559,953.73	\$ 15,668,078.73

Updated December 31, 2022



With state legislative constraints, factors beyond the control of the District and economic effects of inflation due to the lengthening of the bond program from six (6) to thirteen (13) years, the remaining projects as originally identified in 2012 may not occur as originally timed, conceived or completed under Prop AA.



**(Torrey Pines HS Art Classroom)**



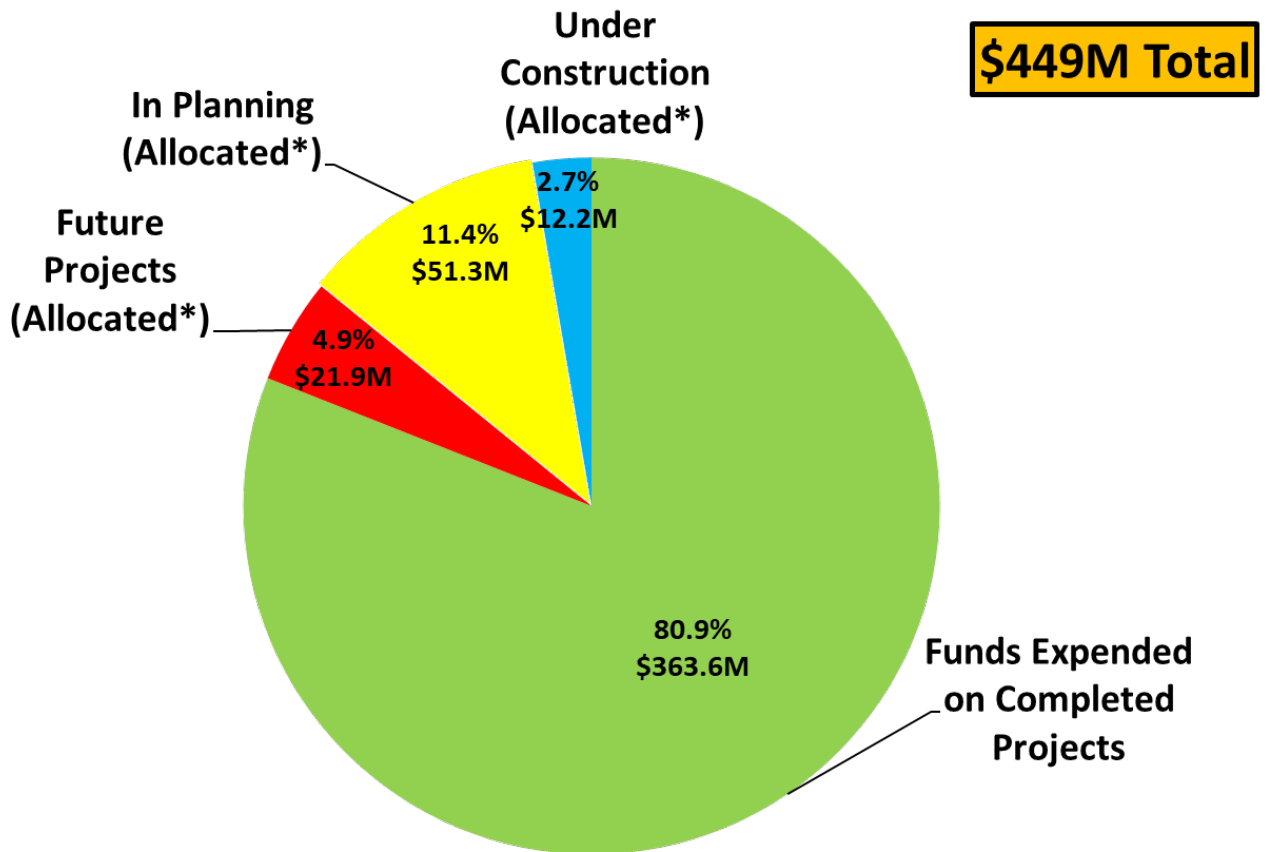
**(Carmel Valley MS Front Entrance)**



**(La Costa Canyon HS Fitness Complex (Rendering))**

## PROJECT FUNDING STATUS

Prop AA planned for \$449 million of capital improvements within the District. Of those funds, the District has completed 53 of 74 projects and spent \$363.6 million through 2022 to complete highest priority projects. In addition, \$12.2 million is committed (allocated and/or encumbered) to projects currently under construction with \$51.3 million being committed to projects in the design and planning phases. There remains \$21.9 million of the original funds to be allocated. The chart below demonstrates the current overall project status<sup>3</sup>.



\*Allocated – resource \$’s that have been budgeted

<sup>3</sup> These totals also include administrative costs, principal payments on the Qualified School Construction Bond (QSCB), and a portion of the technology improvements not necessarily captured on the following project site plans.

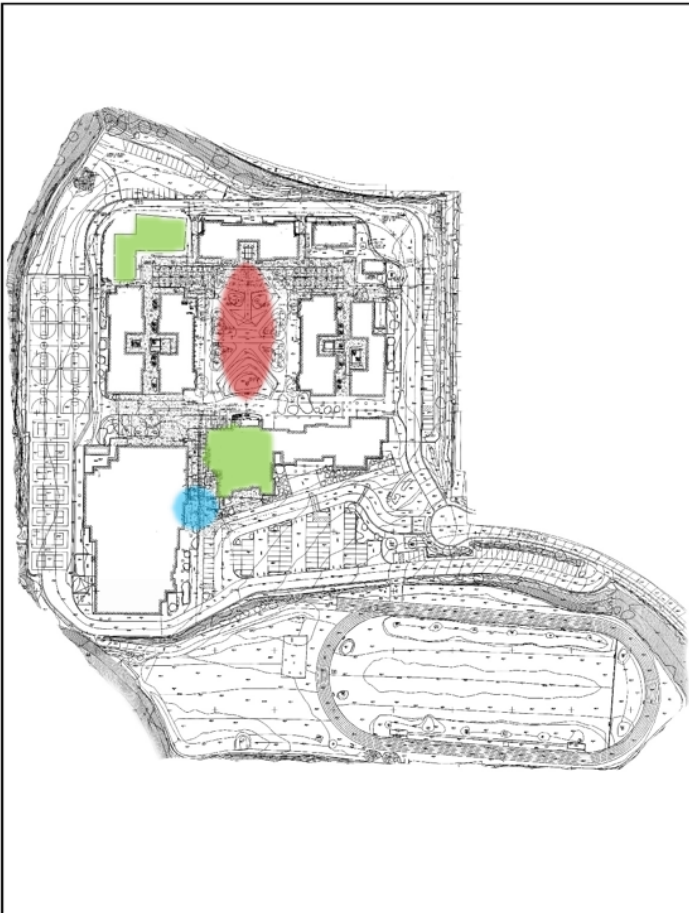


- Completed - \$30.6M**
- Building B Landscape & Pathway Enhancements
  - New Building B Enhancements
  - Stadium Improvements
  - Track and Field Improvements, and Rough Grade
  - Technology Infrastructure
  - Media Center Upgrades – Phase 1

- In Planning - \$3.3M**
- 2024 - Modernization of Black Box Theater (Building G)
  - 2024 - Modernization of Media Center – Phase 2 (Planning)

**Canyon Crest Academy**





- Completed - \$2.2M**
- Drama & Music Classrooms
  - Technology Upgrade
  - Media Center Upgrade

- In Planning - \$0.5M**
- 2023/2024 - AV Technology Improvements




- Under Construction - \$0.2M**
- New Student Entry at Gym/Food Service Area




- To Do - \$1.1M**
- 2024
  - Student Quad Reconfiguration

**Carmel Valley Middle School**






	<p><b>Completed - \$14.6M</b></p> <ul style="list-style-type: none"> <li>• Buildings B &amp; G Modernization – Phase 1</li> <li>• Admin and Building B Front Entry Improvements</li> <li>• Media Center Modernization</li> <li>• Technology Infrastructure</li> <li>• New Building P – Phase 2</li> <li>• HVAC Improvements</li> </ul> <p><b>In Planning - \$11.6M</b></p> <ul style="list-style-type: none"> <li>• 2023 - AV Technology Improvements</li> <li>• 2023/2024 - Modernization of History (D), and Math (C), English (K) and Science (F) Buildings, Cougar Hall, and G-Music Classroom</li> <li>• 2025 - Modernization of Administration and Locker Room Buildings, Lunch Shelter, and improvements to Parking Lot</li> </ul>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Diegueno Middle School</b></p>  
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	<p><b>Completed - \$13.2M</b></p> <ul style="list-style-type: none"> <li>• Modernization of Culinary Arts Classroom (Building 200)</li> <li>• Building 200 Courtyard Renovation</li> <li>• Media Center Landscaping</li> <li>• Classroom HVAC Improvements – Phase 1</li> <li>• Gym, Performing Arts Center, Building 200 HVAC Improvements – Phase 2</li> <li>• Media Center and Building 800 Modernization</li> <li>• AV and Technology Infrastructure Upgrades</li> </ul> <p><b>In Planning - \$6.6M</b></p> <ul style="list-style-type: none"> <li>• 2023 – Fitness Center Complex and Dance Room Expansion (former Field House)</li> </ul> <p><b>To Do - \$10.1M</b></p> <ul style="list-style-type: none"> <li>• 2025</li> <li>• New 2 Story Classroom Building</li> <li>• New Science Building</li> <li>• Modernization of Administration Building</li> </ul>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>La Costa Canyon High School</b></p>  
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**Completed - \$10.7M**

- Fields and Parking lot Replacement
- Driveway Gate Automation

**To Do - \$3.1M**

- 2024/2025
- New Hard Courts, including Electrical and Communication Improvements and improvements to restroom buildings

**San Diegoito Sports Complex**



San Diegoito Sports Complex



**Completed - \$23.2M**

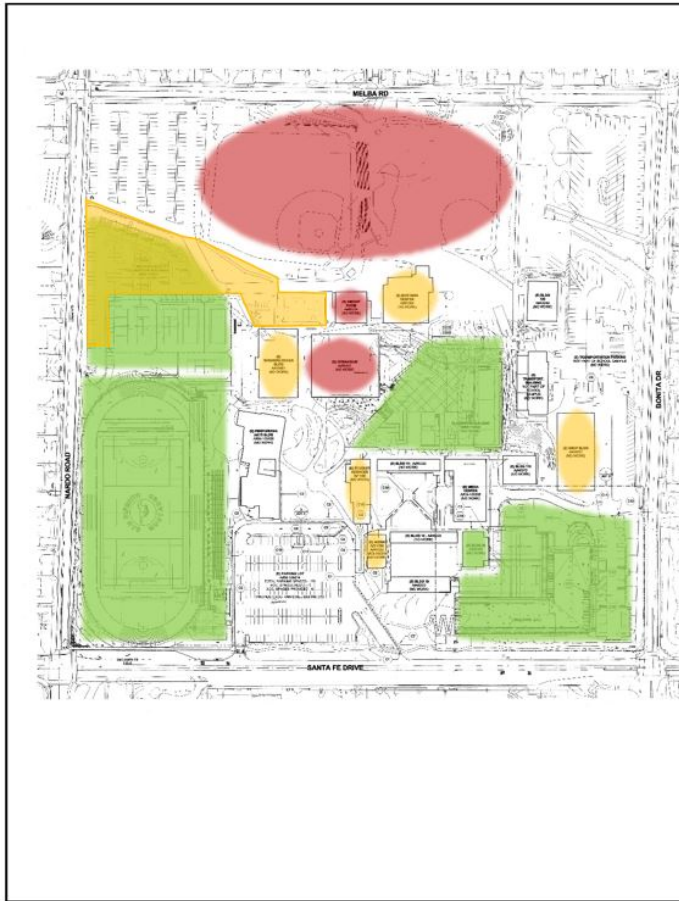
- Interim Housing
- Technology Improvements and Infrastructure
- Landscape and Balour Street Improvements
- Learning Commons Remodel – Phase 1
- Field Access/Path of Travel
- C-Smart and Art Classrooms Modernization
- New Science Classroom Building/Quad
- Administration Building Reconstruction and Courtyard Improvements
- C Building (Balance of) and I Building Modernization

**In Planning - \$3.9M**

- 2024 - Crest Hall Modernization & Locker Room Modernization and Expansion, completion of Fire Road

**Oak Crest Middle School**



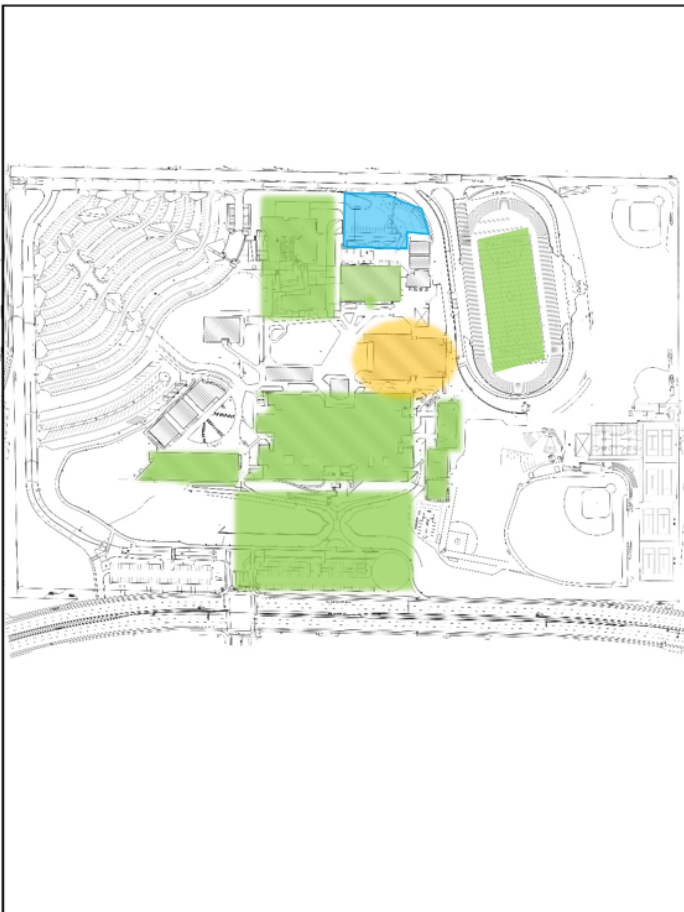


- Completed - \$58.5M**
- Building 40 East Modernization - Culinary Arts Classroom
  - New Math & Science Building
  - Technology Infrastructure
  - Tennis Courts & Interim Housing
  - Stadium Press Box, Bleachers and Restroom Building
  - Track and Field Improvements
  - Arts and Humanities Building, and Shade Structure

- In Planning - \$8.7M**
- 2023 - Parking Lot Restoration and Multi-Purpose Hardcourts
  - 2024 - Modernization of Industrial Arts Building, A&B Buildings, and Mosaic Café
  - 2024 - Modernization of Locker Rooms

- To Do - \$7.6M**
- 2025
  - Baseball and Softball Fields Renovation
  - Gym and Weight Room Modernization

**San Diegoito High School Academy**





- Completed - \$53.1M**
- New Performing Arts Center
  - Innovation Building Modernization - Culinary Arts
  - Building B Modernization Student Center Modernization and Front Entry
  - Technology Infrastructure
  - New Building J Chemistry Classrooms
  - Stadium Lighting Improvements
  - New Weight Room Building
  - Building E HVAC Improvements
  - Stadium Field Replacement
  - Modernization of Innovation Building, Food Service, Makerspace, CAD LAB & 1 Digital Arts Classroom
  - Locker Room Heating and Ventilation Improvements

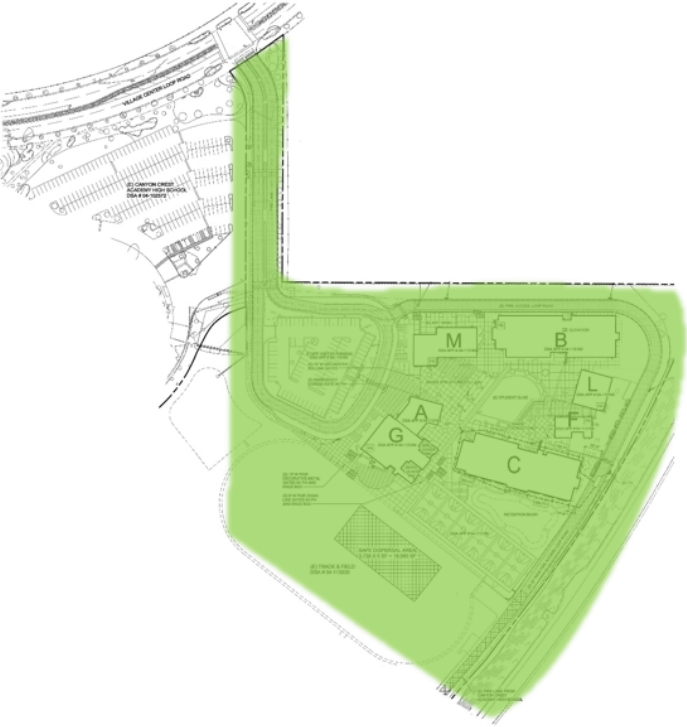


- In Planning - \$7.9M**
- 2023/2024 - Modernization of Gym & Locker Room and Team Rooms Addition

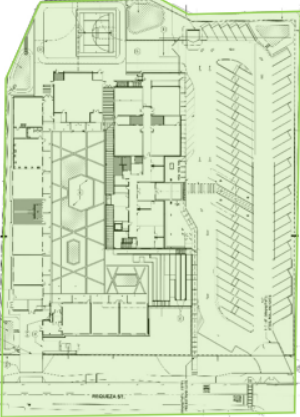
- Under Construction - \$12.0M**
- New Art Classroom Building, New Campus Green and Parking Lot

**Torrey Pines High School**



	<p><b>Completed - \$52.6M</b></p> <ul style="list-style-type: none"> <li>• Campus Re-Construction Phase 1</li> <li>• Interim Housing</li> <li>• Data Center Upgrades</li> <li>• Campus Re-Construction Upgrades - Phase 2</li> </ul>	<p><b>Earl Warren Middle School</b></p>  
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	<p><b>Completed - \$64.4M</b></p> <ul style="list-style-type: none"> <li>• Main Campus Phases 1 and 2</li> <li>• 2<sup>nd</sup> Classroom Building (including Marquee and Stage Lighting at Gym Building)</li> </ul>	<p><b>Pacific Trails Middle School</b></p>  
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	<p>Completed - \$22.6M</p> <ul style="list-style-type: none"> <li>• Multimedia Upgrades</li> <li>• Campus Re-Construction</li> </ul>	<p><b>Sunset High School Adult Transition Program</b></p>
		 



## **BOND SERIES A – E DRAW BUDGET AND COMMITMENTS SUMMARY**

<b>Project Sites</b>	<b>Budget 12/31/21</b>	<b>Budget 12/31/22</b>	<b>Commitments 12/31/22</b>	<b>Delta 12/31/22</b>
Pacific Trails Middle School	\$ 64,494,338.64	\$ 64,494,338.64	\$ 64,494,338.64	\$ -
Carmel Valley Middle School	\$ 7,271,282.21	\$ 8,783,267.21	\$ 7,547,258.54	\$ 1,236,008.67
Earl Warren Middle School	\$ 55,253,199.42	\$ 55,253,199.42	\$ 55,253,199.42	\$ -
La Costa Valley Site	\$ 13,735,497.04	\$ 13,735,497.04	\$ 10,730,697.04	\$ 3,004,800.00
Diegueno Middle School	\$ 23,264,807.13	\$ 26,984,182.13	\$ 15,043,534.79	\$ 11,940,647.34
Oak Crest Middle School	\$ 27,985,638.34	\$ 31,640,518.34	\$ 26,482,717.65	\$ 5,157,800.69
Canyon Crest Academy	\$ 31,434,157.87	\$ 34,295,765.87	\$ 31,075,614.59	\$ 3,220,151.28
Torrey Pines High School	\$ 82,503,931.40	\$ 110,359,635.15	\$ 83,501,361.69	\$ 26,858,273.46
San Dieguito High School Academy	\$ 62,433,497.63	\$ 73,478,465.13	\$ 58,985,849.37	\$ 14,492,615.76
La Costa Canyon High School	\$ 11,017,443.29	\$ 17,636,762.29	\$ 11,460,171.49	\$ 6,176,590.80
Sunset High School	\$ 22,447,106.11	\$ 22,447,106.11	\$ 22,447,106.11	\$ -
District Wide Tech Infrastructure	\$ 11,511,231.88	\$ 11,511,231.88	\$ 10,751,447.48	\$ 759,784.40
QSCB - 14 yr. option	\$ 10,718,235.36	\$ 10,718,235.36	\$ 6,890,294.96	\$ 3,827,940.40
Administration	\$ 14,097,036.41	\$ 14,097,036.41	\$ 11,527,703.22	\$ 2,569,333.19
<b>Total Expense Budget</b>	\$ 438,167,402.73	\$ 495,435,240.98	\$ 416,191,294.99	\$ 79,243,945.99
<b>Project Funding</b>				
Prop AA Project Fund	\$ 446,369,040.28	\$ 446,384,740.82		
North City West Funding	\$ 5,586,098.00	\$ 5,586,098.00		
2016 CFD Bond Funding	\$ 9,594,456.91	\$ 9,594,456.91		
2018 CFD Bond Funding	\$ 12,226,950.72	\$ 18,016,658.47		
State School Building Fund	\$ -	\$ -		
County of San Diego/FOTL	\$ 449,348.73	\$ 449,348.73		
CVMS PTSA	\$ 20,722.00	\$ 20,722.00		
Building Fund 21-09	\$ 2,619,063.43	\$ 2,619,063.43		
Solana Beach School District	\$ 701,665.77	\$ 701,665.77		
Insurance Funds	\$ 579,246.80	\$ 579,246.80		
San Dieguito Academy Foundation	\$ 5,000.00	\$ 5,000.00		
Capital Facilities Fund 25-19	\$ 12,593.00	\$ 12,593.00		
Building Fund 40-00	\$ 5,049,984.53	\$ 19,084,106.53		
Community Facilities District	\$ 79,150.00	\$ 378,104.00		
Estimated Interest Earnings	\$ 6,249,153.00	\$ 6,682,397.00		
<b>Total Funding Budget</b>	\$ 489,542,473.17	\$ 510,114,201.46		
Excess/(Shortage of) Funding	\$ 51,375,070.44	\$ 14,678,960.48		

Updated December 31, 2022

## **COMPLETED PROJECTS 2022**

Project	Delivery Method	Budget	Actual Expended	Estimated Savings*
Oak Crest Middle School C&I Building Improvements (Design, AV)	DBB	\$ 243,476.00	\$ 20,015.00	\$ 223,461.00
Torrey Pines High School - I Building Modernization - Part 1 - New Nutrition Services, Makerspace Classroom, CAD/Computer Lab and Digital Arts Classroom (Design)	L/LB	\$ 517,436.24	\$ 517,436.24	\$ -
San Dieguito Sports Complex - Gate Automation - Phase 1	PWC	\$ 54,950.00	\$ 54,950.00	\$ -
<b>Total:</b>		<b>\$ 815,862.24</b>	<b>\$ 592,401.24</b>	<b>\$ 223,461.00</b>

Updated December 31, 2022

\*Estimated Savings are projected savings due to closing out and finalizing contracts.

**LEGEND:**

<b>DELIVERY METHOD:</b>
<b>DBB</b> - Design Bid Build
<b>CM-MP</b> - Construction Manager - Multi Prime
<b>PWC</b> - Public Works Contract filed with DIR for smaller projects not exceeding \$60,000
<b>L/LB</b> - Lease/Leaseback

## **ONGOING PROJECTS AS OF DECEMBER 31, 2022**

Project	Delivery Method	Bond Series	Start Date	Current Project Status	Budget
Canyon Crest Academy - Modernization of Building G (Black Box Theater), and Library Modernization	TBD	E	7/1/2024	Planning	\$3,263,674.00
Carmel Valley Middle School AV Technology Improvements	CMAS/PEPPM	A	4/1/2020	Planning/Pilot Program	\$500,000.00
Carmel Valley Middle School Front Entry Improvements (Including New Student Entry at Gym & Food Service Area)	DBB	E/Mello Roos	4/21/2022	Under Construction	\$151,498.00
Carmel Valley Middle School Student Quad Improvements	TBD	E	7/1/2024	Planning	\$1,116,000.00
Diegueno Middle School AV Technology Improvements	CMAS/PEPPM	A	4/1/2020	In Design	\$281,000.00
Diegueno Middle School Buildings C, G & Cougar Hall Modernization Part 1	L/LB	D/E	7/1/2023	In Design	\$7,632,181.00
Diegueno Middle School Building D, F, & K Modernization Part 2	L/LB	D/E	7/1/2024	In Design	
Diegueno Middle School Buildings Administration, Locker Room Modernization	TBD	E	7/1/2024	In Design	\$ 3,719,375.00
La Costa Canyon High School Fitness Center Complex	L/LB	E	7/1/2023	In Design	\$ 6,619,319.00
Oak Crest Middle School Crest Hall Improvements, Balance of Fire Road, and Locker Room Expansion	TBD	C/D/E	7/1/2024	In Design	\$ 3,909,865.00
San Dieguito Sports Complex - Utility Infrastructure Improvements, Bathroom Improvements, and Hardcourts	TBD	E	7/1/2024	Planning	\$ 3,059,750.00
San Dieguito High School Academy - Parking Lot Restoration and Multi-Purpose Hardcourt	TBD	D/E	7/1/2023	City of Encinitas Plan Review	\$ 1,173,907.00
San Dieguito High School Academy Bldgs. A, B, IV & Mosaic Café Modernization	TBD	D/E	7/1/2024	In Design	\$ 4,350,000.00
San Dieguito High School Academy Locker Room Modernization	TBD	E	7/1/2024	In Design	\$ 3,132,125.00

Project	Delivery Method	Bond Series	Start Date	Current Project Status	Budget
San Dieguito High School Academy Gym and Weight Room Modernization	TBD	E	7/1/2025	Planning	\$ 5,644,563.00
San Dieguito High School Academy Baseball and Softball Fields Renovation	TBD	E	7/1/2025	Planning	\$ 1,986,309.00
Torrey Pines High School - New Arts Complex, 1 Digital Arts Classroom, New Campus Green & Parking Lot	L/LB	D/E/Mello Roos	4/1/2022	Under Construction	\$ 11,952,397.00
Torrey Pines High School Gym Modernization, Field Improvements, and Aquatics (Gym Modernization component)	L/LB	E/Mello Roos/Fund 40	7/1/2023	Gym Mod Phase 1 Under Construction, Gym Mod Phase 2 In Design	\$ 7,897,000.00

**LEGEND:**

DELIVERY METHOD:	FUNDING SOURCE:
<p><u>CMAS/PEPPM</u> – California Multiple Awards Schedules/Pennsylvania Education Purchasing Program for Microcomputers</p> <p><u>DBB</u> - Design Bid Build</p> <p><u>L/LB</u> - Lease/Leaseback</p> <p><u>TBD</u> – To Be Determined</p> <p><u>CM-MP</u> – Construction Manager - Multi Prime</p> <p><u>PWC</u> – Public Works Contract Filed w/ DIR for smaller projects not exceeding \$60K</p>	<p><u>Fund 40</u> – Capital Building Fund</p> <p><u>Mello-Roos</u> – 2016 &amp; 2018 Special Tax Revenue Bond (STRB) Capital Improvement</p>



## **OVERVIEW OF 2022 PROJECTS BY SCHOOL**

The following represents the status of the projects under ICOC oversight upon publication of this annual report.

For more information about each site's projects, and to view photos from 2022, visit [here](#).

### **CANYON CREST ACADEMY**

- Modernization of Black Box Theater (Building G), and Library Modernization – **Planning**

### **CARMEL VALLEY MIDDLE SCHOOL**

- A/V Technology Improvements – **Planning, Projected Start 07/2023**
- Front Entry Improvements (including New Student Entry at Gym & Food Service Area) – **Under Construction**
- Student Quad Improvements - **Planning**

### **DIEGUENO MIDDLE SCHOOL**

- A/V Technology Improvements – **In Design**
- Buildings C, G & Cougar Hall Modernization (Part 1) – **In Design, Projected Start 07/2023**
- Buildings D, F, & K Modernization (Part 2) – **In Design, Projected Start 07/2024**
- Administration Building, Locker Room Modernization – **In Design**

### **LA COSTA CANYON HIGH SCHOOL**

- Fitness Center Complex – **In Design, Projected Start 07/2023**

### **OAK CREST MIDDLE SCHOOL**

- Balance of C & I Building Modernization (Design Only) – **Complete**
- Crest Hall Improvements, Balance of Fire Road, and Locker Room Expansion – **In Design**

### **SAN DIEGUITO HIGH SCHOOL ACADEMY**

- A, B, IV, and Mosaic Café Modernization – **In Design**
- Parking Lot Restoration and Outdoor Sports Courts – **City of Encinitas Grading Permit – Projected Start 07/2023**
- Locker Room Modernization – **In Design**
- Gym and Weight Room Modernization – **Planning**
- Baseball and Softball Fields Renovation – **Planning**

### **SAN DIEGUITO SPORTS COMPLEX**

- Site Improvements – Gate Automation – **Complete**
- Utility Infrastructure Improvements, Bathroom Improvements, and Hardcourts – **Planning**

### **TORREY PINES HIGH SCHOOL**

- I Building, Food Service, Makerspace, CAD Lab & One (1) Digital Arts Classroom Improvements – **Complete**
- New Art Classroom Building, New Campus Green & Parking Lot – **Under Construction**
- Gym Modernization (Heating and Ventilation) – Phase 1 – **Under Construction**
- Gym and Locker Room Modernization, Team Rooms Addition – Phase 2 – **In Design, Projected Start 07/2023**

## **ICOC ACTIVITIES IN 2022**

The ICOC reviews the progress of the Prop AA Bond Program in the planning and construction of projects in 2022, as well as timelines, budgets, change orders, and management processes as a standing practice at each meeting.

The first meeting of the year was held on **January 4, 2022**, virtually. Lucienne McCauley, Senior Organization Member, moved to approve the Resolution authorizing Teleconference Meetings of the San Dieguito Union High School District Independent Citizens Oversight Committee Pursuant to Assembly Bill 361. Motion was unanimously carried.

On **January 18, 2022**, the ICOC met virtually. Tina Douglas, Associate Superintendent of Business Services, updated committee members regarding District updates on COVID masks, allocations of masks from State and staffing shortages and the possible ribbon cutting ceremony for the new kitchen on the Torrey Pines H.S. campus during the spring. Mr. Mike Coy, Chief Facilities Officer, provided an update on current projects. Mr. Dan Young, Director of Planning Services, provided an update on projects in planning for 2022 with an emphasis on technology. Mr. John Addleman, Executive Director of Planning Services, provided an update on the projects/budget summary and thanked staff member Maria Lindley for her diligence and hard work in finding an extra \$100K when closing out several Prop AA projects that can be transferred to other Prop AA projects. Committee members unanimously carried the motion to approve Resolution Continuing to Authorize Teleconference Meetings of the San Dieguito Union High School District Independent Citizens Oversight Committee Pursuant to Assembly Bill 361. Mr. Robin Duvéen, President of the ICOC, reviewed the processes involved for establishing the ad hoc committee for the drafting and circulation of the 2021 Proposition AA Independent Citizens Oversight Committee 2021 Annual Report. Volunteers were appointed to serve on the annual report sub-committee.

The ICOC met virtually on **February 15, 2022**. Lucienne McCauley moved to approve the Resolution Continuing to Authorize Teleconference Meetings of the San Dieguito Union High School District Independent Citizens Oversight Committee Pursuant to Assembly Bill 361. The motion unanimously carried.

On **March 15, 2022**, the ICOC met virtually. Tina Douglas informed the committee that the mask mandate has been revised and no longer mandatory, and announced the Board will be returning to in-person meetings commencing with the April 19, 2022, ICOC meeting. Mr. Mears, Senior Audit Manager from Wilkinson Hadley King & Co. reviewed the highlights of the 2021 Prop AA Annual Audit. The Prop AA audit received an unmodified opinion for both the financial and performance audits, which is the best opinion by an auditor you can receive. No scope limitations, significant deficiencies, or material weaknesses were found in the audit. Mr. Addleman shared that the District researched the cost of hiring Construction Management Companies versus building their own Construction Management team with District staff and found that over a ten-year period, it has saved the District approximately half the cost by using their own staff to oversee Prop AA projects and bond monies. The 2021 Annual Report draft was discussed and approved by committee members.

On **April 19, 2022**, the ICOC meeting was cancelled.

On **May 10, 2022**, the ICOC meeting was cancelled.

On **June 15, 2022**, the ICOC met in person at Torrey Pines High School. Tina Douglas shared an update regarding her new role as Interim Superintendent through June 2023. John Addleman introduced the current projects at the various school sites. Lucienne McCauley moved to nominate Robin Duveen as President of the Committee for the term of twelve (12) months. The motion unanimously carried. Ms. McCauley moved to nominate Lakshmi Kommi as Representative of the Committee for the term of 12 months. The motion was unanimously carried. Kevin DeHaan moved to name Lane Keifaber as Secretary of the Committee for the term of twelve (12) months. The motion unanimously carried.

On **October 11, 2022**, the ICOC meeting was cancelled.

On **November 10, 2022**, the ICOC met at Sunset High School. The committee received word that Lakshmi Kommi, ICOC Representative, had withdrawn from the committee. It was noted that the 2022 San Diego Taxpayers Association Transparency Scorecard published a much-improved score from an 85% last year to a 93% this year. John Addleman provided updates to projects at the various school sites. The committee discussed establishing the Ad Hoc committee to create the Proposition AA Independent Citizens Oversight Committee 2022 Annual Report. A new representative will be elected to replace the member who withdrew. The committee will also be planning to reappoint members as terms will be ending in April 2023.

## **EXHIBIT A**

### **PROPOSITION AA BALLOT MEASURE**

The San Dieguito Union High School District Proposition AA Ballot Measure follows and can also be viewed at [www.sduhsd.net/ICOC](http://www.sduhsd.net/ICOC).

## **EXHIBIT B**

### **2022 AUDIT REPORTS**

The San Dieguito Union High School District Proposition AA Building Fund General Obligation Bonds 2022 Audit Report has been reviewed by the ICOC Committee at the time of this report. The 2022 Audit Report, and any previous year's reports, may be viewed at [www.sduhsd.net/Prop AA Annual Audits](http://www.sduhsd.net/Prop AA Annual Audits).