



Vision: Our vision in Vista Unified School District is to be the model of educational excellence and Innovation.
Mission: The purpose of Vista Unified School District is to inspire each and every student to persevere as critical thinking Individuals who collaborate to solve real world problems.
Values: RESPECT, TRUST, COLLABORATION

VISTA UNIFIED SCHOOL DISTRICT MEASURE LL ANNUAL REPORT

CITIZENS' BOND OVERSIGHT COMMITTEE

CBOC Members

Linda Latimer-Chair
John Aguilera-Vice Chair
Charles Basso
Garth Hall
Michael Large
Lindsay Richey
Luisa Stafford
Michael Hunsaker
Heather Emaus

Bond Management

Staff

Ami Shackelford Assistant
Superintendent, Business
Services
John Wathen Executive
Director of Facilities &
Operations
Kevin Waugh Director of
Construction
Kevin Lesko
Purchasing Manager
Karen Riedel
Bond Accountant
Barbara Goya
Contracts Specialist

WEBSITE

<https://vistausd.org/> Facility
Bond – Measure LL

MESSAGE FROM THE CHAIR

It is with great pleasure that I present this first annual report from the Citizens' Bond Oversight Committee (CBOC) to the Governing Board and citizens of Vista.

Measure LL was passed by voters in November 2018 with the goal of investing \$247,000,000 of taxpayer's money to improve classrooms and facilities throughout the District. This facility bond also qualifies for approximately \$18,000,000 in State matching funds. Combining this State funding (if available) plus other facility funding sources available to the District, Vista Unified anticipates investing more than \$293,000,000 in school facility improvements over the next fifteen years (2019-2035).

This report provides a summary of the program and a status report on progress.

The District website (<https://vistausd.org/> Facility Bond – Measure LL) has additional information, including the annual audit report, CBOC agendas, program documents, financial reports and presentations. In addition, all our meetings are open to the public and noticed on the District's website. We welcome your interest in this bond program and encourage your participation in our efforts.

Linda Latimer
Chair

Community Members

On March 5, 2019, the Board of Education of Vista Unified School District appointed the following members of the Measure LL Citizens Bond Oversight Committee:

Name	Position	Term
John Aguilera	Business Organization Member/Parent or Guardian	Two Years
Charles Basso	Parent or Guardian	Two Years
Garth Hall	Senior Citizens' Organization Member	Two Years
Michael Large	Parent or Guardian	One Year
Linda Latimer	Parent or Guardian Member	Two Year
Lindsay Richey	Parent or Guardian/PTA Member	Two Year
Luisa Stafford	Parent or Guardian/PTA Member	One Year
Michael Hunsaker*	San Diego Taxpayers Association	Two Year
Heather Emaus**	Parent or Guardian	One Year

*Appointed on May 9th board mtg **Appointed on Sept 12 board meeting

The Citizens' Bond Oversight Committee held its first meeting on April 17, 2019. At that meeting, committee members drew initial terms by lot, and voted for a committee Chair. Also, at that meeting, the committee members viewed a presentation by the District's Bond Council, Dannis, Woliver Kelley titled *The Role and Duties of the Citizens Bond Oversight Committee*. This presentation outlined the expectations and responsibilities of the committee and the District. The Committee established a quarterly meeting schedule.

HIGHLIGHTS – SELECTED CURRENT PROJECTS

Vista High School New Classroom Buildings and Demo of Portables

Much of the language in Measure LL was intended to get children and staff out of portable classrooms and provide a healthier and safer environment with modernized technology. This project is currently in the schematic design phase for two new multi-story classroom buildings and demolition of existing portable classrooms. One new building is being proposed to replace the "S"



wing which sits at the front of the campus, and will be programmed to house 18 general education classrooms with one large flex-suite. The second building is being proposed as a split-level building between the southern end of the stadium and the campus core, displacing the existing T and R wings. This building will be 3- stories with the first story housing athletics and JROTC. The 2nd story will house 10 modern science classrooms. The 3rd story will house ten general education classrooms and one large flex- suite. This project is in the schematic design phase and is slated to be submitted to DSA for review mid 2020 with construction starting in 2021.

Vista Magnet Middle School Pool Modernization Project

Vista Magnet Middle School was built in 1938 and a pool added in the 1950s. Due to decaying components, failing mechanical systems, and repairs no longer being cost effective, a pool modernization project was pursued. The construction work began in June 2019 with demolition of the pool surface and the surrounding mechanical systems. Work is progressing at the pool with the installation of the shower footings, ramp walls, deck slab reinforcement, gutter formwork, pool heater, pool lip tile, new light pole bases, new fencing, and pool steps.

Completion is Spring 2020.

Repairing the existing Pool Entry Steps



Beaumont Elementary New Classroom Building & Demo of Portables

Beaumont Elementary School was originally built in 1960 and the portable classrooms were added at Beaumont to accommodate a growing population; however, these portables are beyond their life cycle. The goal for Beaumont Elementary is to build 10 new classrooms and a new library, provide a collaborative plaza area, and demolish the portable classrooms.

The project is in the design phase on the new classroom building and demolition of portable classrooms. The design team is moving forward to complete the design and submit to DSA for approval.

White roofs are portable classrooms at Beaumont Elementary School



Rancho Buena Vista Gymnasium Expansion Project

The facility at Rancho Buena Vista was originally built in 1987 and the gymnasium was constructed without restroom or adequate concession facilities. There has been security concerns and inconvenience issues with attendees and patrons having to leave the gymnasium to use facilities elsewhere on campus during events. In 2018, the District allocated resources to create a design for the expansion of the gym to include restrooms and concessions.



Mission Vista High School Ramp and Stairs Project

A large number of students walk across or up the driveway along with cars to get to the campus. Accordingly, there was the need for a plan to provide safe pedestrian access to the campus.

This project began in June 2019 and the students now have a safe path separate from vehicles to enter the campus. DSA has certified this project as complete.

Completed stairs and ADA ramp



PROGRAM PLAN - PHASE 1 & 2

As of 12/31/2019

Following is Phase 1 & 2 of the Program Plan. It is anticipated that this work will be completed by 2024.

Phase 3 & 4 projects are outlined on the District website but are subject to change.

Site Name	Needs	Phase	Phase Year	Method	Architect	CM	Eligible for PLA	Category
Beaumont Elem.	New permanent classrooms and demolition of existing portables	1	2019-2021	LLB	PJHM	Lusardi	No	D,F
Bobier Elem.	New permanent classrooms and demolition of existing portables	1	2019-2021	LLB	WLC	Erickson Hall	No	C,D,F
California Avenue	Restroom modernization & ADA compliance	1	2019-2021	LLB	SPROTTE	Balfour Beatty	No	C
Casita Elem.	Restroom modernization & ADA compliance	1	2019-2021	LLB	PJHM	Barnhart Reese	No	D,F
Lake Elem.	New pedestrian pathway north end of Lake & Madison for safety	1	2019-2021	DBB	HED	N-A	Yes	F
Mission Vista High	New ADA ramp and stairs for pedestrian safety	1	2019-2021	CM/MP	ASDG	Erickson Hall	No	C,E
Rancho Buena Vista	Gym Expansion	1	2019-2021	CM/MP	ASDG	Erickson Hall	No	A,C,D, E, F
Rancho Buena Vista	Girls softball field, dugouts, batting cage, scoreboard, fencing	1	2019-2021	LLB	ASDG	Erickson Hall	No	A,C,D, E, F
Rancho Minerva	Landscaping & fencing & shade	1	2019-2021	DBB	ASDG	N/A	Yes	E
VIDA	Drinking fountains on core buildings - replace	1	2019-2021	CUPCCAA	N/A	N/A	Yes	B,C,D, E, F
Vista Academy	Fire alarm system upgrade	1	2019-2021	CM/MP	ASDG	Erickson Hall	No	A,C
Vista High	New permanent classrooms and demolition of existing portables	1	2019-2021	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista High	VHS Softball Field and Title IX upgrades	1	2019-2021	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista Magnet	Front entry modification design-only	1	2019-2021	N/A	ASDG	N/A	Yes	A,C,E
Vista Magnet	Pool modernization for safety and improving maintenance	1	2019-2021	CM/MP	ASDG	Erickson Hall	No	A,C,E
PHASE 1 SUB TOTAL								
Rancho Buena Vista	Upgrade alarm/clock/security system	2	2022-2024	LLB	ASDG	Erickson Hall	No	A,C,D, E, F
Rancho Buena Vista	New permanent classrooms and demolition of existing portables	2	2022-2024	LLB	ASDG	Erickson Hall	No	A,C,D, E, F
Rancho Buena Vista	21st Century Classroom modernization	2	2022-2024	LLB	ASDG	Erickson Hall	No	A,C,D, E, F
VIDA	Demolish Portables - 4	2	2022-2024				Yes	B,C,D, E, F
VIDA	Gas main - replace	2	2022-2024				Yes	B,C,D, E, F
VIDA	Access (ingress and egress)(replace roll up with wrought iron gates)	2	2022-2024				Yes	B,C,D, E, F
VIDA	Replace site sewer system and site water distribution system	2	2022-2024				Yes	B,C,D, E, F

PROGRAM PLAN - PHASE 1 & 2

As of 12/31/2019

Following is Phase 1 & 2 of the Program Plan. It is anticipated that this work will be completed by 2024.

Phase 3 & 4 projects are outlined on the District website but are subject to change.

Site Name	Needs	Phase	Phase Year	Method	Architect	CM	Eligible for PLA	Category
VIDA	Access, Securing passage ways for internal classroom connections	2	2022-2024				Yes	B,C,D, E, F
Vista Adult Transition	Install new outside drinking fountain.	2	2022-2024				Yes	E,F
Vista High	Add CAT6 drops and wireless everywhere - all gigabit capable	2	2022-2024	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista High	Replace Bogen System and modernize system. New PA speakers campus wide.	2	2022-2024	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista High	Sewer mains - replace all	2	2022-2024	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista High	Update restrooms	2	2022-2024	LLB	ASDG	Erickson Hall	No	B,C,D, E, F
Vista Magnet	Front entry modification & Landscape	2	2022-2024		ASDG	N/A	Yes	A,C,E
PHASE 2 SUB TOTAL								

Budget vs. Commitments and Expenditures

Financials as of May 31, 2020

District Project Number/Project Name	Budget	Commitments		Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Total Expenditures	% Budget Spent
Program					
Admin - Cost of Issuance	434,250	434,250	100.0%	434,250	100.0%
Admin Expense - Program Administration (3)	493,040	434,413	88.1%	341,322	69.2%
	927,290	868,663	93.7%	775,572	83.6%
Phase 1					
Beaumont Elementary School - Replace/Demo Relocatable Classrooms	8,453,250	628,075	7.4%	179,726	2.1%
Bobier Elementary School - Replace/Demo Relocatable Classrooms	7,939,750	833,824	10.5%	309,105	3.9%
California Avenue Elementary School - Restroom Renovation	2,069,756	1,908,471	92.2%	140,601	6.8%
Casita Elementary School - Restroom plumbing upgrades	2,342,600	2,012,444	85.9%	207,501	8.9%
Lake Elementary School - Pathway for students, landscaping & marquee	1,700,000	232,250	13.7%	147,124	8.7%
Mission Vista High School - Ramp & Entrance	1,722,500	502,417	29.2%	502,417	29.2%
Rancho Buena Vista High School - Girls Softball complex	1,005,626	2,465,446	245.2%	867,464	86.3%
Rancho Buena Vista High School - Gym Expansion (3) (4)	1,285,493	1,731,059	134.7%	1,555,045	121.0%
Rancho Minerva Middle School - Landscaping, Fencing, Shade	1,166,750	127,295	10.9%	103,749	8.9%
Vista Academy of Visual and Performing Arts - Fire Alarm System Upgrade (3)	1,240,200	1,243,251	100.2%	1,243,251	100.2%
Vista High School - New Classrooms	45,840,230	1,402,755	3.1%	177,340	0.4%
Vista High School - New Softball /Tennis	3,500,000	291,385	8.3%	213,088	6.1%
Vista Innovation & Design Academy - Replace drinking fountains on core buildings	137,800	-	0.0%	-	0.0%
Vista Magnet Middle School - Front Entrance Remodel	176,325	61,034	34.6%	8,781	5.0%
Vista Magnet Middle School - Pool Remodel (3) (4)	1,950,000	2,500,044	128.2%	2,492,716	127.8%
	80,530,280	15,939,749	19.8%	8,147,909	10.1%
Phase 2					
Rancho Buena Vista High School - 21st Century Classroom	7,613,450	-	0.0%	-	0.0%
Rancho Buena Vista High School - Replace/Demo Relocatable Classrooms (New 2 story C	25,261,392	7,120	0.0%	7,120	0.0%
Rancho Buena Vista High School - Upgrade alarm/clock/security system	1,791,400	-	0.0%	-	0.0%
Vista Adult Transition Center - Drinking Fountain	20,670	-	0.0%	-	0.0%
Vista High School - CAT6 Drops and Wireless	689,000	-	0.0%	-	0.0%
Vista High School - Replace campus wide aged intercom system	1,033,500	-	0.0%	-	0.0%
Vista High School - Replace Sewer Mains	3,169,400	-	0.0%	-	0.0%
Vista High School - Update restrooms	4,319,514	-	0.0%	-	0.0%
Vista Innovation & Design Academy - Access (ingress and egress) Replace w/ Gate	45,500	-	0.0%	-	0.0%
Vista Innovation & Design Academy - Access/Passageways for Classroom Connections	29,640	-	0.0%	-	0.0%
Vista Innovation & Design Academy - Demolish Portables	39,000	-	0.0%	-	0.0%
Vista Innovation & Design Academy - Gas Main Replacement	13,000	-	0.0%	-	0.0%
Vista Innovation & Design Academy - Replace Sewer and Water Distribution System	5,200,000	-	0.0%	-	0.0%
Vista Magnet Middle School - Front Entry Beautification/Modification	587,750	-	0.0%	-	0.0%
	49,813,216	7,120	0.0%	7,120	0.0%
Totals	131,270,786	16,815,531	12.8%	8,930,602	6.8%