



**Lake Tahoe Unified School District**  
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Web Site: <http://www.ltusd.org/bond.php>

**CITIZENS' BOND OVERSIGHT COMMITTEE (CBOC)  
SPECIAL MEETING AGENDA  
TUESDAY, APRIL 27, 2010 AT 6:00 P.M.  
AT THE EDUCATION CENTER BOARD ROOM, 1021 AL TAHOE BOULEVARD**

The purpose of this special meeting is to present at the Regular Meeting of the LTUSD Board of Education. No other business will be conducted.

The Agenda Packet for this public meeting is available for review at the District Office Reception Area. All members of the public are invited to comment on any item on the agenda. The meeting location is accessible to people with disabilities. Every reasonable effort will be made to accommodate participation of the disabled in all of the District's public meetings. If particular accommodations for the disabled are needed (i.e., disability-related aids, or other services), please contact the Superintendent's Office at 541-2850 Ext. 225 least 24 hours in advance of the meeting. Public inspection of agenda documents that have been distributed to the Committee less than 72 hours before the meeting, will be made available at the Education Center, 1021 Al Tahoe Boulevard (Government Code 54957.5). The Brown Act and Education Code delineate the circumstances under which a legislative body may meet in closed session.

**1. Communications From The Public**

Please refer to the Lake Tahoe Unified School District Board of Education Agenda for April 27, 2010 for procedures on addressing the Board.

**2. Annual Report to the Community**

CBOC Chairman, Steve Habaradas and Vice Chairman, Dr. Patrick Martin will present the committee's annual report and review. The Committee's purpose is to monitor expenditures from the 2008 Measure G Bond and to inform the public about bond expenditures.

LAKE TAHOE UNIFIED  
SCHOOL DISTRICT  
1021 AL TAHOE BLVD.  
SOUTH LAKE TAHOE  
CA 96150  
(530) 541-2850

# Lake Tahoe Unified School District

## Citizens' Bond Oversight Committee

2009 - 2010 ANNUAL REPORT

APRIL 2010

## Measure G Bond and Meeting History

The Lake Tahoe Unified School District was formed in 1956 and is a public school district currently serving approximately 3,900 students in the South Lake Tahoe area from Stateline to Twin Bridges. The District consists of four elementary schools, one middle school, one comprehensive high school, a Transitional Learning Center, a continuation high school, and an Independent Learning Academy. Local demographics reflect a 54% Caucasian, 37% Hispanic, and 8% other student population, incorporating all socioeconomic levels.

In 1992, the community passed a bond measure in the amount of \$7.7 million (Measure A) by a 75% vote to reduce classroom overcrowding and to renovate, acquire and construct classrooms, science laboratories and school facilities. At that time,



**CTE Roof and South Wall**

the enrollment was over 5,600 and growing. The school population peaked in 1996/97, when almost 6,000 students were enrolled. Measure A is currently at the rate of .0300% of the net assessed value and continues until 7/1/2017.

Seven years later, in 1999, 83% of the voters passed Measure C in the amount of \$17 million to repair and modernize local schools, repair deteriorating plumbing, heating, ventilation,

cooling and electrical systems; rewire classrooms for computer technology, renovate, construct and acquire classrooms to comply with safety and access standards and to construct new science classrooms at South Tahoe Middle School. This bond measure is at the rate of .0115% of the net assessed value and continues until 8/1/2031.

These two bonds totaling a little over \$24 million allowed the District to make repairs and renovations to all schools, including new science departments at South Tahoe Middle School and South Tahoe High School. However, they were only a drop in the bucket to the aging buildings.

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Stay Informed on the latest  
Citizen's Bond Oversight  
Committee news and construc-  
tion photos  
<http://www.ltusd.org/bond.php>

### Letter from the Chair—Steve Habaradas

As Chair of the Lake Tahoe Unified School District Citizens' Bond Oversight Committee, it is my pleasure to introduce the first Annual Report of the Measure G Bond program, which was approved by voters in November 2008.

The \$64.5 million bond measure provides funding to improve health, safety and the quality of education at every school by repairing, updating, and constructing facilities; including furnishing equipment and tech-

nology; replacing outdated portables; electrical, plumbing, and heating systems.

Measure G was crafted to enable LTUSD to capture the maximum dollars possible from statewide bonds (Prop. ID 2006). To date, the District has qualified for a whopping \$25.3 million in state matching funds as of March 2010. Much of our first year was spent on developing a foundation for future activities. The highlights in 2009/10 include:

- The construction of the CTE and ORG buildings.
- Technology in schools.

I am also pleased to announce that the first audit of the Measure G Bond dollars by the District's independent auditor resulted in an opinion that LTUSD is in full compliance with all provisions of the bond measure.

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36.5% of the value of subcontractor work on the CTE building has been awarded to locally-owned subcontractors

24.7% of the value of subcontractor work on the ORG building has been awarded to locally-owned subcontractors



**ORG-Exterior Masonry Walls-South West**

## Lake Tahoe Unified School District

### Measure G Projects Budget (as of CBOC Meeting of 3/31/10)

Masterplan Project	Budget
STHS ORG Building	\$16,249,098
STHS CTE Building + Entry	\$13,823,918
	<hr/>
	\$30,073,016
STHS Replace Boilers	In ORG
STHS Media/Design Arts	\$8,474,200
STHS Performing Arts Mod	\$7,900,530
	<hr/>
	\$16,374,730
<b>Subtotal Projects In Progress</b>	<b>\$46,447,746</b>
STHS Student Union/Mall	\$8,052,622
STHS Classroom Tech.	\$1,206,084
STHS Bldg B Mods	\$237,500
STMS Classroom Building	\$9,024,861
SH Base Program	\$100,000
EMS Base Program	\$2,473,437
STHS Blue/Gold Gym Mod	\$4,544,586
STMS Modernization	\$1,762,500
TV Base Program	\$728,305
Bijou Base Program	\$6,647,507
Trans Base Program	\$2,112,384
Base Program - Site Utilities	\$397,889
STHS Sports Medicine CTE	TBD
<b>Subtotal Future Projects</b>	<b>\$37,300,675</b>
<b>Contin./Admin. (4.5%)</b>	<b>\$2,941,722</b>
<b>Measure G Projects</b>	<b>\$86,677,143</b>
<b>Matching Funds (Estimate)</b>	<b>\$25,379,186</b>
<b>Measure G Funds</b>	<b>\$64,500,000</b>
<b>Estimated Interest</b>	<b>\$343,783</b>
<b>Remaining Budget</b>	<b>\$3,545,826</b>

Project Budgets include 20% for all soft costs that include Architect, Testing, and Inspection Fees, Program Administration, Bond Sales, Equipment, Etc.

#### Letter from the Chair — Continued from page 1

Our committee holds quarterly meetings to monitor the progress of the Measure G Bond program.

There are currently nine members representing various constituencies, including the business community, REALTORS, senior citizens, parents, taxpayers, and two “at-large” representatives.

A list of the current membership is found in this Annual Report.

Details of all CBOC meetings can be obtained at <http://www.ltusd.org/bond.php>. Measure G information, committee information, future meeting dates, committee bylaws and more can be found on this web site.

Looking ahead, 2010/11 will be an exciting year for LTUSD with the completion of the first two major projects at STHS. I hope this annual report encourages you to become more

acquainted with the Measure G Bond program.

We welcome your comments and suggestions and we also welcome you to attend our quarterly meetings.

Sincerely,

Steve Habaradas  
CBOC Chairman 2009/11

# Measure G Bond and Meeting History (continued from Page 1)

In 2007, the Board of Education came to the realization that, in order to remain competitive in the California public school market, the District needed to provide facilities and programs to attract families to the area, particularly in the area of technology.

A District Master Plan Committee, consisting of community members, parents, staff members, etc., was convened to gather information on the aging infrastructure, make recommendations and prioritize the scope of facility plans.

In February 2008, the Board adopted a comprehensive Facility Master Plan and approved a resolution ordering an election on June 3, 2008. Measure A in the amount of \$87 million was unsuccessful, garnering only a 52% vote (Prop. 39 bonds require 55% voter approval). However, Measure G, in the amount of \$64.5 million, went to the voters in November 2008 and was successful with a 59% vote. At the time of the ballot, the District had been awarded \$15.4 million in matching State funds. Currently, that amount has grown to over \$29 million.

The current good faith estimate of maximum annual tax rate for Measure G is .0287% of the net assessed value or \$28.70 per \$100,000 of assessed value and continues on the tax roll until 8/1/2033.

In December 2008, the Board of Education established the Citizens' Bond Oversight Committee (CBOC) to satisfy accountability requirements of Proposition 39. The Board of Education appointed nine members to the committee in January 2009 after reviewing many applications.



**CTE Art and Architectural Drawing Classrooms**

This committee has three essential functions: 1) To inform the public regarding the use of public funds; 2) To review expenditures; and 3) To prepare an annual report. Each year, the CBOC will prepare an Annual Report to decide whether or not the District is in compliance with the law by reporting CBOC activities during the previous year.

Quarterly public meetings have been held at the Education Center and at the High School. LTUSD staff are present and available to answer questions regarding the progress and current work being done on the Bond projects.

At each meeting, the Citizens' Bond Oversight Committee receives a report from the District on approved projects identifying original budgets, revisions, expenditures to date, income and encumbrances. The Committee does not have the authority to dictate which projects to approve – that was done by the voters, when the bond measure passed. The money can only be used on those projects and may not be used for salaries or other operating expenses.

The CBOC's first organizational meeting was held on March 25, 2009 at the Education Center Board Room. At this meeting, the committee received the Bylaws and were briefed on the roles and responsibilities of the members. Steve Habaradas was appointed chair of the Committee.

The second meeting of the CBOC was held on June 24, 2009 at the South Tahoe High School library. Joe Stewart of SMC Construction led the committee on a tour of the Career Technical Education (CTE) building and the Overcrowding Relief Grant (ORG) building, which is the portable replacement

The agenda included a review of the Measure G budget and expenditures, a status report on the bond and matching funds, and a discussion on the sequence of future projects.

The November 18, 2009 meeting was also held at the STHS library and consisted of another tour of the buildings and a review of the budget and expenditures. The Committee was experiencing difficulties in understanding the complex reports that were being submitted for their review and requested a more straightforward report, which clearly delineated the original amounts identified as specific Measure G projects, along with matching funds, and uncommitted project balances.

The fourth meeting of the Committee occurred on January 27, 2010 at the Education Center. Additionally, two members holding one-year terms were replaced by the Board of Education after reviewing several applications. As of 2/1/10, the Committee consists of seven members whose terms expire 1/31/11 and two with terms expiring 1/31/12. The Committee received and reviewed the simplified budget and expenditure report, which met with the approval of those present. The Committee discussed the Annual Report to the community and how they want to inform the public regarding the use of public funds.

## You're Invited!

The community is invited to attend the CBOC's quarterly meetings held in June, November, January, and March of 2010/11. For meeting time, date, and location, please go to <http://www.ltusd.org/bond.php> then click on CBOC Meeting Agendas.



**Aerial View of Future STHS Campus**

LPA, Inc. Architecture | Planning | Interior Design | Landscape Architecture | Engineering | Graphics

# The Current 2010/11 CBOC Members

Name/Affiliation/Term	Term End	Email Address	Phone
<b>Amanda Adams</b> , ST Association of Realtors	1/31/2011	<a href="mailto:amanda@tahoeadams.com">amanda@tahoeadams.com</a>	(530)721-0243
<b>Mike Berg</b> , At Large. Carpenters Local 1789	1/31/2011	<a href="mailto:mberg@nccrc.org">mberg@nccrc.org</a>	(530) 544-4754
<b>Casey Blann</b> , LT So. Shore Chamber of Commerce	1/31/2012	<a href="mailto:cblann@vailresorts.com">cblann@vailresorts.com</a>	(530) 577-8313
<b>Kelly Lancellotti</b> , At Large	1/31/2012	<a href="mailto:laketahoehiker@yahoo.com">laketahoehiker@yahoo.com</a>	(530) 577-4875
<b>John Drum</b> , Parent/PTO	1/31/2011	<a href="mailto:johndrum@sbcglobal.net">johndrum@sbcglobal.net</a>	(530) 545-3008
<b>Steve Habaradas</b> , Construction ( <b>CHAIRMAN</b> )	1/31/2011	<a href="mailto:steve.habaradas@vacationclub.com">steve.habaradas@vacationclub.com</a>	(530) 544-2822
<b>David Kelly</b> , Senior Citizens Organization	1/31/2011	<a href="mailto:taccd@mindspring.com">taccd@mindspring.com</a>	(530) 577-8012
<b>Patrick Martin</b> , Taxpayers Org. ( <b>VICE CHAIRMAN</b> )	1/31/2011	<a href="mailto:alpinefamilypractice@charter.net">alpinefamilypractice@charter.net</a>	(530) 542-5740
<b>Austin Sass</b> , Parent	1/31/2011	<a href="mailto:1austin1@charter.net">1austin1@charter.net</a>	(530) 541-7477

Recognition and thanks go to two CBOC members whose terms ended 1/31/10:

**Chris Cefalu (At Large) and Paul Bruso (Business)**



## Media Arts & Design Academy Rendering

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## Independent Auditor's Report

Goodell, Porter, Sanchez & Bright, LLP, Certified Public Accountants, in the Independent Auditor's Report received by the Lake Tahoe Unified Board of Education on January 26, 2010, examined the District's compliance with state and federal laws and regulations. No audit findings related to the Measure G Bond fund were noted.

On March 9, 2010, the Board of Education approved a proposal from Goodell, Porter, Sanchez & Bright, LLP to conduct the "PERFORMANCE AUDIT" for the sixteen-month period ending June 30, 2010, which is required under Proposition 39 regulations for Bond transactions. The results of that audit will be discussed at the November 2010 CBOC meeting and presented in the 2010/11 Annual Report.



## Keeping it Local!!

### CTE - Transport./Construction

Total value of subcontractor work:

**\$10,022,535**

Value of subcontractor work awarded to locally-owned subcontractors:

**\$3,657,832 (36.5%)**

### Local subcontractors awarded contracts on CTE:

- WDH Surveying
- Herback Engineering
- Thomas Haen Company
- Ron Fuller Construction
- Aspen Hollow Landscaping
- Sierra Tahoe Ready Mix
- Grid Iron Construction
- John P Dalton Construction
- KD Builders
- Creegan Cabinets
- Sierra Drywall
- Kemper Masonry
- Mile High Painting
- McGee Mechanical
- Sierra Valley Electric
- 

### ORG - Stadium View

Total value of subcontractor work:

**\$10,047,857**

Value of subcontractor work awarded to locally-owned subcontractors:

**\$2,482,844 (24.7%)**

### Local subcontractors awarded contracts on ORG-Stadium View:

- WDH Surveying
- Thomas Haen Company
- Ron Fuller Construction
- Aspen Hollow Landscaping
- Sierra Tahoe Ready Mix
- Grid Iron Construction
- Eliot Building Company
- Rave On Construction
- Creegan Cabinets
- Kemper Masonry
- Mile High Painting
- Innovative Electric

### CTE and ORG Combined

**Total: \$6,143,676 out of \$20,070,392 or 30.6%.**

Other local companies have worked on these projects (for example Ferguson Excavating, Earth and Stone Landscaping, Rich Gregg Construction, Caro Construction and many others) but were not listed since they were not directly contracted. Many other local workers have been employed by out of town subcontractors as well. This list also does not include SMC's three management employees who are South Lake Tahoe residents.