



Measure Z Citizens Bond Oversight Committee (CBOC)

Meeting Agenda

Measure Z CBOC Meeting #17
Tuesday, August 26, 2025, · 5:30 – 7:00 pm
Location: 1100 Clarendon St., West Sacramento, CA, 95691

COMMITTEE MEMBERS		WUSD STAFF AND CONSULTANTS	
John Lindley		Monique Stovall, Chief Business Officer	
Cindy Kazanis		Daniel Gandara, Facilities Project Analyst	
Ari Neumann		Yvette Hernandez, Administrative Secretary II	
Jose Garcia		Patty Paulsen, Key Analytics	
Jen Grexton			
Shannon Smith			
Paul Charkiewicz			

(X=Full Time, P= Part Time, A=Absent)

AGENDA

A. Open Session (5:30 pm)

B. Roll Call

C. Pledge of Allegiance

D. Approval of the Agenda

- a. Approval of Measure Z CBOC Meeting Agenda August 26, 2025,

E. Public Comments

F. Measure Z Expenditures Reports

- a. [Key Analytics Measure Z Expenditure Report](#)

G. Committee Administration

- a. [Review and approve May 13, 2025, Measure Z CBOC Meeting Minutes](#)

H. District Updates

- a. Update by the District to provide a current status of the Measure Z projects
 - i. Elkhorn Village Modernization
 - ii. Performing Arts Update

I. Next Meeting Agenda Items

- a. Determine the time and date for the next meeting.

J. Adjournment



Washington Unified School District

Report to the Citizens' Bond Oversight Committee

August 26, 2025

Report by:



930 Westacre Road
West Sacramento, CA 95691
Phone: (916) 375-7600



Committee Members

- ✓ Paul Charkiewicz
- ✓ Jose Garcia
- ✓ Jen Grexton
- ✓ Cindy Kazanis
- ✓ John Lindley
- ✓ Ari Neumann
- ✓ Shannon Smith

Board of Trustees

- ✓ Sarah Kirby-Gonzalez, President
- ✓ Virginia Coffey, Vice President
- ✓ Vanessa Castro, Clerk
- ✓ Jannette Hunt, Trustee
- ✓ Jackie Thu-Huong Wong, Trustee

District Representatives

- ✓ Dr. Cheryl Hildreth, Superintendent
- ✓ Monique Stovall, Chief Business Officer

Measure Z Overview

On November 3, 2020, the voters of West Sacramento authorized Measure Z which passed with 60.93% approval and issuing \$150,000,000 in General Obligation Bonds for school facilities improvements, construction, and modernization. This Bond Measure will go a long way in protecting our students' quality education and ensure opportunities for all students in WUSD schools for many years to come.

- Some of our schools are more than 70 years old and need to be modernized to provide up-to-date classroom technology and meet current health and safety codes.
- All students throughout the district deserve the same safe, modern schools and educational opportunities regardless of which school they attend.
- Schools today need to have updated classrooms and instructional technology to better prepare students for college or the workforce.
- Repairing and upgrading our schools will help retain and attract quality teachers because classrooms will be up-to-date, have the resources and tools needed, and schools will be clean and safe.
- Measure Z would ensure students have the same arts and music education opportunities as students in wealthier districts.

Two series of Measure Z bonds were issued as noted below. Future series of bonds will be sold as projects are developed and additional funds are needed.

Series A – Issued 6/3/2021	\$ 60,000,000
Series B – Issued 11/29/2023	<u>\$ 50,000,000</u>
Remaining Authorization	<u>\$ 40,000,000</u>
Total Bond Authorization	<u>\$150,000,000</u>



Measure Z costs property owners no more than \$60 per \$100,000 of assessed (not market) value per year, protected by Proposition 13, or approximately \$165 per year for the typical homeowner. All funds generated by Measure Z would stay local to improve WUSD.

Measure Z includes strong fiscal safeguards:

- All funds spent locally to support local schools and cannot be taken away by the State.
- No funds could be used for administrator salaries or pensions.
- Independent citizens' oversight and annual audits of all spending.
- Qualify WUSD for state matching funds that would otherwise go to other school districts.

Measure Z Bond Summary – As of 6/27/2025

Series A and B Bond Proceeds	\$110,000,000
Remaining Bond Authorization	\$ 40,000,000
Interest Income Earned and Budgeted	\$ 6,374,907
Refund from Cost of Issuance Fees	\$ 46,015
Total Revenues	<u>\$156,420,922</u>
<hr/>	
Project Expenditures	\$ 42,058,918
Encumbrances (Contracts)	\$ 3,001,434
Total Commitments	<u>\$ 45,060,352</u>
Remaining Budget for Current Projects	<u>\$111,360,570</u>
Total Projects Planned	<u>\$156,420,922</u>

Facilities Master Plan

The District conducted a Facilities Master Plan (FMP) that was received by the Board of Education on December 12, 2019. The FMP is strategic facilities plan that guides the District in the adoption of facility projects as funds are available to do them. The document proposes projects at each of the sites, project costs, and proposes a strategy for implementing the projects. The document identifies potential funding sources and makes recommendations on how to allocate the funds according to the needs and goals of the District and its stakeholders.

As project priorities were identified, five clear categories emerged for the proposed projects, and those categories were ranked according to degree of need, urgency, and equity across the District campuses. The project priority categories are:

1. Campus Equity
2. Visual and Performing Arts (VAPA)
3. Future Ready Classrooms
4. Positive Campus Climate/Exterior Enhancement
5. Early Childhood Education

The District is currently in the process of evaluating projects and priorities.

Cumulative Measure Z Overall Summary by Project

**from Inception to
June 27, 2025
(Pre-Closing)**



Cumulative Measure Z Overall Summary - As of 6/27/2025 (Pre-Closing)

Project	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
000-0000 - District Wide - Project Support Costs	\$5,477,941.09	\$702,739.12	(\$698,433.09)	\$4,775,201.97	\$4,306.03
000-6931 - District Wide - Elkhorn Village Modernization	\$55,000.00	\$19,942.51	(\$19,942.51)	\$35,057.49	\$0.00
000-CONT - Districtwide - Bond Program Contingency	\$3,000,000.00	\$0.00	\$0.00	\$3,000,000.00	\$0.00
000-UNALL - Districtwide - Unallocated Bond Funds	\$4,728,810.33	\$0.00	\$0.00	\$4,728,810.33	\$0.00
002-6931 - Elkhorn Elem. - Elkhorn Village Modernization	\$59,365,643.61	\$5,368,998.53	(\$2,597,106.26)	\$53,996,645.08	\$2,771,892.27
002-7306 - Elkhorn Village - Modernization	\$173.00	\$173.00	(\$173.00)	\$0.00	\$0.00
004-0000 - Westfield Village Elem - General	\$5,000.00	\$864.00	(\$864.00)	\$4,136.00	\$0.00
004-7306 - Westfield Village Elem. - Modernization	\$44,774,451.73	\$38,908,733.04	(\$38,683,496.88)	\$5,865,718.69	\$225,236.16
008-RCHS-PAC - River City High School - Performing Arts Center	\$38,805,000.00	\$0.00	\$0.00	\$38,805,000.00	\$0.00
030-0000 - District Office - General	\$208,902.25	\$58,902.25	(\$58,902.25)	\$150,000.00	\$0.00
Grand Total:	\$156,420,922.01	\$45,060,352.45	(\$42,058,917.99)	\$111,360,569.56	\$3,001,434.46

Cumulative Measure Z Encumbrance Summary by Project

**from Inception to
June 27, 2025
(Pre-Closing)**



Project: 000-0000 - District Wide - Project Support Costs				
Vendor	Encumbrance	Expenditure	Balance	Description
Capital Program Management	\$115,916.50	(\$115,916.50)	\$0.00	Construction/Project Management
Costs of Issuance	\$249,790.00	(\$249,790.00)	\$0.00	Bond Costs of Issuance
James Marta & Company	\$12,300.00	(\$12,300.00)	\$0.00	Auditing Services
McClatchy Company LLC	\$5,922.90	(\$2,596.87)	\$3,326.03	Advertising
Moody's Investor Service	\$33,500.00	(\$33,500.00)	\$0.00	Bond Rating Agency
Stone Creek Engineering	\$4,500.00	(\$3,520.00)	\$980.00	Engineering
W.U.S.D. - Project Support Costs	\$39,209.72	(\$39,209.72)	\$0.00	Project Support Costs
W.U.S.D. -Bond Cost of Issuance	\$241,600.00	(\$241,600.00)	\$0.00	Cost of Issuance
Project Total:	\$702,739.12	(\$698,433.09)	\$4,306.03	000-0000 - District Wide - Project Support Costs

Project: 000-6931 - District Wide - Elkhorn Village Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
City of West Sacramento	\$19,942.51	(\$19,942.51)	\$0.00	City Fees
Project Total:	\$19,942.51	(\$19,942.51)	\$0.00	000-6931 - District Wide - Elkhorn Village Modernization

Project: 002-6931 - Elkhorn Elem. - Elkhorn Village Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
A.P. Construction	\$247,800.00	\$0.00	\$247,800.00	Construction Services
Astound	\$8,848.61	(\$8,848.61)	\$0.00	Professional/Consulting Services
Aztec Technology Group	\$650.00	\$0.00	\$650.00	Technology
BCA Architects (Studio W)	\$2,985,000.00	(\$1,840,252.50)	\$1,144,747.50	Architect Fees
California Geological Survey	\$4,800.00	(\$4,800.00)	\$0.00	Surveying Services
Capital Program Management	\$1,245,209.75	(\$89,168.85)	\$1,156,040.90	Construction/Project Management
Dept. of General Services	\$390,500.00	(\$390,500.00)	\$0.00	DSA Plan Check Fees
Entek Consulting	\$68,755.00	(\$29,700.00)	\$39,055.00	Professional and Consulting Services
Mid Pacific Engineering Inc.	\$50,134.30	(\$50,134.30)	\$0.00	Engineering Costs
Mother Lode Van & Storage	\$98,842.00	(\$12,790.00)	\$86,052.00	Storage
Park Planet	\$26,001.00	\$0.00	\$26,001.00	Outdoor Equipment
Universal Engineering Sciences	\$63,380.00	\$0.00	\$63,380.00	Engineering Consultant
Warren Consulting Engineers	\$75,912.00	(\$75,912.00)	\$0.00	Engineering Services
Waste Management	\$3,165.87	\$0.00	\$3,165.87	Waste Management Services
XL Construction	\$100,000.00	(\$95,000.00)	\$5,000.00	Construction Services
Project Total:	\$5,368,998.53	(\$2,597,106.26)	\$2,771,892.27	002-6931 - Elkhorn Elem. - Elkhorn Village Modernization

Project: 002-7306 - Elkhorn Village - Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
City of West Sacramento	\$173.00	(\$173.00)	\$0.00	City Fees
Project Total:	\$173.00	(\$173.00)	\$0.00	002-7306 - Elkhorn Village - Modernization
Project: 004-0000 - Westfield Village Elem - General				
Vendor	Encumbrance	Expenditure	Balance	Description
Cal Card	\$864.00	(\$864.00)	\$0.00	Miscellaneous Project Costs
Project Total:	\$864.00	(\$864.00)	\$0.00	004-0000 - Westfield Village Elem - General
Project: 004-7306 - Westfield Village Elem. - Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
A.P. Construction	\$219,600.00	(\$219,600.00)	\$0.00	Construction Services
AC Martin Inc	\$2,017,890.00	(\$1,990,185.00)	\$27,705.00	Architectural Services
Acco Engineered Systems	\$14,350.00	\$0.00	\$14,350.00	General Contractor
Aecom	\$3,581.25	(\$3,581.25)	\$0.00	Engineering
American Sheet Metal	\$2,000.00	(\$2,000.00)	\$0.00	Construction
Bulaich Enterprises Inc.	\$75.00	(\$75.00)	\$0.00	Prof/Consulting Services
CDW-G LLC	\$93,470.23	(\$93,470.23)	\$0.00	Equipment
COWS - Refund	(\$1,396.50)	\$1,396.50	\$0.00	Refund
Cal Card	\$2,224.34	(\$2,224.34)	\$0.00	Miscellaneous Project Costs
California Tree & Landscape	\$660.00	(\$660.00)	\$0.00	Landscaping
Capital Program Management	\$715,979.01	(\$709,877.65)	\$6,101.36	Construction/Project Management
City of West Sacramento	\$379,400.91	(\$379,400.91)	\$0.00	City Fees
Data Path	\$220,453.25	(\$220,453.25)	\$0.00	IT Services
Dept. of General Services	\$264,231.07	(\$264,231.07)	\$0.00	DSA Plan Check Fees
Document Works	\$9,227.79	(\$9,227.79)	\$0.00	Commercial Printer
Elite Window Coverings	\$9,785.00	(\$9,785.00)	\$0.00	Window Coverings
Entek Consulting	\$61,415.00	(\$40,720.00)	\$20,695.00	Professional and Consulting Services
Gametime	\$219,093.95	(\$193,042.98)	\$26,050.97	Playground Equipment
Gisele Geiger	(\$32.70)	\$32.70	\$0.00	Project Reimbursements
Managed Facility Solutions	\$197,439.17	(\$196,869.18)	\$569.99	Moving and Storage
Master Tree	\$3,800.00	(\$3,800.00)	\$0.00	Tree Services
McClatchy Company LLC	\$1,769.84	(\$1,769.84)	\$0.00	Advertising
Mid Pacific Engineering Inc.	\$111,353.00	(\$89,749.31)	\$21,603.69	Engineering Costs

Cumulative Measure Z Summary - As of 6/27/2025 (Pre-Closing)

Project: 004-7306 - Westfield Village Elem. - Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
NMC	\$140,642.34	(\$140,642.34)	\$0.00	Professional and Consulting Services
One Workplace	\$522,400.47	(\$416,042.58)	\$106,357.89	Professional & Consulting Services, Furniture & Equip
PBK Architects Inc.	\$4,800.00	(\$4,800.00)	\$0.00	Architect Services
PG&E Energy	\$21,006.76	(\$21,006.76)	\$0.00	Utilities
Pacific Power & Systems	\$48,595.35	(\$48,595.35)	\$0.00	Equipment
ParcelQuest	\$29.90	(\$29.90)	\$0.00	Full Property Detail Report
Rico's Wind Coverings & Film	\$3,605.00	(\$3,605.00)	\$0.00	Window Treatments
Universal Engineering Sciences	\$55,250.37	(\$55,250.37)	\$0.00	Engineering Consultant
Van Pelt Construction	\$47,230.00	(\$47,230.00)	\$0.00	Project Management/Construction Management
Wallace Kuhl & Associates	\$28,903.70	(\$28,903.70)	\$0.00	Architect/Engineering Services
Warren Consulting Engineers	\$41,500.00	(\$41,500.00)	\$0.00	Engineering Services
Waste Management	\$2,914.20	(\$1,111.94)	\$1,802.26	Waste Management Services
Wizix Technology Group	\$500.00	(\$500.00)	\$0.00	Consulting Services
XL Construction	\$33,442,225.34	(\$33,442,225.34)	\$0.00	Construction Services
Yolo County Health Department	\$2,760.00	(\$2,760.00)	\$0.00	County Services
Project Total:	\$38,908,733.04	(\$38,683,496.88)	\$225,236.16	004-7306 - Westfield Village Elem. - Modernization
Project: 030-0000 - District Office - General				
Vendor	Encumbrance	Expenditure	Balance	Description
Capital Program Management	\$58,902.25	(\$58,902.25)	\$0.00	Construction/Project Management
Project Total:	\$58,902.25	(\$58,902.25)	\$0.00	030-0000 - District Office - General
Grand Total:	\$45,060,352.45	(\$42,058,917.99)	\$3,001,434.46	Washington Unified School District

Cumulative Measure Z Expenditure Summary by Project

**from Inception to
June 27, 2025**





Cumulative Measure Z Summary - As of 6/27/2025 (Pre-Closing)

PROJECT: 000-0000 - DISTRICT WIDE - PROJECT SUPPORT COSTS										
B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$582,516.59				
C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$0.00	\$115,916.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Project Total:	\$698,433.09									
PROJECT: 000-6931 - DISTRICT WIDE - ELKHORN VILLAGE MODERNIZATION										
A - SITE										
	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
Category Totals:	\$0.00	\$0.00	\$0.00	\$19,942.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project Total:	\$19,942.51									
PROJECT: 002-6931 - ELKHORN ELEM. - ELKHORN VILLAGE MODERNIZATION										
A - SITE										
	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,500.00	\$0.00	\$0.00	\$0.00
B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Category Totals:	\$1,840,252.50	\$395,300.00	\$0.00	\$0.00	\$0.00	\$166,932.01				
C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$95,000.00	\$18,209.75	\$0.00	\$0.00	\$0.00	\$75,912.00	\$0.00	\$0.00	\$0.00	
Project Total:	\$2,597,106.26									



Cumulative Measure Z Summary - As of 6/27/2025 (Pre-Closing)

PROJECT: 002-7306 - ELKHORN VILLAGE - MODERNIZATION										
A - SITE										
	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
Category Totals:	\$0.00	\$0.00	\$0.00	\$173.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project Total:	\$173.00									
PROJECT: 004-0000 - WESTFIELD VILLAGE ELEM - GENERAL										
B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$864.00				
Project Total:	\$864.00									
PROJECT: 004-7306 - WESTFIELD VILLAGE ELEM. - MODERNIZATION										
A - SITE										
	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
Category Totals:	\$0.00	\$0.00	\$0.00	\$379,375.91	\$0.00	\$0.00	\$9,475,279.92	\$0.00	\$0.00	\$0.00
B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Category Totals:	\$1,990,185.00	\$264,231.07	\$0.00	\$0.00	\$0.00	\$1,275,944.17				
C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$24,461,300.28	\$377,979.01	\$0.00	\$2,500.00	\$0.00	\$38,500.00	\$0.00	\$418,201.52	\$0.00	
Project Total:	\$38,683,496.88									
PROJECT: 030-0000 - DISTRICT OFFICE - GENERAL										



Cumulative Measure Z Summary - As of 6/27/2025 (Pre-Closing)

C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$0.00	\$58,902.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Project Total:	\$58,902.25									
GRAND TOTALS										
A - SITE										
	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
Site:	\$0.00	\$0.00	\$0.00	\$399,491.42	\$0.00	\$0.00	\$9,480,779.92	\$0.00	\$0.00	\$0.00
B - PLANNING										
	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Planning:	\$3,830,437.50	\$659,531.07	\$0.00	\$0.00	\$0.00	\$2,026,256.77				
C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Construction:	\$24,556,300.28	\$571,007.51	\$0.00	\$2,500.00	\$0.00	\$114,412.00	\$0.00	\$418,201.52	\$0.00	
GRAND TOTAL (ALL CATEGORIES)										
Total:	\$42,058,917.99									

New Measure Z Expenditures by Project

**from April 1, 2025 to
June 27, 2025**





New Measure Z Expenditures from 4/1/2025 to 6/27/2025 (Pre-Closing)

PROJECT: 000-0000 - DISTRICT WIDE - PROJECT SUPPORT COSTS

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
04-09-2025	Stone Creek Engineering	3396455	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$3,520.00				
						Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,520.00				
						Planning Total:	\$3,520.00									
						Project Total:	\$3,520.00									

PROJECT: 000-6931 - DISTRICT WIDE - ELKHORN VILLAGE MODERNIZATION

A - SITE

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
04-02-2025	City of West Sacramento	3396015	Survey Costs		Fund 21-9270	6140				\$19,942.51						
						Category Totals:	\$0.00	\$0.00	\$0.00	\$19,942.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						Site Total:	\$19,942.51									
						Project Total:	\$19,942.51									

PROJECT: 002-6931 - ELKHORN ELEM. - ELKHORN VILLAGE MODERNIZATION

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
05-05-2025	Dept. of General Services	3398566	DSA Plan Check Fees		Fund 21-9270	6220		\$79,100.00								
05-14-2025	BCA Architects (Studio W)	3399334	Architect/Engineering Fees		Fund 21-9270	6210	\$26,865.00									
05-19-2025	Capital Program Management	3399585	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$9,002.00				
05-19-2025	BCA Architects (Studio W)	3399642	Architect/Engineering Fees		Fund 21-9270	6210	\$41,790.00									
05-21-2025	Mother Lode Van & Storage	3400035	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$10,250.00				
05-21-2025	Mother Lode Van & Storage	3400035	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$2,540.00				
05-28-2025	Mid Pacific Engineering Inc.	3400334	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$12,150.00				
05-28-2025	Capital Program Management	3400312	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$9,608.00				
06-09-2025	Astound	3401471	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$8,848.61				
						Category Totals:	\$68,655.00	\$79,100.00	\$0.00	\$0.00	\$0.00	\$52,398.61				
						Planning Total:	\$200,153.61									

C - CONSTRUCTION

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
06-09-2025	XL Construction	3401498	Site Construction & Improvements		Fund 21-9270	6270	\$95,000.00									
						Category Totals:	\$95,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
						Construction Total:	\$95,000.00									
						Project Total:	\$295,153.61									

PROJECT: 002-7306 - ELKHORN VILLAGE - MODERNIZATION



New Measure Z Expenditures from 4/1/2025 to 6/27/2025 (Pre-Closing)

A - SITE																
ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	PURCHASE PRICE OF PROPERTY	APPRAISAL FEES	ESCROW COSTS	SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL	OTHER SITE COSTS	DTSC FEES	POESSA/ PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS
06-18-2025	City of West Sacramento	3402315	Survey Costs		Fund 21-9270	6140				\$173.00						
						Category Totals:	\$0.00	\$0.00	\$0.00	\$173.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						Site Total:	\$173.00									
						Project Total:	\$173.00									
PROJECT: 004-7306 - WESTFIELD VILLAGE ELEM. - MODERNIZATION																
B - PLANNING																
ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
04-09-2025	AC Martin Inc	3396402	Architect/Engineering Fees		Fund 21-9270	6210	\$19,575.00									
04-09-2025	NMC	3396443	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$6,208.16				
04-09-2025	Elite Window Coverings	3396429	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$9,785.00				
04-09-2025	AC Martin Inc	3396402	Architect/Engineering Fees		Fund 21-9270	6210	\$39,150.00									
04-14-2025	COWS - Refund	DC-400038	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						(\$1,396.50)				
05-19-2025	Capital Program Management	3399585	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$5,064.00				
05-19-2025	NMC	3399621	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$4,646.56				
05-21-2025	American Sheet Metal	3400031	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$2,000.00				
05-28-2025	Capital Program Management	3400312	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$5,336.00				
						Category Totals:	\$58,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,643.22				
						Planning Total:	\$90,368.22									
						Project Total:	\$90,368.22									
GRAND TOTALS																
A - SITE																
	PURCHASE PRICE OF PROPERTY		APPRAISAL FEES		ESCROW COSTS		SURVEYING COSTS	SITE SUPPORT COSTS	HAZARDOUS WASTE REMOVAL		OTHER SITE COSTS		DTSC FEES	POESSA/PEA COSTS	APPRAISAL FEES, ESCROW & SURVEYING COSTS	
Site:	\$0.00		\$0.00		\$0.00		\$20,115.51	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	
B - PLANNING																
	ARCHITECT/ENGINEERING FEES		DSA FEES		CDE FEES		ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS							
Planning:	\$127,380.00		\$79,100.00		\$0.00		\$0.00	\$0.00	\$87,561.83							
C - CONSTRUCTION																
	MAIN CONSTRUCTION		CONSTRUCTION MANAGEMENT		DEMOLITION		OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS		CONSTRUCTION TESTS		FURNITURE & EQUIPMENT		LABOR COMPLIANCE PROGRAM	
Construction:	\$95,000.00		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	
GRAND TOTAL (ALL CATEGORIES)																
Total:	\$409,157.34															



Measure Z Citizens Bond Oversight Committee (CBOC)

Meeting Agenda

Measure Z CBOC Meeting #16
Tuesday, May 13, 2025, · 5:30 – 7:00 pm
Location: 1100 Clarendon St., West Sacramento, CA, 95691

COMMITTEE MEMBERS		WUSD STAFF AND CONSULTANTS	
John Lindley	X	Monique Stovall, Chief Business Officer	A
Cindy Kazanis	P	Dan Banowetz, Director II of Facilities	X
Ari Neumann	A	Daniel Gandara, Facilities Project Analyst	X
Jose Garcia	X	Yvette Hernandez, Administrative Secretary II	X
Jen Grexton	X	Patty Paulsen, Key Analytics	P

(X=Full Time, P= Part Time, A=Absent)

AGENDA

A. Open Session (5:30 pm)

Committee Chairperson Lindley called the meeting ot order at 5:35 pm

B. Roll Call

Chairperson John Lindley
Committee Member Cindy Kazanis - Absent
Committee Member Jose Garcia
Committee Member Jen Grexton
Committee Member Ari Neumann - Absent

C. Pledge of Allegiance

D. Approval of the Agenda

Committee Chairperson Lindley made a motion to add to the agenda under G. Committee Administration (b) renewals for CBOC applicants.

Committee Chairperson Lindley made a motion to approve.
Committee member Jen Grexton seconded the motion.

Voting:

Chairperson John Lindley
Committee Member Jose Garcia
Committee Member Jen Grexton
All Ayes, the motion carried

a. Approval of Measure Z CBOC Meeting Agenda, May 13, 2025,

Committee Chairperson Lindley made a motion to approve the agenda.
Committee member Cindy Kazanis seconded the motion.

Voting:

Chairperson John Lindley
Committee Member Jose Garcia
Committee Member Jen Grexton
All Ayes, the motion carried

E. Public Comments

No Public Comments

F. Measure Z Expenditures Reports

a. Key Analytics Measure Z Expenditure Report

Ms. Paulson provided a report on the Measure Z bond that was approved in November of 2022. This report takes up to March 31, 2025. Issued \$110 million with \$40 million of unissued bonds. There are \$154.8 million dollars of total revenues for the Measure Z bond, including interest earned.

Project expenditures \$41.6 million with additional commitments \$2.9 million, with total commitments \$44.6 million, and remaining budget for current project at \$110.3 million. Ms. Paulson explained the expenditures for each project. There have been \$2.6 million paid out in expenditures since the last reporting.

Chairperson Lindley asked the district office general under category 030. Ms. Paulson stated it's the cost for program management.

Committee member Garcia asked on page 11 about the planning and architectural fees for the Westfield project. Ms. Paulson stated that it was a project cost reimbursement.

G. Committee Administration

a. Review and approve February 11, 2025, Measure Z CBOC Meeting Minutes

Chairperson Lindley made a motion to approve the minutes with the addition of correcting his name.

Committee member Grexton seconded the motion.

Voting:

Chairperson John Lindley

Committee Member Jose Garcia

Committee Member Jen Grexton

All Ayes, the motion carried.

b. CBOC Renewals

Chairperson Lindley brought up the renewal of committee members whose terms are set to expire. The district stated that renewal of members does not need to reapply, just express interest for board approval.

H. District Updates

- a. Update by the District to provide a current status of the Measure Z projects

- i. Westfield Village Modernization

Continuing to go through the close-out phase with the Division of State Architects. The lease leaseback payments will go through August of 2025. The punch list is completed and now in the warranty phase.

- ii. Elkhorn Village Modernization

Beginning move preparation for the move to Clarendon Campus. Donating six portables to various groups. With will save on demolition costs. We increased the construction budget by \$4 million. Adding a timberquest building by the kindergarten area. This increased the total budget from \$59 million to \$63 million.

- iii. Performing Arts Update

We have started with getting a Project Management team on contract. Facilities will meet with drama and music to get feedback on existing plans.

I. Next Meeting Agenda Items

- a. Determine the time and date for the next meeting.

The next meeting will be on August 19, 2025

J. Adjournment

Chairperson Lindley made a motion to adjourn the meeting.
Committee member Grexton seconded the motion.

Voting:

Chairperson John Lindley
Committee Member Jose Garcia
Committee Member Cindy Kazanis

Committee Member Jen Grexton

All Ayes, the motion carried. Meeting adjourned at 6:48 pm