



Measure Z Citizens Bond Oversight Committee (CBOC)

Meeting Agenda

Measure Z CBOC Meeting #19
 Monday, March 16, 2026, · 5:30 – 8:00 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, Director II of Facilities, Construction, and Planning	
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 March 16, 2026

E. Public Comments

F. Measure Z Expenditures Reports

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

G. Committee Administration

- a. [Review and approve December 2, 2025, Measure Z CBOC Meeting Minutes](#)
- b. Annual Report Due May 28, 2026 BOE

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

March 16, 2026

Report by: 
KeyAnalytics

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
- ✓ Daniel Gandara, Director of Facilities, Construction, and Planning

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 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.

Measure Z Bond Summary – As of 2/28/2026

Series A and B Bond Proceeds	\$110,000,000
Remaining Bond Authorization	\$ 40,000,000
Interest Income Earned and Budgeted	\$ 7,694,995
Refund from Cost of Issuance Fees	\$ <u>46,015</u>
Total Revenues	<u>\$157,741,010</u>
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Project Expenditures	\$ 76,029,413
Encumbrances (Contracts)	\$ <u>27,694,796</u>
Total Commitments	<u>\$103,724,209</u>
Remaining Budget for Current Projects	\$ <u>54,016,801</u>
Total Projects Planned	<u>\$157,741,010</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
February 28, 2026





Cumulative Summary of Measure Z - As of 2/28/2026

Project	Total Budget	Encumbered	Expenditures	Remaining Budget	Encumbered Balance
000-0000 - District Wide - Project Support Costs	\$1,024,807.09	\$715,439.12	(\$711,133.09)	\$309,367.97	\$4,306.03
000-6931 - District Wide - Elkhorn Village Modernization	\$56,435.51	\$21,378.51	(\$21,378.51)	\$35,057.00	\$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	\$2,449,326.30	\$0.00	\$0.00	\$2,449,326.30	\$0.00
002-6931 - Elkhorn Elem. - Elkhorn Village Modernization	\$67,699,270.26	\$62,206,106.16	(\$36,342,726.15)	\$5,493,164.10	\$25,863,380.01
002-7306 - Elkhorn Village - Modernization	\$173.00	\$173.00	(\$173.00)	\$0.00	\$0.00
004-0000 - Westfield Village Elem - General	\$864.00	\$864.00	(\$864.00)	\$0.00	\$0.00
004-7306 - Westfield Village Elem. - Modernization	\$44,646,232.06	\$38,817,227.34	(\$38,801,332.23)	\$5,829,004.72	\$15,895.11
008-6932 - River City High - Performing Arts	\$38,805,000.00	\$1,904,119.00	(\$92,904.00)	\$36,900,881.00	\$1,811,215.00
030-0000 - District Office - General	\$58,902.25	\$58,902.25	(\$58,902.25)	\$0.00	\$0.00
Grand Total:	\$157,741,010.47	\$103,724,209.38	(\$76,029,413.23)	\$54,016,801.09	\$27,694,796.15

Cumulative Measure Z Encumbrance Summary by Project

**from Inception to
February 28, 2026**



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	\$25,000.00	(\$25,000.00)	\$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:	\$715,439.12	(\$711,133.09)	\$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
Royalty Training	\$1,436.00	(\$1,436.00)	\$0.00	Training Costs
Project Total:	\$21,378.51	(\$21,378.51)	\$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	(\$104,610.00)	\$143,190.00	Construction Services
Astound	\$8,848.61	(\$8,848.61)	\$0.00	Professional/Consulting Services
BCA Architects (Studio W)	\$3,101,066.00	(\$2,459,291.00)	\$641,775.00	Architect Fees
California Geological Survey	\$4,800.00	(\$4,800.00)	\$0.00	Surveying Services
Capital Program Management	\$1,249,063.00	(\$364,067.28)	\$884,995.72	Construction/Project Management
City of West Sacramento	\$461,792.58	(\$461,792.58)	\$0.00	City Fees
Dept. of General Services	\$390,500.00	(\$390,500.00)	\$0.00	DSA Plan Check Fees
Entek Consulting	\$68,755.00	(\$54,144.75)	\$14,610.25	Professional and Consulting Services
GHD Inc.	\$7,718.00	\$0.00	\$7,718.00	Professional/Consulting Services
Integrated	\$4,000.00	\$0.00	\$4,000.00	Construction Inspection
Mass Timber	\$34,578.32	\$0.00	\$34,578.32	Building Timber Structures
Master Tree	\$19,200.00	(\$9,600.00)	\$9,600.00	Tree Services
Mid Pacific Engineering Inc.	\$427,820.32	(\$238,950.46)	\$188,869.86	Engineering Costs

Cumulative Summary of Measure Z - As of 2/28/2026

Project: 002-6931 - Elkhorn Elem. - Elkhorn Village Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
Mother Lode Van & Storage	\$110,941.50	(\$108,741.50)	\$2,200.00	Storage
PPPS Consultants Inc.	\$34,160.00	(\$34,160.00)	\$0.00	Consulting
Park Planet	\$497,206.96	(\$26,001.00)	\$471,205.96	Outdoor Equipment
Royalty Training	\$738.00	(\$738.00)	\$0.00	Training Costs
SWRCB	\$781.00	(\$781.00)	\$0.00	Control Board
Universal Engineering Sciences	\$63,380.00	(\$12,238.75)	\$51,141.25	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	\$55,390,446.00	(\$31,984,116.22)	\$23,406,329.78	Construction Services
Yolo County	\$3,433.00	(\$3,433.00)	\$0.00	Yolo County
Project Total:	\$62,206,106.16	(\$36,342,726.15)	\$25,863,380.01	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	\$2,023,410.00	(\$2,023,410.00)	\$0.00	Architectural Services
Acco Engineered Systems	\$14,350.00	(\$14,350.00)	\$0.00	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	\$93,223.42	(\$93,223.42)	\$0.00	Equipment

Cumulative Summary of Measure Z - As of 2/28/2026

Project: 004-7306 - Westfield Village Elem. - Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
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	\$719,831.76	(\$717,851.65)	\$1,980.11	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	\$54,635.00	(\$40,720.00)	\$13,915.00	Professional and Consulting Services
Gametime	\$193,042.98	(\$193,042.98)	\$0.00	Playground Equipment
Gisele Geiger	(\$32.70)	\$32.70	\$0.00	Project Reimbursements
Managed Facility Solutions	\$196,869.18	(\$196,869.18)	\$0.00	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.	\$89,749.31	(\$89,749.31)	\$0.00	Engineering Costs
NMC	\$140,642.34	(\$140,642.34)	\$0.00	Professional and Consulting Services
One Workplace	\$478,575.74	(\$478,575.74)	\$0.00	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	\$1,111.94	(\$1,111.94)	\$0.00	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



Cumulative Summary of Measure Z - As of 2/28/2026

Project: 004-7306 - Westfield Village Elem. - Modernization				
Vendor	Encumbrance	Expenditure	Balance	Description
Yolo County Health Department	\$2,760.00	(\$2,760.00)	\$0.00	County Services
Project Total:	\$38,817,227.34	(\$38,801,332.23)	\$15,895.11	004-7306 - Westfield Village Elem. - Modernization
Project: 008-6932 - River City High - Performing Arts				
Vendor	Encumbrance	Expenditure	Balance	Description
Cumming Construction	\$1,816,419.00	(\$92,904.00)	\$1,723,515.00	Construction
Hibser Yamauchi Architects	\$87,700.00	\$0.00	\$87,700.00	Architect Services
Project Total:	\$1,904,119.00	(\$92,904.00)	\$1,811,215.00	008-6932 - River City High - Performing Arts
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:	\$103,724,209.38	(\$76,029,413.23)	\$27,694,796.15	Washington Unified School District

Cumulative Measure Z Expenditure Summary by Project

from Inception to
February 28, 2026





Cumulative Summary of Measure Z - As of 2/28/2026

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

B - PLANNING

	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINAR... TESTS	OTHER COSTS				
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$595,216.59				

C - CONSTRUCTION

	MAIN CONSTRUCTION	CONSTRUCT... MANAGEMEN...	DEMOLITION	OTHER CONSTRUCT...	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:	\$711,133.09									

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

B - PLANNING

	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINAR... TESTS	OTHER COSTS				
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,436.00				
Project Total:	\$21,378.51									

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



Cumulative Summary of Measure Z - As of 2/28/2026

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	\$461,593.08	\$0.00	\$0.00	\$19,938.75	\$0.00	\$0.00	\$0.00
B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINAR... TESTS	OTHER COSTS				
Category Totals:	\$2,459,291.00	\$395,300.00	\$0.00	\$0.00	\$0.00	\$386,529.76				
C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCT... MANAGEMEN...	DEMOLITION	OTHER CONSTRUCT...	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$31,984,116.22	\$268,619.68	\$0.00	\$0.00	\$0.00	\$178,521.50	\$188,816.16	\$0.00	\$0.00	
Project Total:	\$36,342,726.15									
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	PRELIMINAR... TESTS	OTHER COSTS				
Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$864.00				



Cumulative Summary of Measure Z - As of 2/28/2026

B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINAR... TESTS	OTHER COSTS				
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	\$9,475,033.11	\$0.00	\$0.00	\$0.00

B - PLANNING										
	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINAR... TESTS	OTHER COSTS				
Category Totals:	\$2,023,410.00	\$264,231.07	\$0.00	\$0.00	\$0.00	\$1,302,771.48				

C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCT... MANAGEMEN...	DEMOLITION	OTHER CONSTRUCT...	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$24,461,300.28	\$382,829.01	\$0.00	\$2,500.00	\$0.00	\$38,500.00	\$0.00	\$471,381.37	\$0.00	
Project Total:	\$38,801,332.23									

PROJECT: 008-6932 - RIVER CITY HIGH - PERFORMING ARTS

C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCT... MANAGEMEN...	DEMOLITION	OTHER CONSTRUCT...	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Category Totals:	\$92,904.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Project Total:	\$92,904.00									

PROJECT: 030-0000 - DISTRICT OFFICE - GENERAL



Cumulative Summary of Measure Z - As of 2/28/2026

C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCT... MANAGEMEN...	DEMOLITION	OTHER CONSTRUCT...	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	\$861,084.50	\$0.00	\$0.00	\$9,494,971.86	\$0.00	\$0.00	\$0.00

B - PLANNING										
	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS				
Planning:	\$4,482,701.00	\$659,531.07	\$0.00	\$0.00	\$0.00	\$2,286,817.83				

C - CONSTRUCTION										
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM	
Construction:	\$56,538,320.50	\$826,267.44	\$0.00	\$2,500.00	\$0.00	\$217,021.50	\$188,816.16	\$471,381.37	\$0.00	

GRAND TOTAL (ALL CATEGORIES)										
Total:	\$76,029,413.23									

New Measure Z Expenditures by Project

**from November 1, 2025 to
February 28, 2026**





New Measure Z Expenditures from 11/1/2025 to 2/28/2026

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	PRELIMINA... TESTS	OTHER COSTS				
12-15-2025	James Marta & Company	3415276	Auditing		Fund 21-9270	5811						\$3,875.00				
01-07-2026	James Marta & Company	3416199	Auditing		Fund 21-9270	5811						\$1,000.00				
01-09-2026	James Marta & Company	TV-400061	Auditing		Fund 21-9270	5811						\$3,700.00				
						Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,575.00				
						Planning Total:	\$8,575.00									
						Project Total:	\$8,575.00									

PROJECT: 002-6931 - ELKHORN ELEM. - 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
11-10-2025	Universal Engineering Sciences	3412793	Site Inspection		Fund 21-9270	6190							\$960.00			
11-17-2025	A.P. Construction	3413229	Site Inspection		Fund 21-9270	6190							\$19,360.00			
11-17-2025	XL Construction	3413266	Site Construction & Improvements		Fund 21-9270	6170							\$3,011,910.63			
11-17-2025	A.P. Construction	3413229	Site Inspection		Fund 21-9270	6190							\$16,500.00			
12-10-2025	Universal Engineering Sciences	3414908	Site Inspection		Fund 21-9270	6190							\$2,595.00			
02-18-2026	Universal Engineering Sciences	3419362	Site Inspection		Fund 21-9270	6190							\$1,800.00			
02-18-2026	Universal Engineering Sciences	3419362	Site Inspection		Fund 21-9270	6190							\$247.50			
						Category Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,053,373.13	\$0.00	\$0.00	\$0.00
						Site Total:	\$3,053,373.13									

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINA... TESTS	OTHER COSTS				
11-03-2025	Mid Pacific Engineering Inc.	3412280	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$30,032.57				
11-03-2025	Mid Pacific Engineering Inc.	3412280	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$15,212.65				
11-03-2025	Mid Pacific Engineering Inc.	3412280	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$2,899.65				
11-10-2025	Mother Lode Van & Storage	3412766	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$6,072.00				
11-10-2025	Mother Lode Van & Storage	3412766	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$2,540.00				
11-19-2025	BCA Architects (Studio W)	3413485	Architect/Engineering Fees		Fund 21-9270	6210	\$55,521.00									
12-10-2025	BCA Architects (Studio W)	3414906	Architect/Engineering Fees		Fund 21-9270	6210	\$144,519.50									
01-07-2026	Mother Lode Van & Storage	3416208	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$3,487.50				
01-21-2026	BCA Architects (Studio W)	3417252	Architect/Engineering Fees		Fund 21-9270	6210	\$66,683.25									
01-26-2026	Entek Consulting	3417500	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$24,444.75				
02-12-2026	BCA Architects (Studio W)	3418960	Architect/Engineering Fees		Fund 21-9270	6210	\$55,904.25									



New Measure Z Expenditures from 11/1/2025 to 2/28/2026

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINA... TESTS	OTHER COSTS					
02-12-2026	PPPS Consultants Inc.	3418948	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$12,880.00					
02-12-2026	PPPS Consultants Inc.	3418948	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$9,520.00					
02-12-2026	PPPS Consultants Inc.	3418948	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$11,760.00					
Category Totals:							\$322,628.00	\$0.00	\$0.00	\$0.00	\$0.00	\$118,849.12					
Planning Total:							\$441,477.12										

C - CONSTRUCTION

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	MAIN CONSTRUCTIO...	CONSTRUCTIO... MANAGEMENT	DEMOLITIO...	OTHER CONSTRUC...	INTERIM HOUSING	INSPECTION...	CONSTRUCT... TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANC... PROGRAM	
12-10-2025	Mid Pacific Engineering Inc.	3414901	6280		Fund 21-9270	6280							\$4,070.79			
12-10-2025	Mid Pacific Engineering Inc.	3414901	6280		Fund 21-9270	6280							\$37,299.65			
12-10-2025	A.P. Construction	3414883	Construction Inspection		Fund 21-9270	6290						\$10,560.00				
01-07-2026	Mid Pacific Engineering Inc.	3416165	Construction Testing		Fund 21-9270	6280							\$900.00			
01-07-2026	XL Construction	3416140	Permanent Construction		Fund 21-9270	6270	\$5,919,367.12									
01-07-2026	Capital Program Management	3416187	Construction Management Fees		Fund 21-9270	6272		\$28,894.25								
01-07-2026	Capital Program Management	3416187	Construction Management Fees		Fund 21-9270	6272		\$35,261.75								
01-07-2026	Capital Program Management	3416187	Construction Management Fees		Fund 21-9270	6272		\$30,247.25								
01-07-2026	Mid Pacific Engineering Inc.	3416165	Construction Testing		Fund 21-9270	6280							\$26,371.23			
01-07-2026	Mid Pacific Engineering Inc.	3416165	Construction Testing		Fund 21-9270	6280							\$30,790.53			
01-21-2026	Mid Pacific Engineering Inc.	3417238	Construction Testing		Fund 21-9270	6280							\$12,744.49			
01-21-2026	Mid Pacific Engineering Inc.	3417238	Construction Testing		Fund 21-9270	6280							\$16,668.98			
01-21-2026	Mid Pacific Engineering Inc.	3417238	Construction Testing		Fund 21-9270	6280							\$6,714.02			
01-26-2026	XL Construction	3417531	Permanent Construction		Fund 21-9270	6270	\$7,655,628.96									
02-02-2026	Capital Program Management	3418288	Construction Management Fees		Fund 21-9270	6272		\$36,549.50								
02-12-2026	A.P. Construction	3418882	Construction Inspection		Fund 21-9270	6290						\$16,720.00				
02-12-2026	Capital Program Management	3418904	Construction Management Fees		Fund 21-9270	6272		\$38,328.50								
02-12-2026	A.P. Construction	3418882	Construction Inspection		Fund 21-9270	6290						\$14,080.00				
02-25-2026	XL Construction	3419892	Permanent Construction		Fund 21-9270	6270	\$5,289,455.41									
Category Totals:							\$18,864,451.49	\$169,281.25	\$0.00	\$0.00	\$0.00	\$41,360.00	\$135,559.69	\$0.00	\$0.00	
Construction Total:							\$19,210,652.43									
Project Total:							\$22,705,502.68									

PROJECT: 004-7306 - WESTFIELD VILLAGE ELEM. - 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
01-21-2026	CDW-G LLC	3417223	Site Construction & Improvements		Fund 21-9270	6170							(\$246.81)			



New Measure Z Expenditures from 11/1/2025 to 2/28/2026

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
Category Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$246.81)	\$0.00	\$0.00	\$0.00
Site Total:							(\$246.81)									

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINA... TESTS	OTHER COSTS				
02-18-2026	Acco Engineered Systems	3419338	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$14,350.00				
Category Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,350.00				
Planning Total:							\$14,350.00									

C - CONSTRUCTION

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	MAIN CONSTRUCT...	CONSTRUCTION MANAGEMENT	DEMOLITIO...	OTHER CONSTRUC...	INTERIM HOUSING	INSPECTION...	CONSTRUCT... TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANC... PROGRAM	
12-03-2025	One Workplace	3414330	Materials And Supplies		Fund 21-9270	4300								\$19,476.67		
01-07-2026	Capital Program Management	3416187	Construction Management Fees		Fund 21-9270	6272		\$1,400.00								
01-07-2026	Capital Program Management	3416187	Construction Management Fees		Fund 21-9270	6272		\$1,315.50								
02-02-2026	Capital Program Management	3418288	Construction Management Fees		Fund 21-9270	6272		\$214.50								
Category Totals:							\$0.00	\$2,930.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,476.67	\$0.00	
Construction Total:							\$22,406.67									
Project Total:							\$36,509.86									

PROJECT: 008-6932 - RIVER CITY HIGH - PERFORMING ARTS

B - PLANNING

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINA... TESTS	OTHER COSTS				
11-20-2025	Cumming Construction	3410642	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						(\$16,205.00)				
12-03-2025	Cumming Construction	3414313	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$16,205.00				
01-07-2026	Cumming Construction	3414313	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						(\$16,205.00)				
01-12-2026	Cumming Construction	3416641	Prof/Consulting Serv & Op Exp		Fund 21-9270	5800						\$16,205.00				
Category Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Planning Total:							\$0.00									

C - CONSTRUCTION

ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	MAIN CONSTRUCT...	CONSTRUCTION MANAGEMENT	DEMOLITIO...	OTHER CONSTRUC...	INTERIM HOUSING	INSPECTION...	CONSTRUCT... TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANC... PROGRAM
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New Measure Z Expenditures from 11/1/2025 to 2/28/2026

C - CONSTRUCTION															
ACTIVITY DATE	PAYEE NAME	WARRANT/PAYMENT#	DESCRIPTION	APN NUMBER	FUND CODE	SAC CODE	MAIN CONSTRUCT...	CONSTRUCTION MANAGEMENT	DEMOLITIO...	OTHER CONSTRU...	INTERIM HOUSING	INSPECTION...	CONSTRUCT... TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANC... PROGRAM
01-07-2026	Cumming Construction	3416100	Permanent Construction		Fund 21-9270	6270	\$18,870.00								
01-28-2026	Cumming Construction	3417838	Permanent Construction		Fund 21-9270	6270	\$26,280.00								
01-28-2026	Cumming Construction	3417838	Permanent Construction		Fund 21-9270	6270	\$20,670.00								
02-18-2026	Cumming Construction	3419347	Permanent Construction		Fund 21-9270	6270	\$10,879.00								
Category Totals:							\$76,699.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction Total:							\$76,699.00								
Project Total:							\$76,699.00								

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	\$0.00	\$0.00	\$0.00	\$3,053,126.32	\$0.00	\$0.00	\$0.00

B - PLANNING						
	ARCHITECT/ENGINEERING FEES	DSA FEES	CDE FEES	ENERGY ANALYSIS	PRELIMINARY TESTS	OTHER COSTS
Planning:	\$322,628.00	\$0.00	\$0.00	\$0.00	\$0.00	\$141,774.12

C - CONSTRUCTION									
	MAIN CONSTRUCTION	CONSTRUCTION MANAGEMENT	DEMOLITION	OTHER CONSTRUCTION	INTERIM HOUSING	INSPECTIONS	CONSTRUCTION TESTS	FURNITURE & EQUIPMENT	LABOR COMPLIANCE PROGRAM
Construction:	\$18,941,150.49	\$172,211.25	\$0.00	\$0.00	\$0.00	\$41,360.00	\$135,559.69	\$19,476.67	\$0.00

GRAND TOTAL (ALL CATEGORIES)									
Total:	\$22,827,286.54								



Measure Z Citizens Bond Oversight Committee (CBOC)

Meeting Minutes

Measure Z CBOC Meeting #18
 Tuesday, December 2, 2025 · 5:30 – 8:00 pm
 Location: 750 Cummings St., West Sacramento, CA, 95605

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

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

AGENDA

A. Open Session (5:30 pm)

Vice Chairperson Neumann called the meeting ot order at 5:40 pm

B. Roll Call

Vice Chairperson Neumann
Committee Member Cindy Kazanis
Committee Member Jose Garcia
Committee Member Jen Grexton
Committee Member Shannon Smith
Committee Member Paul Charkiewicz

C. Pledge of Allegiance

D. Approval of the Agenda

- a. Approval of Measure Z CBOC Meeting Agenda, December 2, 2025,

Vice Chairperson Neumann made a motion to approve the agenda.

Committee member Cindy Kazanis seconded the motion.

Voting:

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 2020. Series A was issued in June of 2021. \$60 million was issued. Series B was issued in November of 2023, \$50 million was issued, with a remaining bond authorization of \$40 million. This report covers the period up to October 31, 2025. Issued \$110 million with \$40 million of unissued bonds.

Project expenditures \$53 million with additional commitments \$48 million, with total commitments \$102 million, and remaining budget for the current projects at \$55 million. With a total of 157.7 million. Ms. Paulson explained

the expenditures for each project. There have been \$53.2 million paid out in expenditures since the last reporting.

Committee Member Kazanis asked about the \$1,500 line item on page 17.

Ms. Paulson stated it is a reimbursement and requested the Facilities team to verify funding.

Committee Member Garcia asked whether there are any upcoming projects at the District Office he should be aware of (pg. 5, District Office – General).

Ms. Paulson noted it's Capital Program Management (pg. 10), will be renamed for future reference.

Committee Member Kazanis asked why it appears under District Office instead of specific projects.

Ms. Paulson noted most districts use a generic project type allocated to districtwide accounts; for example, program management may be charged to a specific project if they are only on that project.

Mr. Gandara stated Cumming Management is solely for the PAC project, while CPM oversees the entire Measure Z program and is budgeted under the District Office.

Vice Chairperson Neumann asked for clarity on the difference between District Wide-Projects Support Costs and the District Office- General on page 5?

Ms. Paulson noted that the district set it up this way to place all construction under one category.

Committee Member Garcia asked about the PAC expenditure (pg. 10), and whether it was for architectural fees.

Ms. Paulson clarified that the expense was for Cumming Management.

Mr. Gandara stated the expense has not been paid yet, as payments are made in Pay Application installments.

Committee Member Kazanis (pg. 5) asked whether the remaining encumbered balance for the Westfield Village Project will be closed out.

Mr. Gandara clarified that the project is complete; ACMartin's increased services are due to a delay, requiring redesign, and the district is holding their contingency to close out.

G. Committee Administration

- a. Review and approve August 26, 2025, Measure Z CBOC Meeting Minutes

Vice Chairperson Neumann made a motion to approve the minutes. Committee member Kazanis seconded the motion.

Voting:

All Ayes, the motion carried.

H. District Updates

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

- i. Elkhorn Village Modernization

The project is on schedule with no delays. CPM is managing construction closely with contractors, and TimberQuest is progressing efficiently across.

- ii. Performing Arts Update

Cumming Management is overseeing construction, with HY Architects as the criteria architect pending board approval. Toured Antelope and West El Camino High Schools. Currently onboarding testing contractors. In January, stakeholders will meet to plan the building's uses. The RFQ/RFP process is expected to start by fall. Reimbursement is not yet anticipated; Hancock Park and Delong will assist with the submission of all required forms.

I. Next Meeting Agenda Items

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

The next meeting will be on March 3, 2025

J. Adjournment

Vice Chairperson Neumann made a motion to adjourn the meeting.
Committee Member Garcia seconded the motion.

Voting:

All Ayes, the motion carried. Meeting adjourned at 8:00 pm