

WCCUSD



CITIZENS' BOND OVERSIGHT COMMITTEE MEETING PACKET FOR MARCH 10, 2025

2010 MEASURE D ~ 2012 MEASURE E ~ 2020 MEASURE R

1400 MARINA WAY SOUTH RICHMOND, CA 94804

CBOC

GROUND RULES AND NORMS

Every team has two components that team members must keep in mind if the team is going to succeed.

- The team must pay attention to the Committee's purpose.
- The team must also carefully shape and monitor the team process it uses to accomplish its purpose.

Team process includes:

- How team members interact with and communicate with each other
- How team members will be responsible and accountable for accomplishing the CBOC's purpose

These team norms or ground rules are established with all members of the team participating equally:

- Recognize cross-disciplinary interaction requires patience and openness to diverse perspectives
- All views are important
- Participation needs to be equitable and balanced
- Expect, respect, and accept disagreements
- Reducing defensiveness is the responsibility of all
- Be tough on issues not on each other
- Place cell phones on silent
- Read agenda packet before the meeting

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

BASIC PARLIAMENTARY PROCEDURES

THE CBOC CONDUCTS THEIR AFFAIRS USING ROBERTS RULES OF ORDER DEVIATIONS MAY BE FOUND IN THE CBOC BY-LAWS

All discussions and actions go through the Chair.

All actions require a MOTION and a SECOND before proceeding.

- Once a MOTION has been seconded, it then belongs to the body.
- There is no such thing as a friendly (or unfriendly) amendment. Amendments are made and seconded, discussed and then the amendment is voted on for acceptance or rejection.
- If an amendment is passed, then the AMENDED MOTION is voted on.

Motions and amendments need to be clear and concise in what is being discussed and voted on. The CBOC does not vote on general ideas—they vote on specific language. Words matter.

A **MOTION TO END DEBATE** must be seconded and requires a 2/3 majority for passage.

- A MOTION TO TABLE is used to postpone the vote on an issue **until a later date**.
- A MOTION TO TABLE **cannot** be used as a means to kill a motion—only postpone it.
- When a MOTION TO TABLE is made, it must also be stated when the item is to be removed from the table for a vote.
- Motions require a simple majority (50%+1 of those voting in the affirmative) for passage.
- An ABSTENTION does not count as a 'YES' or a 'NO' vote. An ABSTENTION is used to validate that a quorum exists. A "PRESENT" vote Does not count as a 'YES' or a 'NO'.

A quorum (50%+1 of the total number of CBOC members) must be present to vote on any issue.

A MOTION TO ADJOURN is always in order.



**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Brendan
Havenar-Daughton**
Vice Chair

**Don
Gosney**
Chair

**Ariel
Xi**
Secretary

**WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT
CBOC**

2010 Measure D 2012 Measure E 2020 Measure R

AGENDA

Monday March 10, 2025 at 6:15 PM

To join by computer, please click the link below to join the webinar

<https://wccusd.zoom.us/j/95267496270>

Or by Telephone: US: 1+(669) 444-9171

Webinar ID: 952 6749 6270

Note: Links in this document are PDFs on Google Drive. Clicking on the links should open the PDFs in a web browser on your computer. The full agenda packet may be viewed on the CBOC website or by clicking this link:

03.10.25 CBOC AGENDA PACKET

A) OPENING PROCEDURES

B) CALL TO ORDER

C) ROLL CALL

Don Gosney ~ Chair
Brendan Havenar-Daughton ~ Vice Chair
Ariel Xi ~ Secretary
Jia Ma
Andrew Butt

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

Andrea Landin
Tashiana Johnson
Lin Johnson
Lorraine Humes

[9 members ~ 5 required for a quorum]

D) APPROVAL OF AGENDA

To discuss a Consent Calendar item, it must be removed from the agenda.

E) PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Items already on the agenda may not be spoken on in this section.
Speakers must fill out a Speaker Form with the appropriate agenda item listed. If speaking remotely, the speaker must raise their hand.
Speakers will be allowed three minutes

D I S T R I C T R E P O R T S

F) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS

(Melissa Payne/Ellen Meija Hooper)

Presentation on progress of current Bond Projects including newsletters and financial reports

D I S C U S S I O N O N L Y

03.10.25 Project Status Update Presentation
Page 11 of 136

03.10.25 Stege Elementary Project Status Update
Watch the YouTube Video of the Stege Community Forum
<https://youtu.be/DPdR2Kysz-U>
Page 39 of 136

03.10.25 JFK Project Status Report
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CITIZENS' BOND OVERSIGHT COMMITTEE

03.10.25 Lake Elementary Project Status Report
Page 60 of 136

03.10.25 Shannon Project Status Report
Page 61 of 136

03.25 Kennedy HS Newsletter
Page 62 of 136

03.25 Lake ES Campus Newsletter
Page 65 of 136

03.25 Shannon ES Multi-Purpose Room Newsletter
Page 67 of 136

03.25 Stege ES Newsletter
Page 69 of 136

**NO FINANCIAL REPORTS WERE AVAILABLE PRIOR TO
AGENDA POSTING DEADLINES**

03.25 CBOC Project Management Plan
Page 72 of 136

Hands On Tutorial on the Reporting Portal

---Call for Public Comment---

U S E F U L L I N K S

PROJECT MANAGEMENT PLAN

<https://www.wccusd.net/Page/13520>

REPORTING PORTAL

<https://aareports-staging.colbitech.net/wccusd>

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CITIZENS' BOND OVERSIGHT COMMITTEE

C B O C R E P O R T S

C O N S E N T I T E M S D I S C U S S I O N O N L Y

Unless pulled from the consent calendar by a member of the CBOC, staff or the public, consent items are approved without discussion

G) CBOC MEMBER INFORMATION REQUEST LOG F O R I N F O R M A T I O N O N L Y

No new information requests have been submitted since 09.16.24 and all have been resolved.

H) CBOC REPORT TO THE BOARD OF EDUCATION AND THE PUBLIC

02.12.25 CBOC Standing Report
Page 80 of 136

I) ROLLING ATTENDANCE LOG F O R I N F O R M A T I O N O N L Y

CBOC Attendance Log
Page 85 of 136

J) CALENDAR F O R I N F O R M A T I O N O N L Y

03.10.25 CBOC Meeting Calendar
Page 86 of 136

K) MINUTES

02.10.25 Draft CBOC Meeting Minutes
Page 88 of 136

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CITIZENS' BOND OVERSIGHT COMMITTEE

COMMITTEE REPORTS

L) NEW MEMBER APPLICATIONS

(Don Gosney)

DISCUSSION ITEM

Brendan Havenar-Daughton Application

Jia Ma Application

---Call for Public Comment---

M) BOE/CBOC JOINT MEETING

(Don Gosney)

ACTION ITEM

Discuss and act on the upcoming joint meeting between the
WCCUSD Board of Education and the CBOC

---Call for Public Comment---

N) CBOC MEMBERSHIP

(Don Gosney)

ACTION ITEM

Discuss and act on the CBOC Membership Application Process

---Call for Public Comment---

O) SITE VISITS

(Don Gosney)

ACTION ITEM

Review and provide direction on visits to Bond Program projects.

P) CHAIRPERSON REPORT

(Don Gosney)

Reports on issues relevant to the operation of the CBOC

---Call for Public Comment---

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CITIZENS' BOND OVERSIGHT COMMITTEE

Q) 2024 FINANCIAL AND PERFORMANCE AUDITS

(Don Gosney)

D I S C U S S I O N I T E M

Discuss the WCCUSD Bond Program Financial and Performance Audits and the Forensic Accounting Investigation

---Call for Public Comment---

R) BY-LAWS AMENDMENTS

(Don Gosney)

A C T I O N I T E M

Review proposed appendices to the new CBOC By-Laws

CA Ed Codes ~ Explanations

Page 93 of 136

2000 Prop 39 Text ~ Explanations

Page 106 of 136

Prop 39 Analysis (Attorney General) ~ Explanations

Page 116 of 136

---Call for Public Comment---

S) 2020 ANNUAL REPORT

(Brendan Havenar-Daughton & Lorraine Humes)

D I S C U S S I O N O N L Y

Receive a report on the status of the 2024 Annual Report.

---Call for Public Comment---

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CITIZENS' BOND OVERSIGHT COMMITTEE

T) FUTURE AGENDA TOPICS

(Don Gosney)

D I S C U S S I O N O N L Y

Suggest and discuss issues that the CBOC and members of the public want to see brought up at future meetings of the CBOC.

03.10.25 Future Agenda Items Log

Page 136 of 136

---Call for Public Comment---

U) ADJOURNMENT

NEXT SCHEDULED CBOC MEETING:

Joint Meeting of CBOC and Board of Education
CBOC

March 19th, 2025

April 14th, 2025

Disability Information

Upon written request to the District, disability related modifications or accommodations—including auxiliary aids or services—will be provided.

Contact the Superintendent's Office at (510) 231-1101 at least 48 hours in advance of the meeting.



Projects Status Update

Citizens' Bond Oversight Committee
March 10, 2025

Project Status Update

	SITE	PROJECT	TYPE	STATUS
DESIGN	Steger ES	Campus Replacement	Design Build	Preliminary Design
	Kennedy HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> • DSA Backcheck for Phase 1.2 • Construction Documents for Phase 1.3 • Design Development for Phases 2 and 3
	Richmond HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> • Construction Documents for Phase 1 • Design Development for Phases 2 and 3
	Kennedy HS	Critical Needs: Admin Relocation and Demolition	Several Small Projects	<ul style="list-style-type: none"> • Admin Relocation – Construction • Demolition of the 100, 200, and 500 Buildings – Bidding
	SITE	PROJECT	TYPE	STATUS
CONSTRUCTION	Lake	Campus Replacement	Design Build	Increment 1 – Complete Increment 2 – Construction
	Hercules M/HS	Critical Needs: Science Building	Design Bid Build	Close Out
	Pinole Valley HS	Fields Restoration & Bleachers	Design Bid Build	Design
	Shannon ES	Critical Needs: MPR	Design Bid Build	Construction

LEGEND & ACRONYMS

(DSA) Division of the State Architect (RFQ) Request for Qualification
(RFQ/P) Request for Qualifications & Proposal (RFP) Request for Proposal

Community Events



KENNEDY HIGH SCHOOL CONSTRUCITON UPDATE COMMUNITY CELEBRATION

ACTUALIZACIÓN DE CONSTRUCCIÓN - CELEBRACIÓN COMUNITARIA

**Take a photo on the stairs,
reconnect with classmates!**

Before demolition begins this summer, we invite Kennedy High School Alumni & Community to join us as we celebrate the campus that was . . . and the campus that will be.

**Toma una foto en las escaleras
¡Vuelve a conectarte con
tus compañeros de clase!**

Antes de que comience la demolición este verano, Invitamos a exalumnos y comunidad de Kennedy High School a unirse a nosotros, mientras celebramos el campus que fue . . . y el campus que será.

Want more info about the project?
¿Quieres más información sobre el proyecto?




<https://www.wccusd.net/kennedy-project>

**March/Marzo 15, 2025
2:00 pm**



**@ Kennedy High School
School**

Stay in touch! Sign up for our newsletter here to get all future updates.

¡Manténgase en contacto! Suscríbete a nuestro boletín aquí para obtener todas las actualizaciones futuras.



<https://www.wccusd.net/project-newsletter>



STEGE ELEMENTARY CONSTRUCITON UPDATE COMMUNITY MEETING

ACTUALIZACIÓN DE CONSTRUCCIÓN - REUNIÓN COMUNITARIA

Agenda:

- Project Timeline
- Design Information
- Community Involvement Opportunities

Orden del día:

- Cronograma del proyecto
- Información de diseño
- Oportunidades de participación comunitaria

Stay in touch!
Sign up for our newsletter here to get all future updates.

¡Manténgase en contacto!
Suscríbete a nuestro boletín aquí para obtener todas las actualizaciones futuras.



<https://www.wccusd.net/project-newsletter>

Want more info about the project?
¿Quieres más información sobre el proyecto?




<https://www.wccusd.net/stege-project>

**March/Marzo 6, 2025
at 6:30 pm**

**Booker T Anderson
Community Center
960 S 47th St., Richmond**



Lake Elementary School Campus Replacement



This two-phase project is the replacement of the Lake ES campus. The first phase includes new classrooms, library, and admin buildings and site work on the East half of the campus. The second phase will include new kindergarten and cafeteria buildings and remaining site work on the West half of the campus.

Lake Elementary School Campus Replacement



Building D (Multi-Purpose Room) and Building E (Kinder)

Lake Elementary School Campus Replacement



Building F and E - Preparing for stucco

Lake Elementary School Campus Replacement



Multi-Purpose Room wall framing is complete

Lake Elementary School Campus Replacement



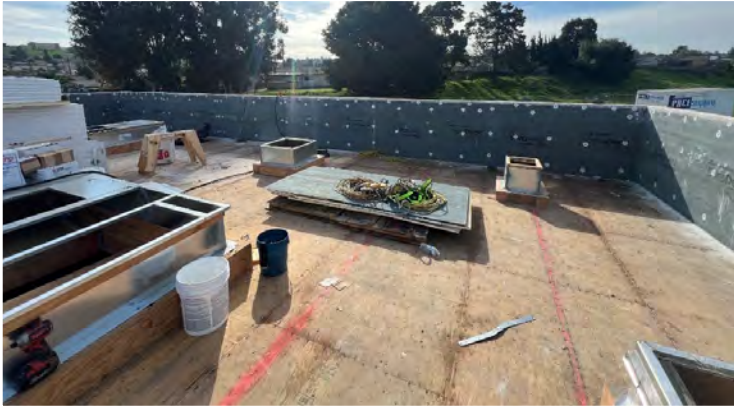
Preparations for the Canopy Columns

Shannon Multipurpose Room Replacement Project



The primary purpose of this project is to build a new multi purpose room with dining area, stage, and food services kitchen, servery, and support spaces. After the completion of the new building, the existing cafeteria portable will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden.

Shannon Multipurpose Room Replacement Project



Rooftop

Shannon Multipurpose Room Replacement Project



Preparing for Window and Door Frames

Shannon Multipurpose Room Replacement Project



Mechanical Electrical Plumbing Rough In

Kennedy Critical Needs Project



The Kennedy High School Critical Needs projects includes the relocation of the 100 and 200 Building occupants and the demolition of the buildings.

Admin Relocation Project



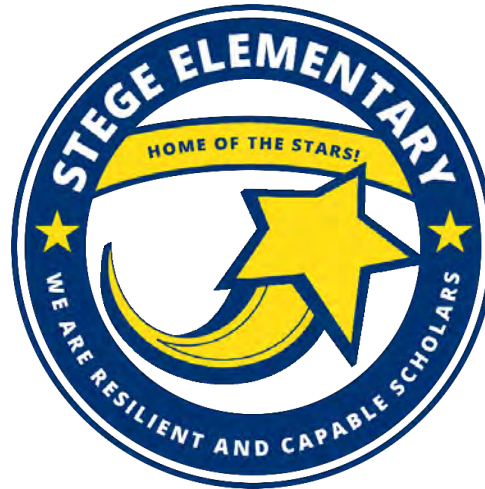
Completion of the accessible path from the student parking lot

Admin Relocation Project



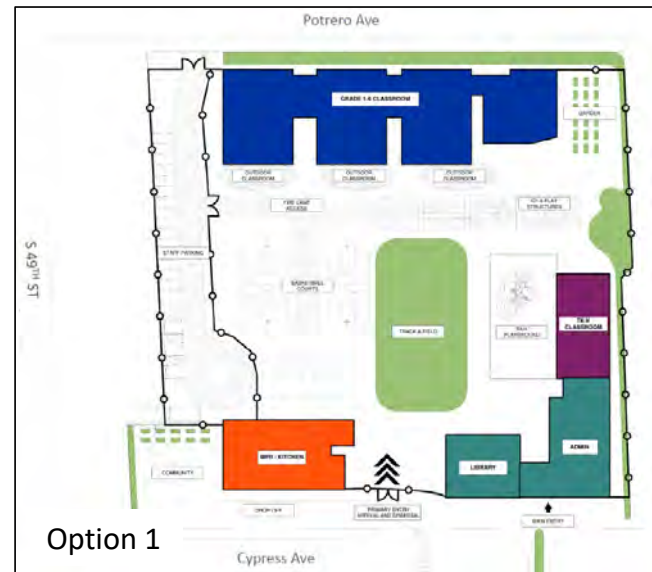
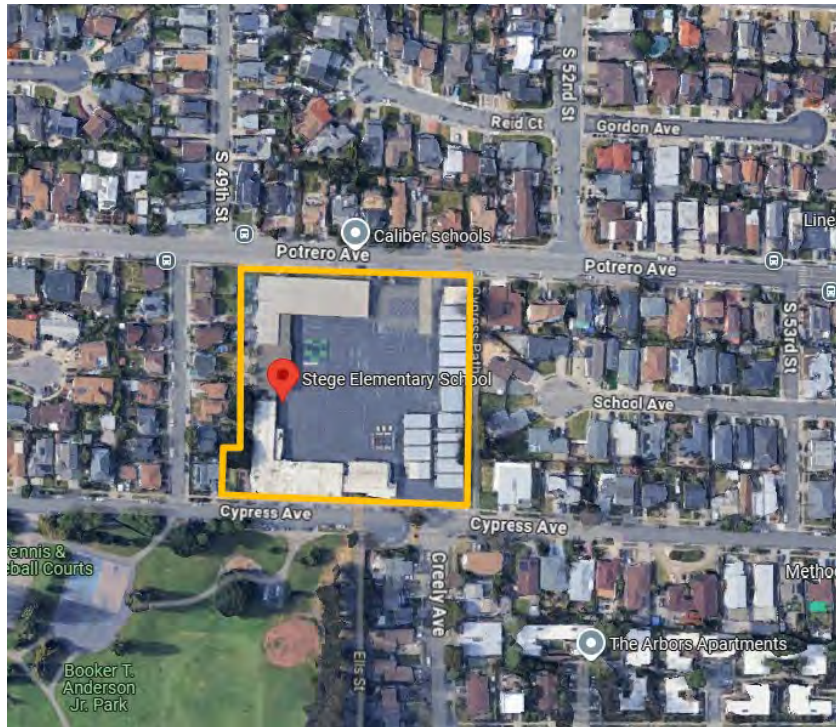
New Fiber Lines

Stege Elementary School Campus Rebuild

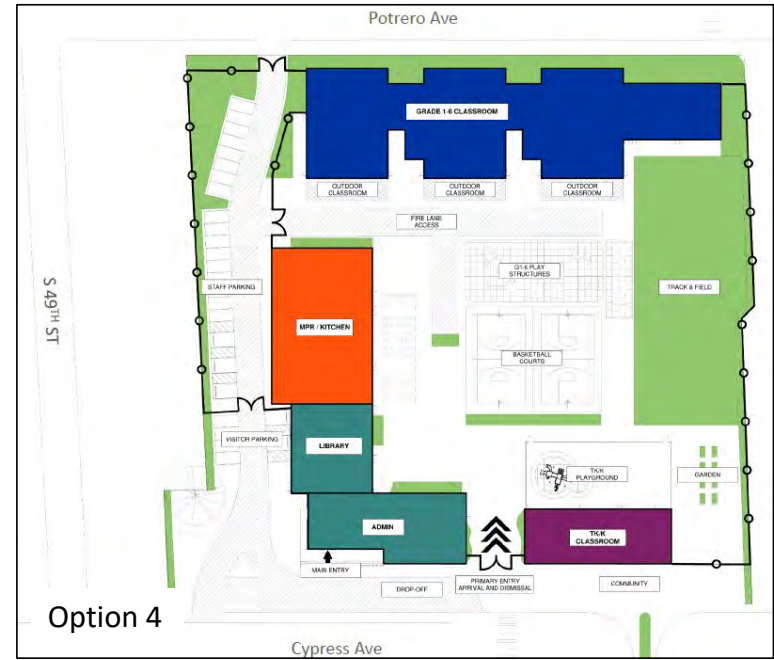
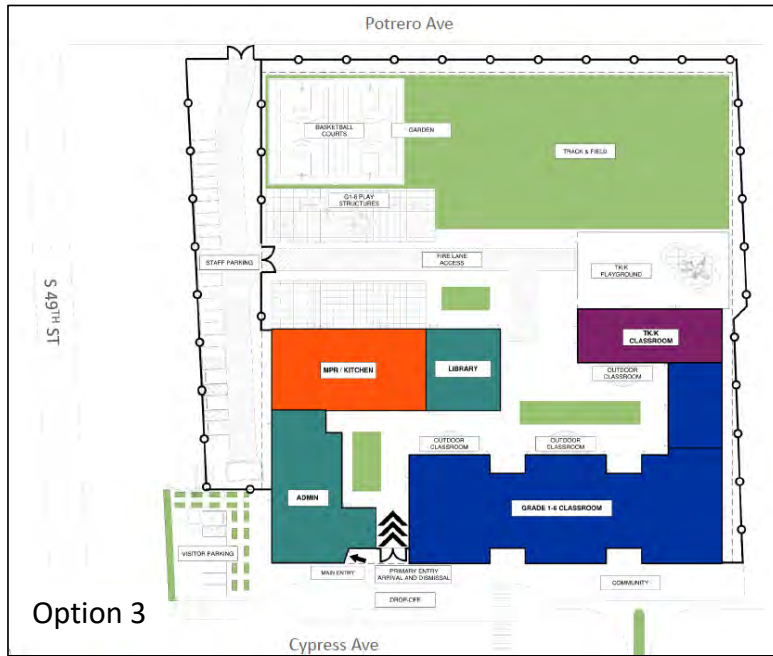


This project is the rebuild of the Stege ES campus. This project will replace the existing school buildings and provide a new site design. The school has been relocated temporarily to the DeJean Middle School campus site until construction is complete. Demolition of the campus is scheduled for this spring/summer, and completion of the rebuild project is anticipated for the fall of 2027.

Site Design Options



Site Design Options



Timeline

Three design packages are being created to fast-track the project as much as possible.

1. Demolition package - does not require DSA approval

- Demolition is planned for Spring 2025

2. Site Ready Package – Designs the underground utilities and rough grading, which requires finalizing building footprints, plumbing, and low voltage room locations.

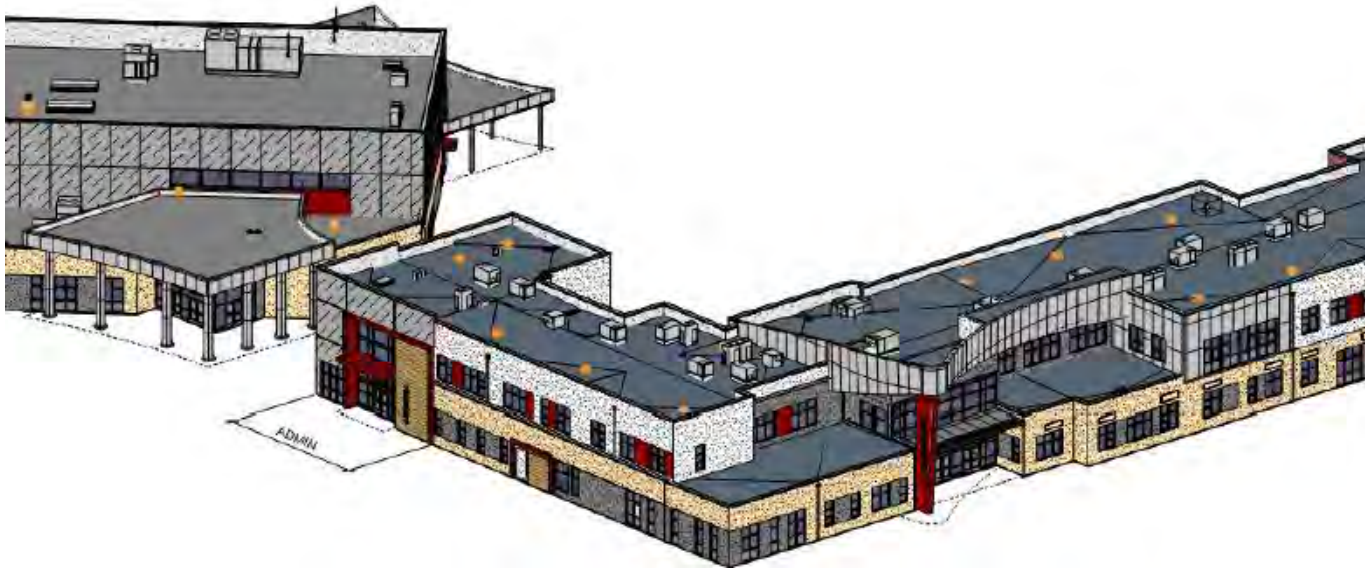
- Submission to DSA in Summer of 2025
- Construction Winter of 2025/26

3. Building Package – Defines the majority of the project

- Submission to DSA in Fall of 2025
- Construction Spring 2026 with move-in scheduled for August 2027

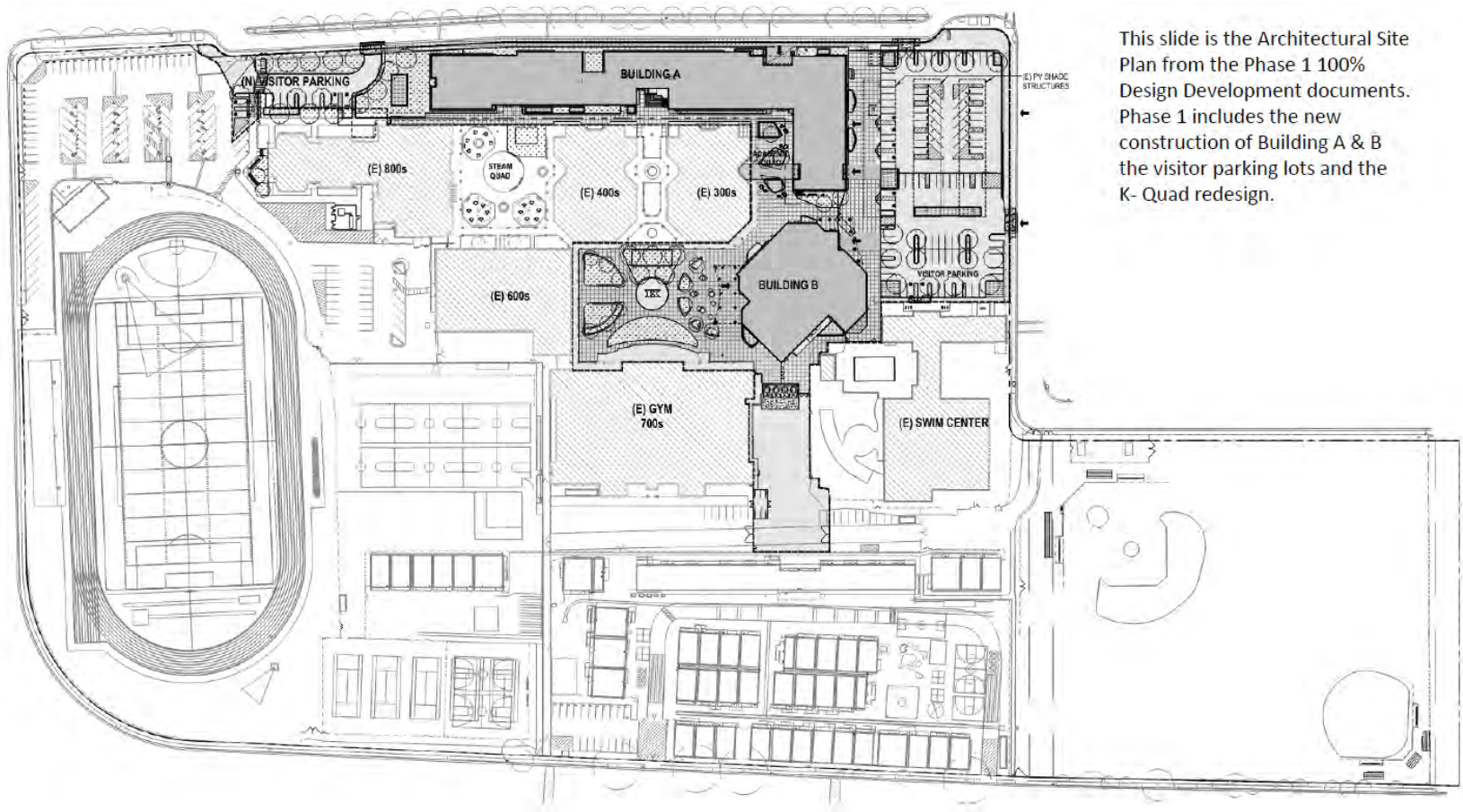
Timelines are approximate. DSA review times and unknown conditions may affect project timeline

Kennedy High School Campus Modernization



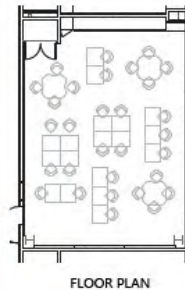
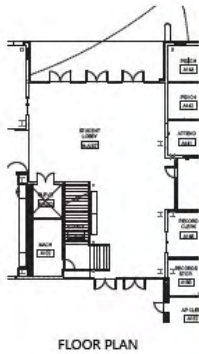
Kennedy High School Modernization project includes a new two-story classroom and office building along Cutting Blvd. A combination cafeteria and performance space will replace the 500 Building. A remodel of the 600 Building and existing cafeteria will accommodate the Career Technical programs. The remaining building will be updated.

Phase 1 Site Plan



This slide is the Architectural Site Plan from the Phase 1 100% Design Development documents. Phase 1 includes the new construction of Building A & B the visitor parking lots and the K- Quad redesign.

Interior Design Development



Phase 1 - Timeline

Three design packages are being created to fast-track the project as much as possible.

1. Demolition package - does not require DSA approval

- Mobilization, Preparation of the Interiors, Utility Reconnection and Safe Off in Spring of 2025
- Major demolition is planned for Summer of 2025

2. Building Pad Package – Establish Building Footprints and additional underground utility placement

- Submission to DSA is complete and stamp out is expected by Summer of 2025
- Construction Fall of 2025

3. Building Package – Defines the majority of the project

- Submission to DSA in Winter of 2025/26
- Construction to begin in Summer of 2026, with move-in scheduled for Winter of 2027/28

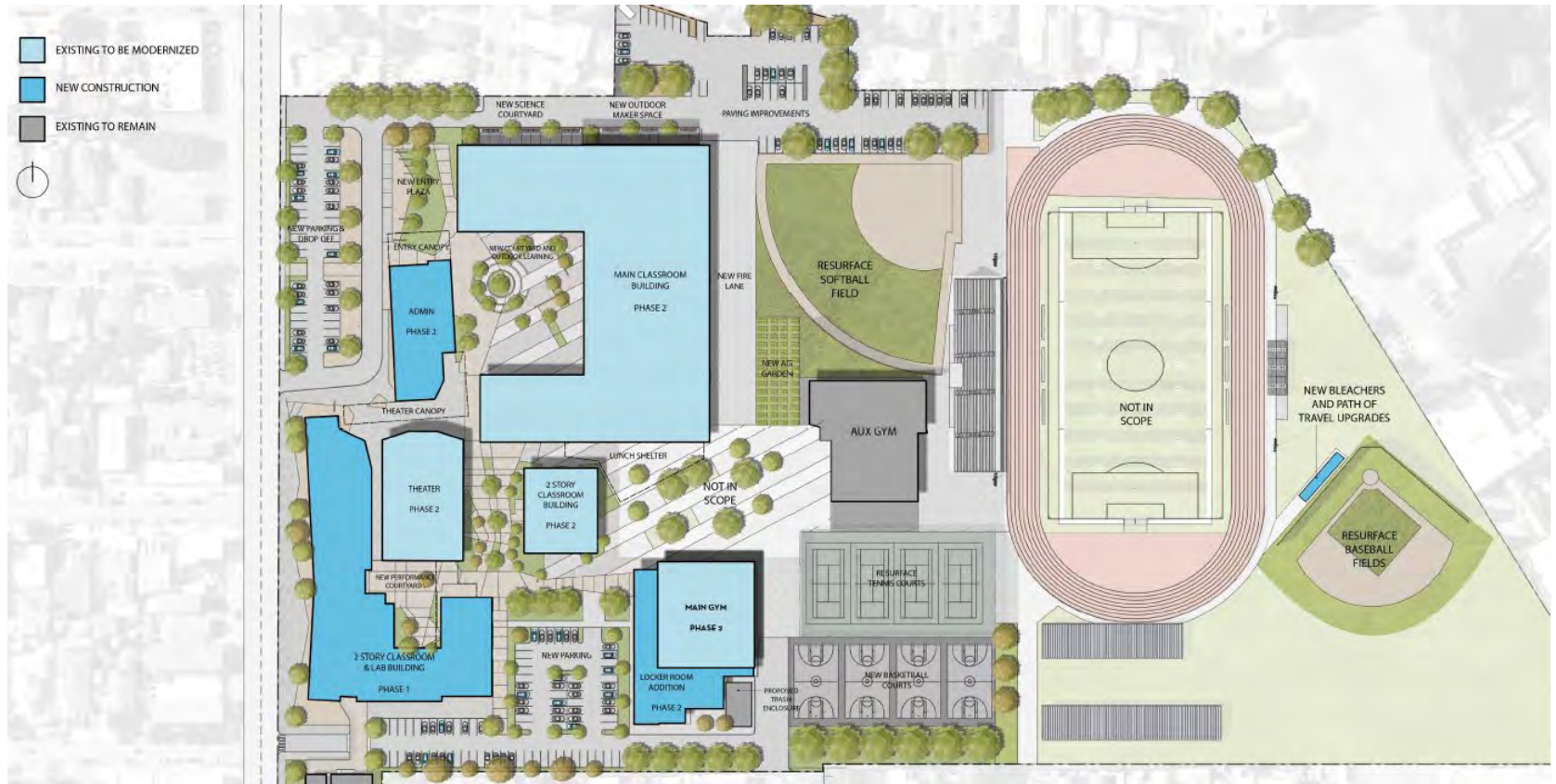
Timelines are approximate. DSA review times and unknown conditions may affect project timeline

Richmond High School Campus Modernization



Richmond High School Modernization includes demolishing part of the classroom building and building a new two-story building along 23rd Street. The remaining portion of the classroom building will be updated, including adding windows. The large gym and 600 Buildings will be refreshed.

Overall Site Plan

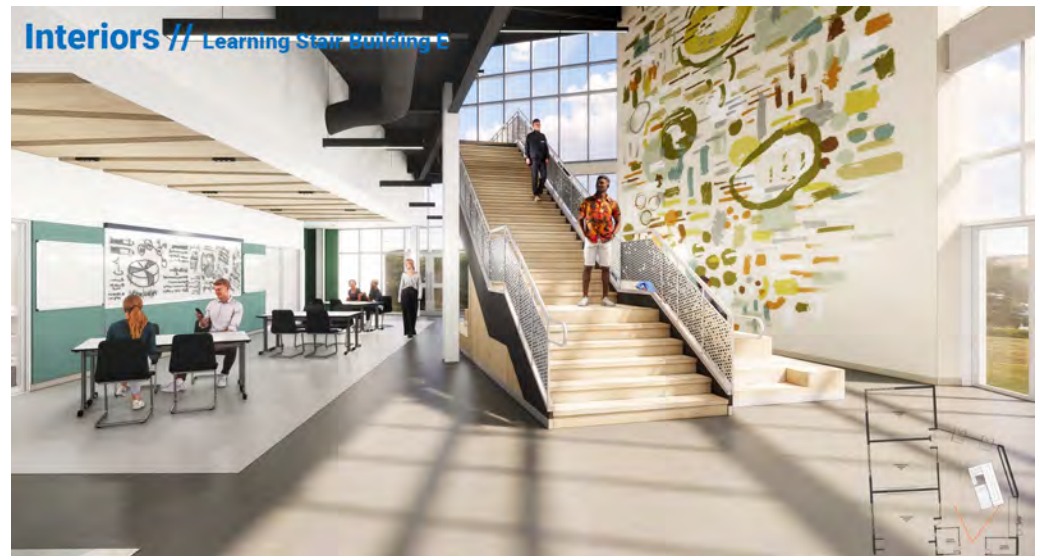


Phase 1 Site Plan

23rd Street



Interior Design Development



Phase 1 - Timeline

Three design packages are being created to fast-track the project as much as possible.

1. Utility Make Ready Package

- Submission to DSA is April 1st and stamp out is expected by Summer of 2025
- Construction to begin in Summer 2025

2. Building Package – Defines the majority of the project

- Submission to DSA in Winter of 2025/26
- Construction to begin in Spring of 2026, with move-in scheduled for Fall 2027

Timelines are approximate. DSA review times and unknown conditions may affect project timeline



STEGER ELEMENTARY





STEGE ELEMENTARY



Initial Guiding Principles

CELEBRATE STEGE COMMUNITY



Celebrate what it means to be a Stege Star. Spaces should be welcoming and support the whole student's wellness. It takes a community to nurture a "star" and this new school will in turn nurture the occupants by providing natural daylight, thermal comfort, acoustic control and healthy materials.

SUPPORT OF THE EDUCATOR



Support the educator with small learning villages that provide spaces for small group instruction and collaboration spaces to share ideas and work on lesson plans between two grade level groupings. The new facility will have dedicated spaces for multi-tiered systems of support and a new staff workroom/lounge.

CULTURE AS INCLUSIVE AND DISTINGUISHED



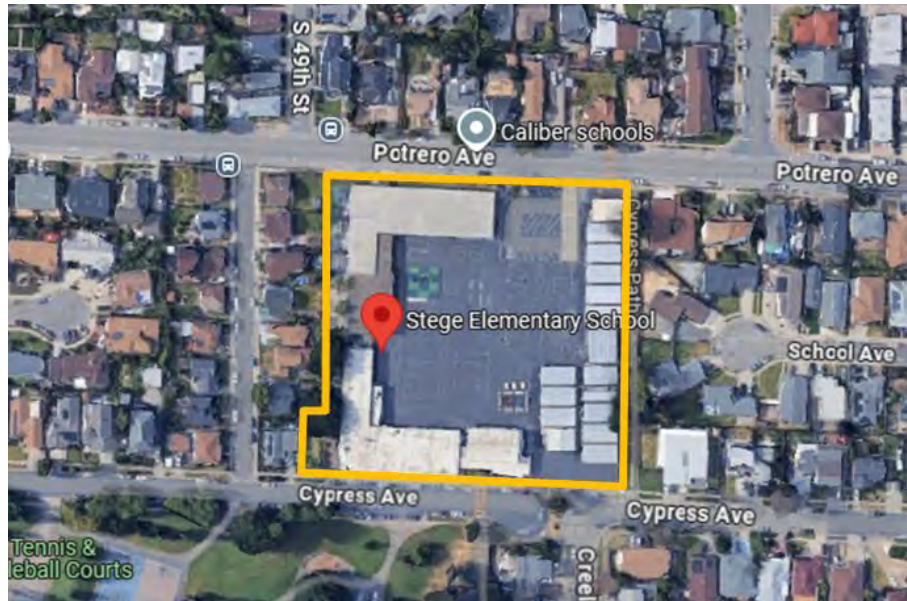
The new school will create spaces that is welcoming and representative of the cultures of this school. This will be done through color, form, bi-lingual graphics and the enhanced design of the places where the school celebrates and gathers both internally and around the campus grounds.

REFLECT THE SURROUNDING NATURE



The site design will bring natural elements on the exterior into the building to reflect the local ecosystems. Each classroom village will have an outdoor learning space within nature that is a microcosm of the regional watershed and marshes.

Initial Project Objectives

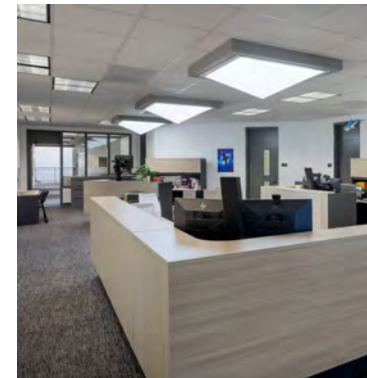


- Community-Centered Campus
- Indoor-Outdoor Learning & Play
- Student Well-Being & Comfort
- Green & Natural Spaces
- Age-Appropriate Play & Activity Areas
- Safety & Security
- Equitable Resources (Ed Specs)

Building Program

Administration and Library

- **Single Point-of-Entry** – Controlled campus access
- **Parent & Community Access** – Parent center via main lobby; community room near library with after-hours parking access
- **Key Facilities** – Private Offices, Conference Space, Small Group Rooms
- **Library** – Areas for books, story nook and table space
- **Staff Amenities** – Teacher workroom/lounge, custodial office/storage; Staff restrooms in all buildings



Building Program

Multi-Purpose Room (MPR) and Kitchen

- **Multipurpose Room** – Dining Area with raised performance platform with curtain and audio visual system used for performances
- **Kitchen** - Large cook kitchen with walk in refrigerator and dedicated serving area
- **Outdoor Covered Dining** - Indoor outdoor event and dining space



Building Program

Learning Studios

- **Classroom Clusters** – Arranged around a break-out room and learning commons with visibility from classrooms
- **Support Spaces** – Project Room available for STEAM, music, arts, and science; Learning Center; student and staff restrooms adjacent to the learning area without exiting the building
- **Classroom Features** – Sinks, storage, and small group spaces for learning support



Building Program

Transitional Kindergarten / Kindergarten (TK/K) Complex

- **TK/K Classrooms** - Large classroom spaces to support a variety of learning activities
- **Classroom Features** – Sinks, storage and access to restrooms and staff workrooms from the classroom
- **Play Space** - Dedicated outdoor playground with play structure, blacktop and turf area



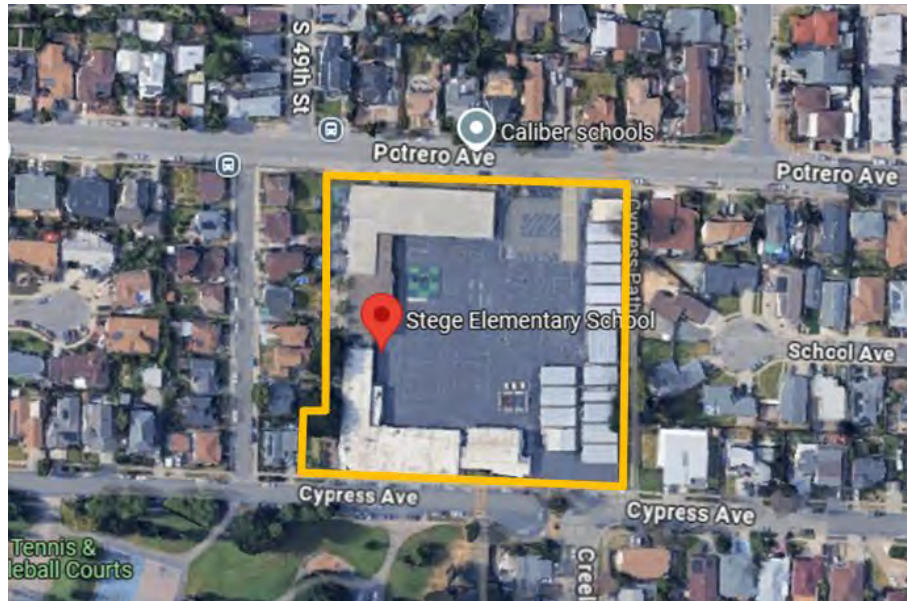
Building Program

Outdoor Spaces

- **Diverse Activity Zones** – Areas for structured/unstructured play, physical education, and outdoor learning
- **Welcoming Entry** – Entry plaza with landscaping, trees, and park connections
- **Green Space** - Outdoor design will include trees, a turf play field and garden



Initial Project Objectives

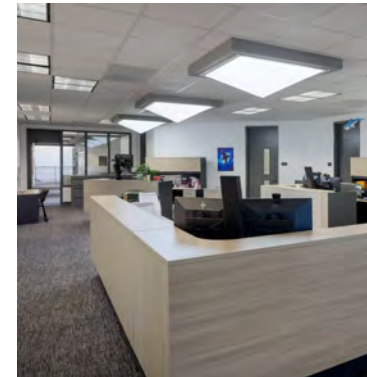


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Building Program

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- **Green Space** - Outdoor design will include trees, a turf play field and garden



Option 1

- ✗✓ Optimize **daylight** in classrooms (except TK/K).
- ✓ Provide **views** and access to nature.
- ✓ **Minimize energy** use for cost efficiency.
- ✓ Integrate with **stormwater management**.
- ✓ Ensure **accessibility** despite grade changes.
- ✓ Include adjacent **single-use restrooms** for classrooms.
- ✓ Relocate **staff driveway** to Potrero West.
- ✓ Add a **drop-off area** on Cypress to reduce traffic impact.
- ✓ Building shields students from Potrero, increases **safety**.
- ✗ **Admin entrance** near Cypress, next to the drop-off area.
- ✗ **Co-located** public spaces (MPR, Library, Admin).
- ✗ **TK/K classrooms** near Cypress, near main entrance.
- ✗ On-site **visitor parking**.



Option 2

- ✗✓ Optimize **daylight** in classrooms (except TK/K).
- ✓ Provide **views** and access to nature.
- ✓ **Minimize energy** use for cost efficiency.
- ✓ Integrate with **stormwater management**.
- ✓ Ensure **accessibility** despite grade changes.
- ✓ Include adjacent **single-use restrooms** for classrooms.
- ✗ Relocate **staff driveway** to Potrero West.
- ✗ Add a **drop-off area** on Cypress to reduce traffic impact.
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- ✓ On-site **visitor parking**.



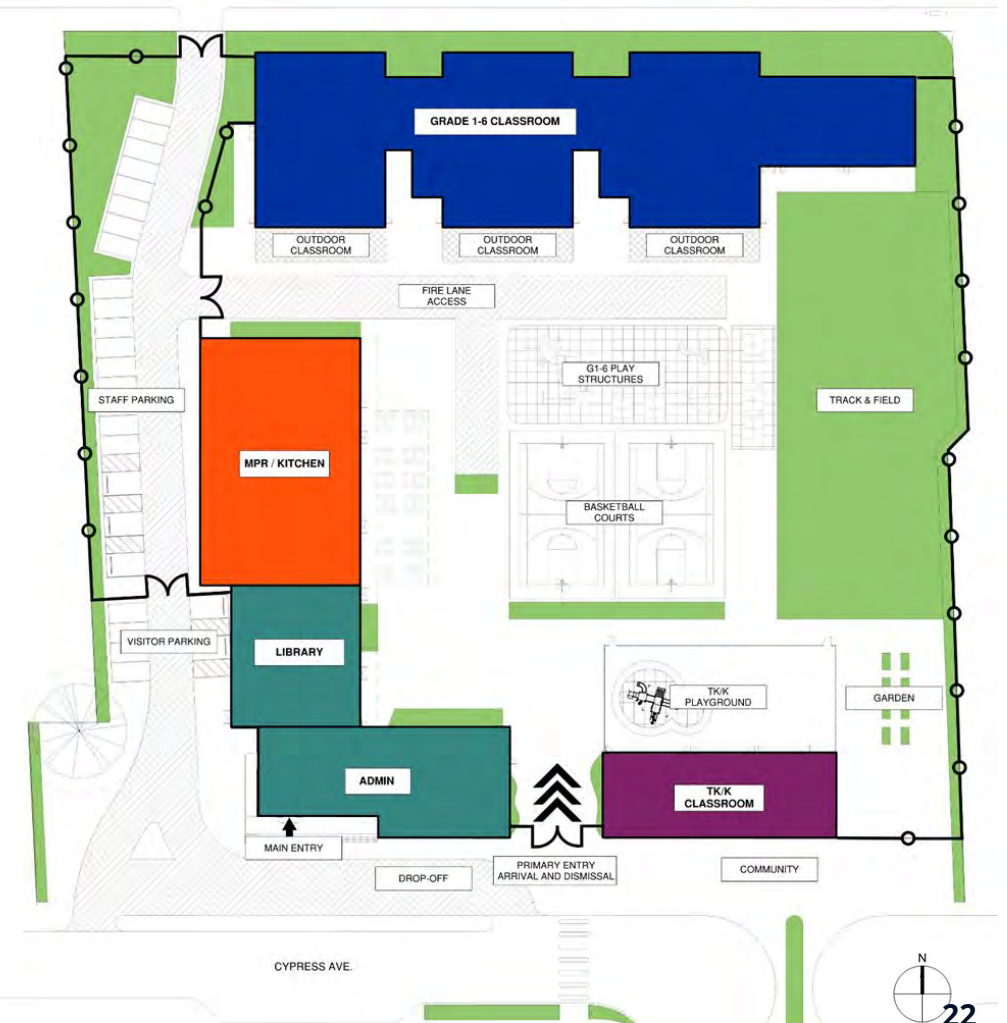
Option 3

- ✗✓ Optimize **daylight** in classrooms (except TK/K).
- ✗ Provide **views** and access to nature.
- ✓ **Minimize energy** use for cost efficiency.
- ✓ Integrate with **stormwater management**.
- ✓ Ensure **accessibility** despite grade changes.
- ✓ Include adjacent **single-use restrooms** for classrooms.
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- ✓ Add a **drop-off area** on Cypress to reduce traffic impact.
- ✗ Building shields students from Potrero, increases **safety**.
- ✓ **Admin entrance** near Cypress, next to the drop-off area.
- ✓ **Co-located** public spaces (MPR, Library, Admin).
- ✗ **TK/K classrooms** near Cypress, near main entrance.
- ✓ On-site **visitor parking**.



Option 4

- ✓ Optimize **daylight** in classrooms (except TK/K).
- ✓ Provide **views** and access to nature.
- ✓ **Minimize energy** use for cost efficiency.
- ✓ Integrate with **stormwater management**.
- ✓ Ensure **accessibility** despite grade changes.
- ✓ Include adjacent **single-use restrooms** for classrooms.
- ✓ Relocate **staff driveway** to Potrero West.
- ✓ Add a **drop-off area** on Cypress to reduce traffic impact.
- ✓ Building shields students from Potrero, increases **safety**.
- ✓ **Admin entrance** near Cypress, next to the drop-off area.
- ✓ **Co-located** public spaces (MPR, Library, Admin).
- ✓ **TK/K classrooms** near Cypress, near main entrance.
- ✓ On-site **visitor parking**.





Kennedy High School
Admin Relocation Project

Project No: 1000004435 DSA No: 01-121318

Project Scope	Relocating fire panel to new MDF room. Install annunciator and pull station in new administration office at portable #12. Reconnect existing buildings to fire alarm panel.- Relocating the existing panels and equipment for the Alarm System, Clock/Speaker System, Security Alarm System, and Telephone System from existing MDF Room to new MDF Room in Bldg. 300. -Provide new 12 strand single mode fiber optics cable to all existing IDF's from MDF.
---------------	--

Schedule	Notice to Proceed	11/1/2024	
	Original Project Duration	129	
	Final Completion	3/10/2025	
	Approved Time Extensions	0	
	Revised Project Duration	129	
	Revised Completion Date	3/10/2025	
	Calendar Days Elapsed	116	90%

Project Team	Owner	WCCUSD
	Contractor	Beals Martin
	Construction Manager	Roebbelen Construction Management Services, Inc
	Inspector	Nemanja Vorkapic

Contract Summary	Original Contract Amount	\$2,261,774	
	Executed Change Orders	\$0.00	
	Unforeseen Conditions	\$0.00	
	Owner Requested	\$0	
	Design Changes	\$0	
	Outside Agency/ Other	\$0	
	Revised Contract Amount (contract + \$ Executed CO)	\$2,261,774	
	No. of Cos	0	
	Pending PCOs	\$24,961.78	1%
	Rejected/Voided PCOs	\$902.00	0%
Completed, Stored, Billed and Processed to Date	\$961,130.00		
	\$0		

Project Updates	Activities Last Month:
	Trenching of the parking lot and Quad area, and remaining excavation on the Cutting blvd. layed underground conduits, back fill and compact before covering with asphalt. Building 400 and 500 roof conduit installation. Insulation, drywall/tape and Paint of the custodian and MDF room. Fire alarm and new intercom interface and data racks at building 300. Pour concrete at ADA walkway at the entrance to campus and service area asphalt with truncated domes installed. MDF room door and hardware, Fiber lines from MDF to all IDF's in buildings and portables. 25 pair copper lines from Bldg 700 (Gym) to MDF room, Fire alarm system panel and Security system moved from Bldg 100 to new MDF room. Fire alarm test completed, Bollard and Drinking fountain guard rail installed.
	Upcoming Work: Splicing fiber line, disconnecting fiber line in old MDF and connecting to fiber line in new MDF room. Terminating fiber lines and preparing for cross over. Electrical and Architectural punch walk, Hauling spoils to landfill, remove debris and clean up the site. Closeout documents and As-Built.

ACRONYMS:
MDF - Main Distribution Frame
IDF - Intermediate Distribution Frames

Project Status Report: 3/1/2025



**Lake Elementary School
Replacement Project**

2700 11th St.
San Pablo, CA, 94806

Project No: 1000003734 DSA No: 01-119938

Project Scope	Replacement of existing campus with construction of six new buildings. The first phase includes demolition of existing Kindergarten Building and construction of three of the new buildings and site work on the East half of the campus. The second phase will include the other three new buildings and remaining site work on the West half of the campus.
----------------------	---

Schedule	Notice to Proceed	8/5/2021
	Original Project Duration	1258
	Final Completion	1/24/2025
	Approved Time Extensions	297
	Revised Project Duration	1555
	Revised Completion Date	11/17/2025
	Calendar Days Elapsed	1302 84%

Project Team	Owner	WCCUSD
	Design Build Entity	Alten Construction & Co.
	Construction Manager	Cumming Management Group
	Inspector	DSA School Inspectors, Inc.

Contract Summary	Amended Base Contract Amount	\$50,466,705
	Amended Project Contingency	\$781,522
	Amended District Contingency	\$3,406,055
	Original Contract Amount	\$54,654,282
	Contract Ammendments	\$2,500,000
	Revised Contract Amount	\$57,154,282
	Amended Project Contingency	\$781,522
	Executed CO	\$455,611
	Remaining Contingency	\$325,911
	Open PCOs	\$127,053
	Rejected PCOs	\$37,786
	Amended District Contingency	\$3,406,055
	Executed CO	\$1,324,425
	Remaining Contingency	\$2,081,630
	Open PCOs	\$154,313
	Rejected PCOs	\$53,598
	Completed & Stored & Billed & Processed to Date	\$40,915,040 72%
	Stop Notices	\$0

Project Updates	Activities Last Month:
	Phase 1A: Continue punch list. Backcheck punch list items completed.
	Phase 1B: Building F MEPs and Fire sprinkler rough and main lines, interior wall framing and blocking, roofing, exterior wall lath and building dry-in. Building E MEPs and Fire sprinkler rough and main lines, interior wall framing and blocking, roofing, exterior wall lath and building dry-in. Building D rough framing, acoustical metal roof deck, start electrical rough, start canopy piers.
	Upcoming Work
	Phase 1B: Building E & F complete MEPs and Fire sprinkler rough and main lines, interior wall framing and blocking, roofing, exterior wall lath, windows and building dry-in. Building insulation, prelim gypsum board and exterior plaster. Building D continue rough framing and blocking, stage ramp and stairs, continue acoustical metal roof deck, rough MEPs &FS, start roofing, complete canopy piers.

ACRONYMS:

MEP - Mechanical Electrical Plumbing

FS - Fire Sprinklers

Project Status Report: 3/1/2025



**Shannon Elementary School
CNP - Multipurpose Building**

Project No: 1000004297 DSA No: 01-120507

Project Scope	Replace the multipurpose building, provide new site improvements and a trash enclosure.

Schedule	Notice to Proceed	4/30/2024	
	Original Project Duration	425	
	Final Completion	8/1/2025	
	Approved Time Extensions	0	
	Revised Project Duration	425	
	Revised Completion Date	8/1/2025	
	Calendar Days Elapsed	278	65%

Project Team	Owner	WCCUSD
	Contractor	Strawn Construction Inc.
	Construction Manager	Cumming Management Group
	Inspector	MWC & Associates

Contract Summary	Original Contract Amount	\$7,852,000	
	Executed Change Orders	\$0.00	
	Unforeseen Conditions	\$0.00	
	Owner Requested	\$0	
	Design Changes	\$0	
	Outside Agency/ Other	\$0	
	Revised Contract Amount (contract + \$ Executed CO)	\$7,852,000	
	No. of Cos	0	
	Pending PCOs	\$87,533.82	1%
	Rejected/Voided PCOs	\$28,853.64	0%
Completed, Stored, Billed and Processed to Date	\$2,725,278.33		
	Stop Notices	\$0	

Project Updates	Activities Last Month:
	Rough framing, rough MEP and FS, roofing, start exterior wall drying. Fire spinker main testing.
Upcoming Work:	Continue rough framing and blocking, MEP rough in, exterior sheetmetal, exterior door frames, lath and plaster, start insulation and initial gypboard installation for rough ins.

ACRONYMS:

MEP - Mechanical Electrical Plumbing

FS - Fire Sprinklers



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER

KENNEDY HIGH SCHOOL ADMIN RELOCATION PROJECT



Project Updates - March 2025

Community Event

Celebrate with us before the 100 and 200 Buildings are removed. We are having a community event to memorize and take one last picture with the grand stair at Kennedy on March 15th at 2:00pm.



KENNEDY HIGH SCHOOL CONSTRUCTION UPDATE COMMUNITY CELEBRATION

ACTUALIZACIÓN DE CONSTRUCCIÓN - CELEBRACIÓN COMUNITARIA

**Take a photo on the stairs,
reconnect with classmates!**

Before demolition begins this summer, we invite Kennedy High School Alumni & Community to join us as we celebrate the campus that was . . . and the campus that will be.

**Toma una foto en las escaleras
¡Vuelve a conectarte con
tus compañeros de clase!**

Antes de que comience la demolición este verano, Invitamos a exalumnos y comunidad de Kennedy High School a unirse a nosotros, mientras celebramos el campus que fue. . . y el campus que será.

Want more info about the project?
¿Quieres más información sobre el proyecto?





<https://www.wccusd.net/kennedy-project>

**March/Marzo 15, 2025
2:00 pm**



**@ Kennedy High School
School**

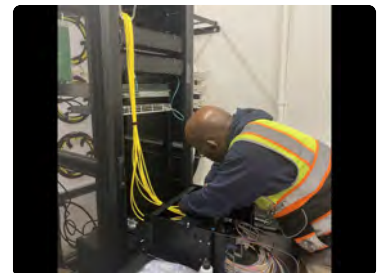
Stay in touch! Sign up for our newsletter here to get all future updates.
¡Manténgase en contacto! Suscríbete a nuestro boletín aquí para obtener todas las actualizaciones futuras.



<https://www.wccusd.net/project-newsletter>

Construction Activity

- Over the break, the fire alarm main panel was relocated and installed in the new MDF room. Testing was completed to ensure the system was operational before staff and students returned from the break
- Also, during the break, a new intercom and bell system interface were installed, and the existing building is now connected to the upgraded system
- ADA walkway was completed with the installation of truncated domes in the student parking lot



Construction Work Planned for this Month

- Splicing, disconnecting, and reconnecting to fiber line in new MDF Room.
- Electrical and Architectural punch walk, and clean up site.



Project Website



Truncated Dome

Contact Information
Architect:
HKIT Architects
Construction Manager:
Tim Haley
tim.haley@wccusd.net



Removing Soil Stockpiles



KHS Project Newsletter

WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - March 2025

Construction Activity

Building E and F (Kindergarten Wings)

- The installation of the mechanical, electrical, plumbing, and fire sprinkler systems behind the wall and above the ceiling will be complete this month
- Scaffolding has been placed, and the water barrier system and lath will continue to be installed over the coming weeks to prepare the building for exterior stucco



Building D (Cafeteria)

- Rough framing and installation of the acoustical metal deck is in progress
- Drilling the piers for the canopy foundations has begun
- The installation of the mechanical, electrical, plumbing, and fire sprinkler systems behind the wall and above the ceiling will continue



Project Overview

- **Project Scope:** The primary purpose of this project is to replace the school campus. The campus will be occupied during the duration of this project. The project has two main construction phases. The project design started in August 2021, and the first phase of construction is complete. Phase 2 is scheduled through Fall 2025. The first phase included new buildings and site work on the East half of the campus, and the second phase will include new buildings and remaining site work on the West half of the campus. This project is an investment in our community through the use of taxpayer bond dollars.
- **Architect:** Quattrocchi Kwok Architects - QKA
- **Anticipated Completion:** Fall 2025

Join the CBOC!

We are accepting applications to join the Citizens' Bond Oversight Committee (CBOC). The CBOC reviews bond-funded school projects and informs the public about bond expenditures and uses.

Sign up here: bit.ly/CBOCWCCUSD23



Project Website

Additional information and past newsletters can be found on the project website. To receive an email of this monthly newsletter or ask a project question, please email: askfacilities@wccusd.net



Drilling for Canopy Structure

Project Team

Design Build Contractor:
Alten Construction

Construction Manager:
Cumming Management Group
Matthew Medeiros
matthew.medeiros@wccusd.net



Cafeteria and Kinder Buildings



Lake Construction Newsletter

WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



SHANNON ELEMENTARY MULTI PURPOSE ROOM REPLACEMENT PROJECT

Project Updates - March 2025

Construction Activity

- Fire sprinkler lines are installed and framing is mostly complete
- Scaffolding has been installed to prepare the building for installing weather barrier systems, lath, and stucco
- Roof membrane has been installed. Flashing and placement of rooftop equipment will begin this month



Project Overview

- **Project Scope:** The primary purpose of this project is to build a new multi-purpose room with a dining area, stage, and food services kitchen, server, and support spaces. After the completion of the new building, the existing cafeteria portable will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden. This project is an investment in our community through the use of taxpayer bond dollars.
- **Architect:** Hamilton + Aitken Architects
- **Anticipated Completion:** Fall/Winter 2025

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Interior Image

Preparing to install door and window frames



Your Project Team



Scaffold



Shannon Construction Newsletter

WCCUSD Facilities Planning & Construction

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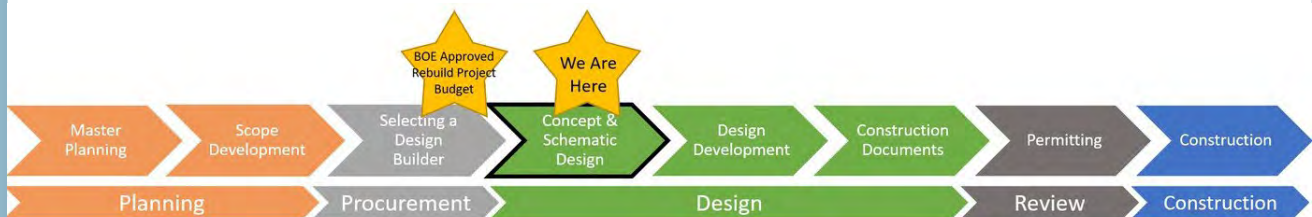
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER DESIGN EDITION



STEGE ELEMENTARY SCHOOL MODERNIZATION

February 2025 - Schematic Design



Project Update

Design is underway with the design-build team! Several focus group meetings have been completed and we are excited for our first community meeting on March 6th. Please join us for more information about the project and to provide input on the site design





STEGE ELEMENTARY CONSTRUCTION UPDATE COMMUNITY MEETING

ACTUALIZACIÓN DE CONSTRUCCIÓN - REUNIÓN COMUNITARIA

Agenda:

- Project Timeline
- Design Information
- Community Involvement Opportunities

Orden del día:

- Cronograma del proyecto
- Información de diseño
- Oportunidades de participación comunitaria

Stay in touch!
Sign up for our newsletter here
to get all future updates.

¡Manténgase en contacto!
Suscríbete a nuestro boletín aquí
para obtener todas las
actualizaciones futuras.

¿Quieres más información
sobre el proyecto?

Want more info about
the project?



<https://www.wccusd.net/stege-project>



<https://www.wccusd.net/project-newsletter>

**March/Marzo 6, 2025
at 6:30 pm**

**Booker T Anderson
Community Center
960 S 47th St., Richmond**



Project Website

Project Summary

The Stege campus rebuild project is in design. This project will replace the existing school buildings and provide a new site design. The school has been relocated temporarily to DeJean Middle School campus site until construction is complete. Demolition of the campus is scheduled for this spring/summer, and completion of the rebuild project is anticipated for the fall of 2027.

Join the CBOC!

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Sign up here: bit.ly/CBOCWCCUSD23



SES Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

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West Contra Costa Unified School District

Bond Program Management Plan Update

March 2025

Citizens' Bond Oversight Committee

Background

- **Purpose:** Document all processes, procedures, and resources into one document to ensure effective internal controls and communication of the management of the Bond Program

Bond Program Management Plan website:

<https://www.wccusd.net/Page/13520>

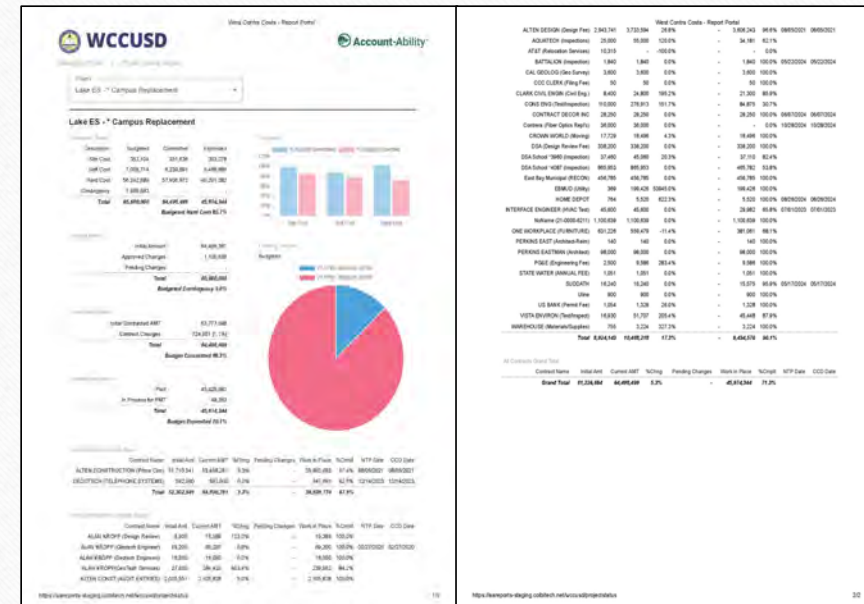
2025 Update Preview

- Align with best practices
- Integrate operational documentation
- Incorporate new procedures
 - Administrative Staff and District Partner Engagement
- Enhance clarity, oversight, and community accountability

Align with Best Practices

- **Account-Ability Reporting Portal:**

- An accessible dashboard of live visual data and multiple reports available through Accountability
- Project and Budget Status Reports can be accessed through this portal
- Account-Ability website:
<https://aareports-staging.colbitech.net/wccusd>



Integrate Operational Documentation

- Document Database:

- An internal database has been developed to catalog all documents related to the Plan and provide a streamline for annual updates
- The database tracks documents as they appear in the Plan, when they need to be updated, and which resource to utilize for the update

[illegible]

Incorporate New Procedures

- **Public Questionnaire:**

- A questionnaire is now available on the Bond Program Management Plan website to provide additional comments and recommendations for the administrative team to review and consider for ongoing improvements

The screenshot displays the West Contra Costa Unified School District website. The top navigation bar includes links for ABOUT US, OUR SCHOOLS, ACADEMICS, STUDENTS & PARENTS, DIGITAL BACKPACK, DEPARTMENTS, OUR TEAM, and CALENDAR. The main content area features a banner for the "Bond Program Management Plan" with a logo of a school building and a graduation cap. Below the banner, there is a detailed description of the PMP's purpose and a link to the "PMP Evaluation Questionnaire".

PMP Evaluation Questionnaire

The PMP is a living document that the District updates to reflect new decisions, improvements, and best practices for guiding the Program. Your insight is invaluable as we work through updating the PMP. We kindly ask for your feedback to help identify opportunities for improving the plan's efficiency and effectiveness.

Not shared

* Indicates required question

Please provide suggestions or opportunities to improve inefficiencies, redundancies, or challenges within the PMP:

Your answer

Are there any specific areas within the PMP that you believe could be improved to enhance effectiveness or clarity? Please provide examples or suggestions:

Your answer

Please share any additional questions, comments, or feedback you have for the Bond Program Management Team:

Your answer

Administrative Staff and District Partner Engagement

- **Administrative Staff Engagement:**
 - Collaborative conversations have been held with the Bond Program Management administrative staff to explore ways to improve processes and procedures of the Plan
- **District Partner Engagement:**
 - Future discussions are planned with District partners for enhancing collaboration, refining workflows, and strengthening the effectiveness of the Plan

Enhance Clarity, Oversight, and Community Accountability

- **We Want to Hear From You!:**

- Your voice matters, and we can work together to refine and improve the District's Bond Program.
- You're welcome to respond to our questionnaire on the Bond Program Management Plan website

<https://www.wccusd.net/Page/13520>



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

**Brendan
Havenar-Daughton**
Vice Chair

**Don
Gosney**
Chair

**Ariel
Xi**
Secretary

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE CHAIR REPORT TO BOARD OF EDUCATION & THE PUBLIC 02.12.25

It's been about four years since there's been a report made by the CBOC to the Board of Education and the public.

My name is Don Gosney and I will be the CBOC Chair for 2025—and I hope to make a report at every Board meeting where I'm allowed to speak.

Just as background, I've been with the Bond Program since before the Program was official and I've attended almost every CBOC meeting since they started about 22 years ago. I have served longer on the CBOC than any other person at more than 11 years. I've chaired every committee the CBOC has had and this will be my fourth year as the Chair.

For those that may be new to the CBOC, in the November election back in 2000 the good people of California passed Proposition 39. There were three key components of Prop 39.

- The main component was that it reduced what it takes to pass a bond from two-thirds down to 55%. It doesn't matter what the issue is, two-thirds is a tough hurdle to get over.
- The second component was that it codified that charter schools would thenceforth be PUBLIC SCHOOLS. This meant that they were eligible to receive the same funding from the State that traditional public schools received.
- And lastly, Prop 39 requires the establishment of a community based independent oversight body to ensure that the bond funds were properly spent.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE STANDING REPORT

In the fine print, Prop 39 required that Citizens' Bond Oversight Committees—commonly known as CBOCs—had to have a minimum of seven members appointed by the elected Board of Education and five of those were specifically designated:

- Local Business Organization (1 position): One member shall be active in a business organization representing the business community located within the District
- Senior Citizens' Organization (1 position): One member shall be active in an Approved Senior Citizens' Organization
- Taxpayers' Organization (1 position): One member of a bona fide Taxpayers' Organization
- Parent or Guardian (1 position): Parent or Guardian of a current WCCUSD student
- Parent or Guardian AND PTA or School Site Council (1 position): Parent or Guardian of a current WCCUSD student AND a member of a PTA Organization

While these five mandated positions were clear in what qualifications the appointed members had to have, they were short in the details.

For instance, there is zero requirement that any of these five CBOC members actually has to live here in the District. Over the years we've had numerous CBOC members residing far from West County coming into our community telling us what to do. The question that the Board of Education might consider is actually how important it is to have CBOC members that know something about West County, about the WCCUSD, about our schools and about our neighbors. Should we expect someone living 25, 50 or 75 miles away to really know about us?

Another detail that was kinda left out what I what constitutes an approved Senior Citizen's Organization or a business organization representing the business community located within the District. I challenge the Board and the public to give us the names of any senior citizen's organization or business organization that represents all of West County. This would be a tough one.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE STANDING REPORT

As for the seniors, we have AARP—the American Association of Retired Persons but do they actually represent any of us old folk here in West County? Do they have elections or membership meetings? No.

And as for business organizations, we have a chamber of commerce for Richmond, for El Cerrito and for Pinole/Hercules but they represent only about 15% of the businesses and most of those are only the large businesses. There's the Contra Costa Building and Construction Trades Council—a business advocacy group but the Board has ignored them as an option.

When we have a tough time soliciting applicants to the CBOC to meet these basic qualifications, shouldn't the Board establish standards. In the past, to many applicants who were rejected, they were told that their association with a senior group or a business group did not meet the Board's standards—yet there has never been an actual formal discussion held in the public to clarify this.

We are still short several CBOC members and if we want to meet the legal requirements, perhaps the Board can work with the CBOC to make this more transparent. When enough applications are rejected even before they're sent to the Board and the public for consideration, people stop applying. This has happened at least 30 times in recent years. I personally submitted 21 applications that never made it to the Board.

The last comment about the makeup of the CBOC is that, once approved, the CBOC member serves a two year term with no more than three consecutive terms. Board Policy then requires these volunteers to sit out a great while before being allowed to apply again. We have legal opinions that suggest that this Board Policy may be excessive. When the District is desperate to fill these seats, wouldn't it make sense to find ways to be more INCLUSIVE rather than EXCLUSIVE?

The primary purpose of the CBOC is to review the Bond Program's financial and project reports. Everything after that is just icing on the cake.

The problem that the CBOC has had in the past 4-5 years is that the District simply has not been able to provide the great Facilities Team with the personnel

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE STANDING REPORT

to prepare these reports. In the past year we've only received financial reports about 25% of the time.

Just two days ago the CBOC hosted a meeting where we tried to focus on these financial reports but we only had about half of what we asked for and needed.

Please let me make it clear that the Facilities Team is putting in 26 hour days with many members of the team doing double, triple and even quadruple duty. I come from the House of Labor and I stand behind working men and women 24/7. I empathize with what they are doing. On the other hand, the District still has an obligation to meet the needs of the public—which includes the CBOC. I know that the Board faces similar problems when it comes to fulfilling the educational needs of our students. In both cases, you need more people but in order to provide more people, you need to find a way to pay them. And, from what's been happening at these Board meetings the past couple of weeks, the money is just not there.

While you're trying to figure out how to educate the kids without teachers in the classrooms, may be you can also consider how to house the students when you don't have any classrooms.

At our CBOC meeting on Monday night, our plate was full and we only had time for about one third of the agenda items. We had to defer many items to future meetings. We strive to keep our meetings down to two hours but that can be super tough.

My policy is to give everyone the chance to speak and ask the questions they need answers for—as long as this is all relevant. Nonetheless, there often isn't enough time. It can be frustrating for me trying to take care of all of our business while still getting our CBOCers back to their families while the night is still young. For everyone who participated or watched Monday's meeting, I apologize for allowing my frustrations to get the better of me. At the end of the meeting I was rightfully chastised for my tone and I apologize for that.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE STANDING REPORT

Aside from reviewing reports about the Bond Program, we are drafting a new set of By-Laws—our internal rules that help us to conduct our affairs. This will be a time consuming venture but it's critical.

One of the key components of these By-Laws will address our minutes. Speaking only for myself, it has always been my belief that a regular person should be able to pick up a set of minutes and have a reasonable expectation of understanding what happened at the meeting.

In recent years at both the Board meetings and many of the committees, the minutes have been scant in content. Our goal with the CBOC is to include enough information that if investigative bodies like the Grand Jury, the FBI and even the media were to look closely at what we do, that we'd be bullet proof. I was here the last time we had these investigative bodies storm into our house and it was not a pleasant time. Plus, the review and acceptance of minutes should be a simple consent calendar item and not be the dominating item at a meeting.

We also need to explain to the public why we're spending \$660 million of their dollars on Kennedy, Richmond and Stege so, as much as staff will allow, we'll have site visits so we can see first hand where this money is going. There are many tens of thousands of our neighbors who want to know why their schools may never be rebuilt and we need to have answers for them.

Our next scheduled meeting of the CBOC is at 6:15 on Monday the 10th of March at the Facilities Building at 1400 Marina Way South here in Richmond. All are welcome to attend and participate. A couple of weeks later, on Wednesday March 19th the CBOC will meet with the Board of Education here at LaVonya DeJean.

C B O C A T T E N D A N C E L O G

2024 ~2025																			
	Term of Office	Dec 11	Jan 08	Feb 12	Mar 11	Apr 08	Apr 15	May 20	Jun 10	Jul 08	Aug 12	Sep 09	Oct 28	Nov 18	Dec 09	Jan 13	Feb 10	Mar 10	Mar 19
Don Gosney	11/01/23 – 10/31/25 (1)	P	P	P	P	P	P	X	P	P	P	P	P	X	X	P	P		
Brendan Havenar-Daughton	03/15/25 – 03/14/27 (2)	P	P	P	P	A+	P	X	P	P	P	P	P	X	X	P	A+		
Ariel Xi	04/12/23 – 04/11/25 (1)	A	P	P	A+	P	P	X	A+	A	A	P	P	X	X	P	P		
Jia Ma	02/05/25 – 02/04/27 (2)	P	P	P	P	A	A	X	P	P	P	P	P	X	X	X	A+		
Andrew Butt	12/04/24 – 12/03/26 (1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P		
Andrea Landin	06/26/24 - 06/25/26 (1)	X	X	X	X	X	X	X	X	P	P	P	A+	X	X	P	P		
Lin Johnson	12/06/23 – 12/05/25 (1)	A+	P	P	A+	A-	A	X	A-	A-	A+-	A-	P	X	X	A	P		
Tashiana Johnson	11/06/24 – 11/05/26 (1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	A+		
Lorraine Humes	03/24/23 – 03/23/25 (3)	P	P	P	P	P	P	X	A-	A	P	P	P	X	X	P	P		
P = Present																			
A+ = Absent with notification																			
A- = Absent without notification																			
X = No meeting																			



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

**Brendan
Havenar-Daughton**
Vice Chair

**Don
Gosney**
Chair

**Ariel
Xi**
Secretary

2025 CBOC MEETINGS CALENDAR

Meetings will begin at 6:15

M a r 10
M a r 19
(proposed joint meeting)

J u n 16

S e p t 8*
S e p t 17
(proposed joint meeting)

A p r 14

J u l 14

O c t 20

M a y 12

A u g 11

N o v 17

D e c 08

***Tentative**

SCHOOL BOARD MEETINGS

M a r 12
M a r 19
(joint meeting)
M a r 26

A p r 16
A p r 30

M a y 14
M a y 28

J u n 4

CBOC Bylaw Requirements

There must be a December meeting for officer elections
2 joint meetings with Board of Education



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF MEETING February 10th, 2025

The District's video link to this meeting can be found here:
https://youtu.be/OoRJE-y39t8?si=cK8hNfU1_R_3Xap

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) Citizens' Bond Oversight Committee (CBOC) was held at the WCCUSD Facilities Building (1400 Marina Way South) on Monday February 10th, 2025. The meeting was called to order at 6:15 PM by CBOC Chair Don Gosney.

A ~ OPENING PROCEDURES

Chair Don Gosney presented the opening procedures, including:

- CBOC Ground Rules And Norms
- CBOC Basic Parliamentary Procedures

C ~ The ROLL CALL of attendees showed the following:

PRESENT

Don Gosney (Chair)
Lorraine Humes (Vice-Chair)
Ariel Xi (Secretary)
Andrew Butt (Member)
Andrea Landin (Member)
Lin Johnson (Member)

ABSENT

Brendan Havenar-Daughton (Member)
Tashiana Johnson (Member)

ABSENT

ATTENDING VIA ZOOM

Jia Ma (Member)

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 02.10.25 MEETING

ALSO IN ATTENDANCE

Melissa Payne (Interim Associate Superintendent ~ Operation and Executive
Director of Contracts Administration)

Ellen Mejia-Hooper (Director of Facilities, Planning & Construction)

Jamela Smith-Folds (WCCUSD Board Member, Trustee Area 1)

Cinthia Hernandez (WCCUSD Board Member, Trustee Area 3)

Leslie Reckler (WCCUSD Board President, Trustee Area 5)

With the arrival of Member Lin Johnson at 6:37 PM, a quorum of six members
was confirmed

D ~ APPROVAL OF AGENDA

The agenda was approved as presented.

E ~ PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No public comments for items not on the agenda were received.

**F ~ BOND PROGRAM PROJECTS STATUS AND FINANCIAL
REPORTS**

Ms. Mejia-Hooper reported on projects falling under the Facilities Team:

- 02.10.25 Project Status Update Presentation
- 02.10.25 Stege Elementary School Campus Rebuild Project CBOC
Update
- 01.17.25 JFK Project Status Report
- 02.01.25 Lake Elementary Project Status Report
- 02.01.25 Shannon Project Status Report
- 02.25 Kennedy Newsletter
- 02.25 Lake Newsletter
- 02.25 Shannon Newsletter

Chair Gosney requested that all future District sponsored meetings about
Stege Elementary, Kennedy HS and Richmond HS be shared with the
CBOC members so they might attend.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 02.10.25 MEETING

Chair Gosney also announced that site visits for the District projects would be increased so the CBOC might view these projects from beginning to end.

Ms. Payne reported on the suite of financial reports which included:

- A/P Checklist (01.25)
- Bond Program Spending to Date by Site (As of 12.31.24)
- Bond Program Financial Status (As of 12.31.24)

No public comments were received.

G ~ CBOC MEMBER INFORMATION REQUEST LOG

The log was accepted without objection.

No public comments were received.

H ~ MINUTES

04.08.24 CBOC/BOE Joint Meeting Minutes

Vice-Chair Lorraine Humes moved to **AMEND** the 04.08.24 CBOC/BOE Joint Meeting Minutes to reflect Mr. Havenar-Daughton as present and that Ms Humes and Mr. Havenar-Daughton arrived shortly after the meeting commenced. There being **NO OBJECTION**, the amendments were **APPROVED**.

The CBOC **APPROVED** the 04.08.24 CBOC/BOE Joint Meeting Minutes as amended, with **NO OBJECTION**.

01.13.25 CBOC Draft Meeting Minutes

The CBOC **APPROVED** the 01.13.25 CBOC Draft Meeting Minutes as presented, with **NO OBJECTION**.

No public comments were received.

I ~ NEW MEMBER APPLICATIONS

There were no new applications to be presented.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 02.10.25 MEETING

J ~ ROLLING ATTENDANCE LOG

For Information Only

No public comments were received.

K ~ CBOC MEMBERSHIP

Due to time constraints Chair Gosney made a **MOTION** to **DEFER Item K** (CBOC Membership) to a later meeting.

With no objections, the **MOTION WAS APPROVED.**

No public comments were received.

L ~ CHAIRPERSON REPORT

Chair Gosney delivered the report.

- Chair Gosney reported that the CBOC maintains a symbiotic three-legged stool relationship with the Board of Education and District staff. He emphasized the importance of regular communication, noting that the monthly presentations and reports are key mechanisms for informing the Board and the public about the Bond Program's progress.
- Chair Gosney reiterated the value of site visits for effective oversight.
- Chair Gosney highlighted the importance of accurate meeting minutes as a critical component of CBOC oversight and suggested incorporating meeting minutes guidelines into the CBOC bylaws.
- Chair Gosney stressed the importance of consistent attendance and punctuality at CBOC meetings.
- Chair Gosney reminded members that the CBOC annual report is a significant part of the committee's permanent record and must be completed.
- Chair Gosney encouraged CBOC members to assist in recruitment efforts to fill existing vacancies on the committee.
- Chair Gosney invited members to contact him with any ideas or suggestions for improving the committee's effectiveness.

No public comments were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 02.10.25 MEETING

M ~2024 FINANCIAL AND PERFORMANCE AUDITS

Due to time constraints Chair Gosney made a **MOTION** to **DEFER** **Item M** (Financial and Performance Audits) to a later meeting.

With no objections, the **MOTION WAS APPROVED.**

N ~ BY-LAWS AMENDMENTS

Chair Gosney **MOVED** to add the following documents as appendices to the CBOC By-Laws and make them readily accessible on the CBOC website:

- '25 CBOC Meeting Minutes Guidelines
- '25 CBOC Minutes Template
- CA Education Codes
- 2000 Prop 39 Text
- Prop 39 Analysis (Attorney General)

Ms. Lin Johnson requested that all CBOC members review these documents before a vote is taken and requested that an explanation of the documents be presented before acceptance.

Ms. Payne noted that the California Education Code sections, the 2000 Proposition 39 Text, and the Attorney General's Analysis of Proposition 39 are already available on the CBOC website.

Due to time constraints, **Item N** was **DEFERRED** to a future meeting.

O ~ 2020 ANNUAL REPORT

Due to time constraints Chair Gosney made a **MOTION** to defer **Item O** (2020 Annual Report) to a later meeting.

With no objections, the **MOTION WAS APPROVED.**

O ~ CALENDAR

For Information Only

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 02.10.25 MEETING

P ~ FUTURE AGENDA TOPICS

Secretary Xi requested to agendize site visits at future meetings.

No public comments were received.

Q ~ ADJOURNMENT

With no other business before it the meeting was adjourned at 8:27 PM.
The next scheduled meeting will be held on March 10th, 2025 at 6:15 PM
at WCCUSD Facilities Building (1400 Marina Way South).

There was an online message from Trustee Smith Fold that said: "Everyone on the CBOC is a valued member. I want to caution everyone to be kind in their communication. This meeting feels unnecessarily tense. There's no need to comment. Thank you for the meeting. I just wanted to share that on the record."

These minutes were drafted by Secretary Xi.



California LEGISLATIVE INFORMATION

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

EXPLANATIONS

These explanations are the opinions of
WCCUSD CBOC Chair Don Gosney and do NOT reflect the
viewpoints of the WCCUSD nor the CBOC

EDUCATION CODE - EDC

TITLE 1 GENERAL EDUCATION CODE PROVISIONS [1. - 32527]

(Title 1 enacted by Stats. 1976, Ch. 1010.)

DIVISION 1 GENERAL EDUCATION CODE PROVISIONS [1. - 32527]

(Division 1 enacted by Stats. 1976, Ch. 1010.)

PART 10. SCHOOL BONDS [15100 - 17204]

(Part 10 repealed and added by Stats. 1996, Ch. 277, Sec. 2.)

CHAPTER 1.5. Strict Accountability in Local School Construction Bonds Act of 2000 [15264 - 15288]

(Chapter 1.5 added by Stats. 2000, Ch. 44, Sec. 3.)

ARTICLE 1. General Provisions [15264 - 15288]

(Article 1 added by Stats. 2000, Ch. 44, Sec. 3.)

15264

It is the intent of the Legislature that all of the following are realized:

- a) Vigorous efforts are undertaken to ensure that the expenditure of bond measures, including those authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, are in strict conformity with the law.

EXPLANATION: The Ed Code statutes are designed and intended to apply to education bond measures. These do NOT apply to parcel tax measures.

- b) Taxpayers directly participate in the oversight of bond expenditures.

EXPLANATION: Taxpayers will be key stakeholders in the oversight of how bond funds are spent.

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

- c) The members of the oversight committees appointed pursuant to this chapter promptly alert the public to any waste or improper expenditure of school construction bond money.

EXPLANATION: If the oversight body becomes aware of any waste or improper expenditures of the bond funds, they are to alert the public right away.

- d) That unauthorized expenditures of school construction bond revenues are vigorously investigated, prosecuted, and that the courts act swiftly to restrain any improper expenditures.

EXPLANATION: This section states that any and all bond funds are fully investigated and that any misdeeds with these funds will be prosecuted and that the judicial system will prevent the funds from being spent improperly. The section does not specify exactly who is responsible or may investigate the funds or who will prosecute (state or local). Coupled with other sections, this might suggest that it is the oversight body's responsibility to investigate.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15266

- a) As an alternative to authorizing and issuing bonds pursuant to Chapter 1 (commencing with Section 15100) or Chapter 2 (commencing with Section 15300), the governing board of a school district, community college district, or a school facilities improvement district may decide, pursuant to a two-thirds vote and subject to Section 15100 to pursue the authorization and issuance of bonds pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution. An election may only be ordered on the question of whether bonds of a school district, community college district, or a school facilities improvement district shall be issued and sold pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution at a primary or general election, a regularly scheduled local election at which all of the electors of the school district, community college district, or school facilities improvement district, as appropriate, are entitled to vote, or a statewide special election.

EXPLANATION: A governing body may elect (by resolution) to host a ballot measure authorizing the sale and issuance of education bonds requiring a two thirds (66%) plurality.

- b) Upon adopting a resolution to incur bonded indebtedness pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution and after the question has been submitted to the voters, if approved at the election, the bonds

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shall be issued pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and this chapter, and the governing board may not, regardless of the number of votes cast in favor of the bond, subsequently proceed exclusively under Chapter 1 (commencing with Section 15100) or under Chapter 2 (commencing with Section 15300), as appropriate. Where not inconsistent, the provisions of Chapter 1 (commencing with Section 15100) or Chapter 2 (commencing with Section 15300), as appropriate, shall apply to this chapter.

EXPLANATION: Paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution allows for the passage of general obligation bonds for certain purposes passing with a plurality of only 55%. Conditions (as described elsewhere) may apply.

(Amended by Stats. 2007, Ch. 670, Sec. 6. Effective January 1, 2008.)

15267

- a) Two or more small school districts that have had the issuance of bonds authorized by the voters pursuant to this chapter may form a joint powers authority in accordance with the provisions of Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code for the purpose of issuing or selling those bonds for raising money for the purposes authorized.

EXPLANATION: Following specific regulations, two or more small districts can combine their bond programs and these statutes will apply.

- b) A joint powers authority described in subdivision (a) shall be deemed a school district for purposes of this chapter only and may exercise all authority granted to a school district under this chapter under the conditions imposed by this chapter for the issuance and sale of bonds.

EXPLANATION: If a joint powers authority has been created, that JPA may be deemed a 'school district' for the purposes of these statutes.

- c) Each small school district shall be responsible for its respective voter-approved bonds pursuant to this chapter. A joint powers authority formed pursuant to this section shall serve the purpose of sharing administrative costs associated with the issuance and sale of bonds and shall not otherwise affect the terms of the respective voter-approved bonds.

EXPLANATION: Should a small district partnership or a JPA be formed, they shall share the administrative costs with regard to the Bond Program.

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Sections 15264 thru 15288

- d) For purposes of this section, “small school district” means a school district with fewer than 2,501 units of average daily attendance.

EXPLANATION: a “small school district” is defined as having fewer than 2501 ‘units’ (students?) of daily average attendance.

(Added by Stats. 2017, Ch. 451, Sec. 2. (AB 1550) Effective January 1, 2018.)

15268

The total amount of bonds issued, including bonds issued pursuant to Chapter 1 (commencing with Section 15100), shall not exceed 1.25 percent of the taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred by a school district pursuant to this chapter, at a single election, would not exceed thirty dollars (\$30) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution. For purposes of this section, the taxable property of a district for any fiscal year shall be calculated to include, but not be limited to, the assessed value of all unitary and operating nonunitary property of the district, which shall be derived by dividing the gross assessed value of the unitary and operating nonunitary property within the district for the 1987–88 fiscal year by the gross assessed value of all unitary and operating nonunitary property within the county in which the district is located for the 1987–88 fiscal year, and multiplying that result by the gross assessed value of all unitary and operating nonunitary property of the county on the last equalized assessment roll.

(Amended (as added by Stats. 2000, Ch. 44) by Stats. 2000, Ch. 580, Sec. 2. Effective January 1, 2001.)

EXPLANATION: The total indebtedness to the District shall not exceed **1.25%** of the total **ASSESSED VALUE** of all properties within the District. The **ASSESSED VALUE** of a property is determined by the County Assessor. This value is typically significantly lower than what a real estate appraiser might assess the value as. This section is **NOT** restricted to residential units. It includes businesses. Even if a bond measure exceeds the 1.25% figure, the bonds cannot be sold until the actual indebtedness drops below 1.25%. The total indebtedness on a property tax bill cannot exceed \$30 per \$100,000 assessed value.

15270

- a) Notwithstanding Sections 15102 and 15268, any unified school district may issue bonds pursuant to this article that, in aggregation with bonds issued pursuant to Chapter 1 (commencing with Section 15100), may not exceed 2.5 percent of the

CALIFORNIA EDUCATION CODES

Sections 15264 thru 15288

taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred pursuant to this chapter at a single election, by a unified school district, would not exceed sixty dollars (\$60) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution.

EXPLANATION: The previous section applied to a single bond measure. This section applies to ALL of the bonds combined. The total indebtedness for ALL bond measures cannot exceed 2.5% of the total assessed value of all taxable properties within the District. The total indebtedness for these bond measures cannot exceed \$60 per \$100,000 assessed value of a property.

- b) Notwithstanding Sections 15102 and 15268, any community college district may issue bonds pursuant to this article that, in aggregation with bonds issued pursuant to Chapter 1 (commencing with Section 15100), may not exceed 2.5 percent of the taxable property of the district as shown by the last equalized assessment of the county or counties in which the district is located. The bonds may only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution in the case of indebtedness incurred pursuant to this chapter at a single election, by a community college district, would not exceed twenty-five dollars (\$25) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the district to increase in accordance with Article XIII A of the California Constitution.

EXPLANATION: This section applies ONOY to community college districts.

- c) In computing the outstanding bonded indebtedness of any unified school district or community college district for all purposes of this section, any outstanding bonds shall be deemed to have been issued for elementary school purposes, high school purposes, and community college purposes, respectively, in the respective amounts that the proceeds of the sale of those outstanding bonds, excluding any premium and accrued interest received on that sale, were or have been allocated by the governing board of the unified school district or community college district to each of those purposes respectively.

EXPLANATION: For the purposes of these statutes, all bonds issued by the District shall be blended together.

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Sections 15264 thru 15288

- d) For purposes of this section, the taxable property of a district for any fiscal year shall be calculated to include, but not be limited to, the assessed value of all unitary and operating nonunitary property of the district, which shall be derived by dividing the gross assessed value of the unitary and operating nonunitary property within the district for the 1987–88 fiscal year by the gross assessed value of all unitary and operating nonunitary property within the county in which the district is located for the 1987–88 fiscal year, and multiplying the result by the gross assessed value of all unitary and operating nonunitary property of the county on the last equalized assessment roll. In the event of the unification of two or more school districts subsequent to the 1987–88 fiscal year, the assessed value of all unitary and operating nonunitary property of the unified district shall be deemed to be the total of the assessed value of the taxable property of each of the unifying districts as that assessed value would be determined under Section 15268.

EXPLANATION: Describes how the valuation of the assessed properties shall be computed. It also stipulates what happens when districts that have outstanding bond indebtedness are combined.

- e) For the purposes of this article, “general obligation bonds,” as that term is used in Section 18 of Article XVI of the California Constitution, means bonds of a school district or community college district the repayment of which is provided for by this chapter and Chapter 1 (commencing with Section 15100) of Part 10, and includes bonds of a school facilities improvement district the repayment of which is provided for by this chapter and Chapter 2 (commencing with Section 15300).

EXPLANATION: Defines what a ‘general obligation bond’ is

(Amended by Stats. 2001, Ch. 132, Sec. 2. Effective January 1, 2002.)

15271

The governing board of a school district or community college district may proceed pursuant to this chapter on behalf of a school facilities improvement district that is created by and under the exclusive authority of the school district or community college district and act on behalf of the school facilities district as provided pursuant to Chapter 2 (commencing with Section 15300).

EXPLANATION: Allows the governing board of a school district to act on behalf of the district.

(Added by Stats. 2001, Ch. 132, Sec. 3. Effective January 1, 2002.)

15272

In addition to the ballot requirements of Section 15122 and the ballot provisions of this code applicable to governing board member elections, for bond measures pursuant to

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this chapter, the ballot shall also be printed with a statement that the board will appoint a citizens' oversight committee and conduct annual independent audits to assure that funds are spent only on school and classroom improvements and for no other purposes.

EXPLANATION: Requires a governing body to create a citizens oversight committee and requires independent audits to ensure that bond funds are spent only as designated by the authorizing ballot measure.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15274

If it appears from the certificate of election results that 55 percent of the votes cast on the proposition of issuing bonds pursuant to subdivision (b) of Section 18 of Article XVI of the California Constitution are in favor of issuing bonds, the governing board shall cause an entry of that fact to be made upon its minutes. The governing board shall then certify to the board of supervisors of the county whose superintendent of schools has jurisdiction over the district, all proceedings had in the premises. The county superintendent of schools shall send a copy of the certificate of election results to the board of supervisors of the county.

EXPLANATION: If the bond measure passes by a 55% margin, the governing body will note this in the minutes of one of their meetings. The governing body will then certify to the County Board of Supervisors that this has occurred. The County Superintendent of Schools will then forward the certificate of election results to the same Board of Supervisors.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15276.

Notwithstanding any other provision of law, a county board of education may not order an election to determine whether bonds may be issued under this article to raise funds for a county office of education.

EXPLANATION: These statutes do not allow a County Board of Education to use these statutes for their own bond measure.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

ARTICLE 2. Citizens' Oversight Committee [15278 - 15282]

(Article 2 added by Stats. 2000, Ch. 44, Sec. 3.)

15278

- a) If a bond measure authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution is approved, the governing

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board of the school district or community college shall establish and appoint members to an independent citizens' oversight committee, pursuant to Section 15282, within 60 days of the date that the governing board enters the election results on its minutes pursuant to Section 15274.

EXPLANATION: If a bond measure is passed under these statutes, then the governing body is required to establish a citizens' oversight committee within 60 days of the certification of the election results.

- b) The purpose of the citizens' oversight committee shall be to inform the public concerning the expenditure of bond revenues. The citizens' oversight committee shall actively review and report on the proper expenditure of taxpayers' money for school construction. The citizens' oversight committee shall advise the public as to whether a school district or community college district is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution. The citizens' oversight committee shall convene to provide oversight for, but not be limited to, both of the following:

- (1) Ensuring that bond revenues are expended only for the purposes described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (2) Ensuring that, as prohibited by subparagraph (A) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, no funds are used for any teacher or administrative salaries or other school operating expenses.

EXPLANATION: Establishes the purpose of the bond oversight committee (informing the public of the expenditure of bond revenues). The CBOC shall actively review and report on the proper expenditures of bond funds and shall advise the public whether the school district is in compliance with these statutes. Part of this oversight requires ensuring that bond funds are used solely for facilities construction and NOT for teacher/administrator salaries or operating expenses.

- c) In furtherance of its purpose, the citizens' oversight committee may engage in any of the following activities:
- (1) Receiving and reviewing copies of the annual, independent performance audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - (2) Receiving and reviewing copies of the annual, independent financial audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

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- (3) Inspecting school facilities and grounds to ensure that bond revenues are expended in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (4) Receiving and reviewing copies of any deferred maintenance proposals or plans developed by a school district or community college district, including any reports required by Section 17584.1.
- (5) Reviewing efforts by the school district or community college district to maximize bond revenues by implementing cost-saving measures, including, but not limited to, all of the following:
- (A) Mechanisms designed to reduce the costs of professional fees.
 - (B) Mechanisms designed to reduce the costs of site preparation.
 - (C) Recommendations regarding the joint use of core facilities.
 - (D) Mechanisms designed to reduce costs by incorporating efficiencies in schoolsite design.
 - (E) Recommendations regarding the use of cost-effective and efficient reusable facility plans.

EXPLANATION: The CBOC MAY receive and review the Bond Program financial and performance audits as well as deferred maintenance proposals and plans. His also includes efforts by the District to maximize bond revenues by implementing cost savings mechanisms and proposals.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15280

- a) (1) The governing board of the district shall, without expending bond funds, provide the citizens' oversight committee with any necessary technical assistance and shall provide administrative assistance in furtherance of its purpose and sufficient resources to publicize the conclusions of the citizens' oversight committee.
- (2) The governing board of the district shall provide the citizens' oversight committee with responses to any and all findings, recommendations, and concerns addressed in the annual, independent financial and performance audits required by subparagraphs (C) and (D) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution within three months of receiving the audits.

EXPLANATION: The District is required to provide the CBOC with technical assistance but it can't be paid for with bond funds. The District shall also provide any 'findings, recommendations and concerns' addressed in these audits.

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- b. All citizens' oversight committee proceedings shall be open to the public and notice to the public shall be provided in the same manner as the proceedings of the governing board of the district. The citizens' oversight committee shall issue regular reports on the results of its activities. A report shall be issued at least once a year. Minutes of the proceedings of the citizens' oversight committee and all documents received and reports issued shall be a matter of public record and be made available on an Internet Web site maintained by the governing board of the district.

EXPLANATION: CBOC meetings will be public and must follow the rules. The CBOC shall issue regular reports on their findings and activities. A report (annual report) MUST be issued at least once each year. Minutes must be taken and be made available to the public on a District provided web site.

(Amended by Stats. 2013, Ch. 91, Sec. 1. (SB 581) Effective January 1, 2014.)

15282

- a) The citizens' oversight committee shall consist of at least seven members who shall serve for a minimum term of two years without compensation and for no more than three consecutive terms. While consisting of a minimum of at least seven members, the citizens' oversight committee shall be comprised, as follows:
- (1) One member shall be active in a business organization representing the business community located within the school district or community college district.
 - (2) One member shall be active in a senior citizens' organization.
 - (3) One member shall be active in a bona fide taxpayers' organization.
 - (4) For a school district, one member shall be the parent or guardian of a child enrolled in the school district. For a community college district, one member shall be a student who is both currently enrolled in the community college district and active in a community college group, such as student government. The community college student member may, at the discretion of the governing board of the community college district, serve up to six months after his or her graduation.
 - (5) For a school district, one member shall be both a parent or guardian of a child enrolled in the school district and active in a parent-teacher organization, such as the Parent Teacher Association or schoolsite council. For a community college district, one member shall be active in the support and organization of a community college or the community colleges of the district, such as a member of an advisory council or foundation.

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EXPLANATION: This statute spells out the five mandated positions plus each term will be for two years and without compensation. Aside from the five mandated positions, the CBOC must have two more at a minimum.

- b) An employee or official of the school district or community college district shall not be appointed to the citizens' oversight committee. A vendor, contractor, or consultant of the school district or community college district shall not be appointed to the citizens' oversight committee. Members of the citizens' oversight committee shall, pursuant to Sections 35233 and 72533, abide by the prohibitions contained in Article 4 (commencing with Section 1090) and Article 4.7 (commencing with Section 1125) of Chapter 1 of Division 4 of Title 1 of the Government Code.

EXPLANATION: Restricts membership on a CBOC to District nonemployees of and non-elected officials.

(Amended by Stats. 2013, Ch. 76, Sec. 27. (AB 383) Effective January 1, 2014.)

15284

- a) (An action to obtain an order restraining and preventing any expenditure of funds received by a school district or community college district through the sale of bonds authorized by this chapter pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution and subdivision (b) of Section 18 of Article XVI of the California Constitution may be maintained against any officer, agent, or other person acting on behalf of, that school district or community college district, by a citizen residing in the school or community college district who is assessed and is liable to pay an ad valorem tax on real property within the school or community college district, or who has paid an ad valorem tax on real property within the school or community college district within one year before the commencement of the action if it appears by the complaint or affidavits that any of the following conditions are present:

- (1) An expenditure of funds received by a school district or community college district through the sale of bonds authorized by this chapter is for purposes other than those specified in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (2) The expenditure is not in compliance with paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- (3) That an expenditure in violation of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution will be made or will continue to be made during the litigation that would produce waste or great or irreparable injury.

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- (4) The governing board of a school district or community college has willfully failed to appoint the citizens' oversight committee in violation of the requirements of Section 15278.

EXPLANATION: This statute lays out who may file for a restraining order against any expenditure and who the restraining order can apply to. This also applies when the governing body fails to appoint the mandated five persons to serve on the CBOC.

- b) An action brought pursuant to this section shall take special precedence over all civil matters on the calendar of the court except those matters granted equal precedence by law.

EXPLANATION: Requires that if civil action is warranted, this legal action shall be moved to the top of the calendar for action.

- c) The rights, remedies, or penalties established by this section are cumulative to the rights, remedies, or penalties established under other laws, including subdivision (a) of Section 526 of Chapter 3 of Title 7 of Part 2 of the Code of Civil Procedure.

EXPLANATION: This section of the statute allows 'rights, remedies and penalties' to be cumulative.

- d) If an order is obtained to restrain and prevent an expenditure of funds pursuant to subdivision (a), a court may award attorneys' fees pursuant to Chapter 6 (commencing with Section 1021.5) of Title 14 of Part 2 of the Code of Civil Procedure.

EXPLANATION: If legal action is taken to restrain the improper use of the bond funds, this statute provides for attorneys' fees to be paid.

- e) The action authorized by this section shall be known as a "School Bond Waste Prevention Action."

EXPLANATION: This section names this action.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

15286

Consistent with the provisions contained in subparagraphs (C) and (D) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution, the required annual, independent financial and performance audits for the preceding fiscal year shall be submitted to the citizens' oversight committee established pursuant to Section 15278 at the same time they are submitted to the school district or community

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college district, no later than March 31 of each year. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial and performance audits.

EXPLANATION: Requires that financial and performance audits of the bond program MUST be submitted to the CBOC at the same time they are submitted to the District. It also stipulates the standards to be used for these audits.

(Amended by Stats. 2013, Ch. 91, Sec. 2. (SB 581) Effective January 1, 2014.)

15288

It is the intent of the Legislature that upon receipt of allegations of waste or misuse of bond funds authorized in this chapter, appropriate law enforcement officials shall expeditiously pursue the investigation and prosecution of any violation of law associated with the expenditure of those funds.

EXPLANATION: Requires that appropriate law enforcement officials must investigate and prosecute this involved with any expenditures of bond funds for things other than what is stipulated by the bond measure.

(Added by Stats. 2000, Ch. 44, Sec. 3. Effective January 1, 2001.)

PROPOSITION 39
TEXT OF PROPOSED LAW

EXPLANATIONS

**These explanations are the opinions of
WCCUSD CBOC Chair Don Gosney and do NOT reflect the
viewpoints of the WCCUSD nor the CBOC**

This initiative measure is submitted to the people of California in accordance with the provisions of Section 8 of Article II of the California Constitution.

This initiative measure amends provisions of the California Constitution and the Education Code; therefore, existing provisions proposed to be deleted are printed in ~~strikeout type~~ and new provisions proposed to be added are printed in italic type to indicate that they are new.

PROPOSED LAW

**SMALLER CLASSES, SAFER SCHOOLS AND FINANCIAL
ACCOUNTABILITY ACT**

SECTION ONE ~ TITLE

This act shall be known as the Smaller Classes, Safer Schools and Financial Accountability Act.

EXPLANATION: Self explanatory.

SECTION TWO ~ FINDINGS AND DECLARATIONS

The people of the State of California find and declare as follows:

(a) Investing in education is crucial if we are to prepare our children for the 21st Century.

(b) We need to make sure our children have access to the learning tools of the 21st Century like computers and the Internet, but most California classrooms do not have access to these technologies.

(c) We need to build new classrooms to facilitate class size reduction, so our children can learn basic skills like reading and mathematics in an

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environment that ensures that California's commitment to class size reduction does not become an empty promise.

(d) We need to repair and rebuild our dilapidated schools to ensure that our children learn in a safe and secure environment.

(e) Students in public charter schools should be entitled to reasonable access to a safe and secure learning environment.

(f) We need to give local citizens and local parents the ability to build those classrooms by a 55 percent vote in local elections so each community can decide what is best for its children.

(g) We need to ensure accountability so that funds are spent prudently and only as directed by citizens of the community.

EXPLANATION: Section 2 explains that our children deserve decent school facilities which may require the construction of new facilities and/or the repair of existing facilities.

Section 2 also suggests that charter school students are equally deserving of modern facilities.

Section 2 points out that local citizens should have the ability to build/repair these facilities by a 55% vote but it also demands accountability.

SECTION THREE ~ PURPOSE AND INTENT

In order to prepare our children for the 21st Century, to implement class size reduction, to ensure that our children learn in a secure and safe environment, and to ensure that school districts are accountable for prudent and responsible spending for school facilities, the people of the State of California do hereby enact the Smaller Classes, Safer Schools and Financial Accountability Act. This measure is intended to accomplish its purposes by amending the California Constitution and the California Education Code:

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(a) To provide an exception to the limitation on ad valorem property taxes and the two-thirds vote requirement to allow school districts, community college districts, and county offices of education to equip our schools for the 21st Century, to provide our children with smaller classes, and to ensure our children's safety by repairing, building, furnishing and equipping school facilities;

(b) To require school district boards, community college boards, and county offices of education to evaluate safety, class size reduction, and information technology needs in developing a list of specific projects to present to the voters;

(c) To ensure that before they vote, voters will be given a list of specific projects their bond money will be used for;

(d) To require an annual, independent financial audit of the proceeds from the sale of the school facilities bonds until all of the proceeds have been expended for the specified school facilities projects; and

(e) To ensure that the proceeds from the sale of school facilities bonds are used for specified school facilities projects only, and not for teacher and administrator salaries and other school operating expenses, by requiring an annual, independent performance audit to ensure that the funds have been expended on specific projects only.

EXPLANATION: Section 3 requires the governing body to meet specific criteria before placing the bond measure on the ballot. Requires an annual financial and performance audit. Requires that the ballot measure clearly spells out what the bond funds will be used for and NOT for teachers and administrator salaries.

SECTION FOUR

Section 1 of Article XIII A of the California Constitution is amended to read:

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SEC. 1. (a) The maximum amount of any ad valorem tax on real property shall not exceed One percent (1%) of the full cash value of such property. The one percent (1%) tax to be collected by the counties and apportioned according to law to the districts within the counties.

(b) The limitation provided for in subdivision (a) shall not apply to ad valorem taxes or special assessments to pay the interest and redemption charges on ~~(1) any indebtedness~~ of the following:

(1) Indebtedness approved by the voters prior to July 1, 1978. ~~, or (2) any bonded~~

(2) Bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by the voters voting on the proposition.

(3) Bonded indebtedness incurred by a school district, community college district, or county office of education for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, approved by 55 percent of the voters of the district or county, as appropriate, voting on the proposition on or after the effective date of the measure adding this paragraph. This paragraph shall apply only if the proposition approved by the voters and resulting in the bonded indebtedness includes all of the following accountability requirements:

(A) A requirement that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3), and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

(B) A list of the specific school facilities projects to be funded and certification that the school district board, community college board, or

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county office of education has evaluated safety, class size reduction, and information technology needs in developing that list.

(C) A requirement that the school district board, community college board, or county office of education conduct an annual, independent performance audit to ensure that the funds have been expended only on the specific projects listed.

(D) A requirement that the school district board, community college board, or county office of education conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for the school facilities projects.

(b) Notwithstanding any other provisions of law or of this Constitution, school districts, community college districts, and county offices of education may levy a 55 percent vote ad valorem tax pursuant to subdivision (b).

EXPLANATION: Section 4 allows for ad valorem taxes (a part of the property taxes) to exceed the 1% limit if the voters vote to add a tax to their annual property tax bill. These include bonds that only require a two thirds majority for passage as well as those requiring a 55% majority.

SECTION FIVE

Section 18 of Article XVI of the California Constitution is amended to read:

SEC. 18. (a) No county, city, town, township, board of education, or school district, shall incur any indebtedness or liability in any manner or for any purpose exceeding in any year the income and revenue provided for such year, without the assent of two-thirds of the ~~qualified electors thereof~~, voters of the public entity voting at an election to be held for that purpose, except that with respect to any such public entity which is authorized to incur indebtedness for public school purposes, any proposition for the incurrence of indebtedness in the form of general obligation bonds for the purpose of repairing, reconstructing or replacing public school buildings determined, in

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the manner prescribed by law, to be structurally unsafe for school use, shall be adopted upon the approval of a majority of the ~~qualified electors~~ voters of the public entity voting on the proposition at such election; nor unless before or at the time of incurring such indebtedness provision shall be made for the collection of an annual tax sufficient to pay the interest on such indebtedness as it falls due, and ~~also provision to constitute~~ provide for a sinking fund for the payment of the principal thereof, on or before maturity, which shall not exceed forty years from the time of contracting the ~~same; provided, however, anything to the contrary herein notwithstanding, when~~ indebtedness.

(b) Notwithstanding subdivision (a), on or after the effective date of the measure adding this subdivision, in the case of any school district, community college district, or county office of education, any proposition for the incurrence of indebtedness in the form of general obligation bonds for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, shall be adopted upon the approval of 55 percent of the voters of the district or county, as appropriate, voting on the proposition at an election. This subdivision shall apply only to a proposition for the incurrence of indebtedness in the form of general obligation bonds for the purposes specified in this subdivision if the proposition meets all of the accountability requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A.

(c) When two or more propositions for incurring any indebtedness or liability are submitted at the same election, the votes cast for and against each proposition shall be counted separately, and when two-thirds or a majority or 55 percent of the ~~qualified electors~~ voters, as the case may be, voting on any one of ~~such~~ those propositions, vote in favor thereof, ~~such~~ the proposition shall be deemed adopted.

EXPLANATION: Section 5 provides that no bond measures may be considered if the cost of the bonds exceeds the revenue coming into the District. It also restricts to forty years the term for repayment of any such indebtedness.

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Section 5 further allows for the passage a bond measure by a plurality of 55%.

If there is more than one bond measure on the ballot benefitting a school district, they shall be viewed separately and both will require a 55% plurality for passage.

SECTION SIX

Section 47614 of the Education Code is amended to read: 47614. ~~A school district in which a charter school operates shall permit a charter school to use, at no charge, facilities not currently being used by the school district for instructional or administrative purposes, or that have not been historically used for rental purposes provided the charter school shall be responsible for reasonable maintenance of those facilities.~~

(a) The intent of the people in amending Section 47614 is that public school facilities should be shared fairly among all public school pupils, including those in charter schools.

(b) Each school district shall make available, to each charter school operating in the school district, facilities sufficient for the charter school to accommodate all of the charter school's in-district students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending other public schools of the district. Facilities provided shall be contiguous, furnished, and equipped, and shall remain the property of the school district. The school district shall make reasonable efforts to provide the charter school with facilities near to where the charter school wishes to locate, and shall not move the charter school unnecessarily.

(1) The school district may charge the charter school a pro rata share (based on the ratio of space allocated by the school district to the charter school divided by the total space of the district) of those school district facilities costs which the school district pays for with unrestricted general fund

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revenues. The charter school shall not be otherwise charged for use of the facilities. No school district shall be required to use unrestricted general fund revenues to rent, buy, or lease facilities for charter school students.

(2) Each year each charter school desiring facilities from a school district in which it is operating shall provide the school district with a reasonable projection of the charter school's average daily classroom attendance by in-district students for the following year. The district shall allocate facilities to the charter school for that following year based upon this projection. If the charter school, during that following year, generates less average daily classroom attendance by in-district students than it projected, the charter school shall reimburse the district for the over-allocated space at rates to be set by the State Board of Education.

(3) Each school district's responsibilities under this section shall take effect three years from the effective date of the measure which added this subparagraph, or if the school district passes a school bond measure prior to that time on the first day of July next following such passage.

(4) Facilities requests based upon projections of fewer than 80 units of average daily classroom attendance for the year may be denied by the school district.

(5) The term "operating," as used in this section, shall mean either currently providing public education to in-district students, or having identified at least 80 in-district students who are meaningfully interested in enrolling in the charter school for the following year.

(6) The State Department of Education shall propose, and the State Board of Education may adopt, regulations implementing this subdivision, including but not limited to defining the terms "average daily classroom attendance," "conditions reasonably equivalent," "in-district students," "facilities costs," as well as defining the procedures and establishing timelines for the request for, reimbursement for, and provision of, facilities.

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EXPLANATION: Section 6 codifies that with the passage of Prop 39 Charter Schools would have the same status as traditional public schools and they ALL would be known as PUBLIC SCHOOLS.

This section would require school districts to provide charter schools with comparable facilities (fully furnished) at no cost to the charter schools in a convenient locale for the charter school.

Charter schools with fewer than 80 students would be excluded from any requirement of being provided with a facility.

SECTION SEVEN ~ CONFORMITY

The Legislature shall conform all applicable laws to this act. Until the Legislature has done so, any statutes that would be affected by this act shall be deemed to have been conformed with the 55 percent vote requirements of this act.

EXPLANATION: Section 7 requires that after the passage of Prop 39 all laws that would cover similar subjects would automatically be amended to be in compliance with Prop 39.

SECTION EIGHT ~ SEVERABILITY

If any of the provisions of this measure or the applicability of any provision of this measure to any person or circumstances shall be found to be unconstitutional or otherwise invalid, such finding shall not affect the remaining provisions or applications of this measure to other persons or circumstances, and to that extent the provisions of this measure are deemed to be severable.

EXPLANATION: Section Eight provides boilerplate language explaining that if Prop 39 is ever deemed to be illegal or unconstitutional, then it's null and void.

SECTION NINE ~ AMENDMENT

Section 6 of this measure may be amended to further its purpose by a bill passed by a majority of the membership of both houses of the Legislature and signed by the Governor, provided that at least 14 days prior to passage

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304 in each house, copies of the bill in final form shall be made available by the
305 clerk of each house to the public and the news media.

306 **EXPLANATION:** Section 9 allows for the amendment of Section 6 by a majority of
307 the membership of both house of the State Legislature.

308

309 **SECTION TEN ~ LIBERAL CONSTRUCTION**

310 The provisions of this act shall be liberally construed to effectuate its
311 purposes.

312 **EXPLANATION:** Section 10 explains that the interpretation of Prop 39 should be
313 liberally interpreted to help ensure that it is more expansive rather than restrictive.

PROPOSITION 39 SCHOOL FACILITIES. 55% LOCAL VOTE. BONDS,
TAXES. ACCOUNTABILITY REQUIREMENTS.
Initiative Constitutional Amendment and Statute.

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EXPLANATIONS

**These explanations are the opinions of
WCCUSD CBOC Chair Don Gosney and do NOT reflect the
viewpoints of the WCCUSD nor the CBOC**

**Official Title and Summary Prepared by the Attorney General
SCHOOL FACILITIES. 55% LOCAL VOTE. BONDS, TAXES.
ACCOUNTABILITY REQUIREMENTS.
Initiative Constitutional Amendment and Statute**

- Authorizes bonds for repair, construction or replacement of school facilities, classrooms, if approved by 55% local vote for projects evaluated by schools, community college districts, county education offices for safety, class size, and information technology needs.
- Accountability requirements include annual performance and financial audits on use of bond proceeds.
- Prohibits use of bond proceeds for salaries or operating expenses.
- Requires facilities for public charter schools.
- Authorizes property taxes in excess of 1% limit by 55% vote, rather than current two-thirds, as necessary to pay school bonds.

EXPLANATION: Self explanatory.

**Summary of Legislative Analyst's Estimate of Net State and Local
Government Fiscal Impact:**

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- Increased debt costs for many school districts, depending on local voter approval of future school bond issues (these costs would vary by individual district). District costs throughout the state could total in the hundreds of millions of dollars each year within a decade.
- Potential longer-term state savings to the extent local school districts assume greater responsibility for funding school facilities.

EXPLANATION: The passage of Prop 39 potentially will cost the taxpayers of California hundreds of millions of dollars but it also places responsibility for schools into the hands of local communities instead of the State.

ANALYSIS BY THE LEGISLATIVE ANALYST
BACKGROUND

Property Taxes

The California Constitution limits property taxes to 1 percent of the value of property. Property taxes may only exceed this limit to pay for (1) any local government debts approved by the voters prior to July 1, 1978 or (2) bonds to buy or improve real property that receive two-thirds voter approval after July 1, 1978.

EXPLANATION: Explains the limitations of property tax assessments before and after Prop 13.

School Facilities

Kindergarten Through Twelfth Grade (K-12). California public school facilities are the responsibility of over 1,000 school districts and county offices of education. Over the years, the state has provided a significant portion of the funding for these facilities through the state schools facilities program. Most recently, this program was funded with \$6.7 billion in state general obligation bonds approved by the voters in November 1998.

Under this program, the state generally pays:

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- 50 percent of the cost of new school facilities.
- 80 percent of the cost of modernizing existing facilities.
- 100 percent of the cost of either new facilities or modernization in “hardship cases.”

In addition to state bonds, funding for school facilities has been provided from a variety of other sources, including:

- School district general obligation bonds.
- Special local bonds (known as “Mello-Roos” bonds).
- Fees that school districts charge builders on new residential, commercial, and industrial construction.

EXPLANATION: Explains what percentage of school construction pre-Prop 39 was responsible to the State and what was responsible to the local school district.

Community Colleges. Community colleges are part of the state’s higher education system and include 107 campuses operated by 72 local districts. Their facilities are funded differently than K-12 schools. In recent years, most facilities for community colleges have been funded 100 percent by the state, generally using state bonds. The state funds are available only if appropriated by the Legislature for the specific facility. There is no requirement that local community college districts provide a portion of the funding in order to obtain state funds. However, community college districts may fund construction of facilities with local general obligation bonds or other nonstate funds if they so choose.

EXPLANATION: Explains how community colleges play into local education.

Charter Schools

Charter schools are independent public schools formed by teachers, parents, and other individuals and/or groups. The schools function under contracts or “charters” with local school districts, county boards of education, or the

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State Board of Education. They are exempt from most state laws and regulations affecting public schools.

As of June 2000, there were 309 charter schools in California, serving about 105,000 students (less than 2 percent of all K-12 students). The law permits an additional 100 charter schools each year until 2003, at which time the charter school program will be reviewed by the Legislature. Under current law, school districts must allow charter schools to use, at no charge, facilities not currently used by the district for instructional or administrative purposes.

EXPLANATION: Explains how charter schools are created and how the State regards them pre-Prop 39. It further explains that charter schools are exempt from most state laws and regulations affecting public schools. It explains that pre-Prop 39 school districts were required to provide, at no charge, charter schools with facilities not currently being used by the district.

PROPOSAL

Provisions of the Proposition

This proposition (1) changes the State Constitution to lower the voting requirement for passage of local school bonds and (2) changes existing statutory law regarding charter school facilities. The constitutional amendments could be changed only with another statewide vote of the people. The statutory provisions could be changed by a majority vote of both houses of the Legislature and approval by the Governor, but only to further the purposes of the proposition. The local school jurisdictions affected by this proposition are K-12 school districts, community college districts, and county offices of education.

EXPLANATION: Lowers the threshold for passage of a local school bond.

Change in the Voting Requirement. This proposition allows (1) school facilities bond measures to be approved by *55 percent* (rather than *two-thirds*)

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of the voters in local elections and (2) property taxes to exceed the current 1 percent limit in order to repay the bonds.

This 55 percent vote requirement would apply only if the local bond measure presented to the voters includes:

- A requirement that the bond funds can be used only for construction, rehabilitation, equipping of school facilities, or the acquisition or lease of real property for school facilities.
- A specific list of school projects to be funded and certification that the school board has evaluated safety, class size reduction, and information technology needs in developing the list.
- A requirement that the school board conduct annual, independent financial and performance audits until all bond funds have been spent to ensure that the bond funds have been used only for the projects listed in the measure.

EXPLANATION: Explains that with the passage of Prop 39 the threshold for passage of a bond measure will decrease from two thirds down to 55%. Prop 39 also requires specific information to be included in the ballot measure specifying where and how the bond funds would be spent.

Charter School Facilities. This proposition requires each local K-12 school district to provide charter school facilities sufficient to accommodate the charter school's students. The district, however, would not be required to spend its general discretionary revenues to provide these facilities for charter schools. Instead, the district could choose to use these or other revenues--including state and local bonds. The proposition also provides that:

- The facilities must be reasonably equivalent to the district schools that these students would otherwise attend.
- The district may charge the charter school for its facilities if district discretionary revenues are used to fund the facilities.
- A district may decline to provide facilities for a charter school with a current or projected enrollment of fewer than 80 students.

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EXPLANATION: Charter schools must be afforded reasonably equivalent facilities. This requirement is negated if the charter school has fewer than 80 students.

Provisions of Related Legislation

Legislation approved in June 2000 would place certain limitations on local school bonds to be approved by 55 percent of the voters. The provisions of the law, however, would take effect only if this proposition is approved by the voters. These provisions require that:

- Two-thirds of the governing board of a school district or community college district approve placing a bond issue on the ballot. (Current law requires a majority vote.)
- The bond proposal be included on the ballot of a statewide primary or general election, a regularly scheduled local election, or a statewide special election. (Currently, school boards can hold bond elections throughout the year.)
- The tax rate levied as the result of any single election be no more than \$60 (for a unified school district), \$30 (for a school district), or \$25 (for a community college district), per \$100,000 of taxable property value. (Current law does not have this type of restriction.)
- The governing board of a school district or community college district appoint a citizens' oversight committee to inform the public concerning the spending of the bond revenues. (Existing law does not require appointment of an oversight committee.)

These requirements are not part of this proposition and can be changed with a majority vote of both houses of the Legislature and approval by the Governor.

EXPLANATION: Delineates previously passed legislation regarding Prop 39 bond measures. The governing body must pass, by resolution, a measure to place the bond measure on the ballot and it will take two thirds of the governing body for passage.

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A Citizens' Bond Oversight Committee must be created and appointed.

The bond proposal **MUST** be included on a regularly scheduled election.

The bond measure cannot exceed \$60 per \$100,000 of assessed value of taxable property.

These regulations can be amended by both houses of the State Legislature.

FISCAL EFFECT

Local School Impact

This proposition would make it easier for school bonds to be approved by local voters. For example, between 1986 and June 2000:

- **K-12 Schools.** K-12 bond measures totaling over \$18 billion received the necessary two-thirds voter approval. During the same period, however, over \$13 billion of bonds received over 55 percent but less than two-thirds voter approval and therefore were defeated.
- **Community Colleges.** Local community college bond measures totaling almost \$235 million received the necessary two-thirds voter approval. During the same period, though, \$579 million of bonds received over 55 percent but less than two-thirds voter approval and therefore were defeated.

EXPLANATION: This section simply lays out a brief history of bond measures.

Districts approving bond measures that otherwise would not have been approved would have increased debt costs to pay off the bonds. The cost to any particular district would depend primarily on the size of the bond issue. (See box for the impact on a typical property owner.) The total cost for all districts throughout the state, however, could be in the hundreds of millions of dollars annually within a decade.

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EXPLANATION: Lines out that the passage of Prop 39 could potentially cost state taxpayers hundreds of millions of dollars annually.

How Would the Proposition Affect the Average Homeowner?

As noted in the text, this proposition would only have an impact on property owners in cases where a school district bond issue is approved by less than two-thirds but at least 55 percent of the voters. In these instances, the impact on a property owner (business or homeowner) would depend on two factors: (1) the tax rate “add-on” needed to pay the debt on the bonds and (2) the assessed value of a particular property.

The following illustrates the possible impact of the proposition. A homeowner lives in a unified school district that places a bond before the voters. The bond is approved with a 58 percent vote and the size of the bond requires a tax rate levy of \$60 per each \$100,000 of assessed value. If the assessed value of the owner’s home is the statewide average (about \$170,000), the owner would pay about \$100 in additional property taxes each year for the life of the bond (typically between 20 and 30 years).

EXPLANATION: Self explanatory.

State Impact

The proposition’s impact on state costs is less certain. In the near term, it could have varied effects on demand for state bond funds. For instance, if more local bonds are approved, fewer local jurisdictions would qualify for hardship funding by the state. In this case, state funding would be reduced from 100 percent to 50 percent of the cost for a new local school. On the other hand, there are over 500 school jurisdictions that do not currently participate in the state school facilities program. To the extent the reduced voter-approval requirement encourages some of these districts to participate in the state program, demand for state bond funds would increase.

In the longer run, the proposition could have a more significant fiscal impact on the state. For instance, if local districts assume greater funding responsibility for school facilities, the state’s debt service costs would decline over time.

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The actual impact on state costs ultimately would depend on the level of state bonds placed on the ballot in future years by the Legislature and the Governor, and voters' decisions on those bond measures.

EXPLANATION: The impact on the State will be unknown. Various scenarios are laid out here and should be self explanatory.

Charter Schools

The requirement that K-12 school districts provide charter schools with comparable facilities could increase state and local costs. As discussed above, districts are currently required to provide facilities for charter schools only if unused district facilities are available. The proposition might lead many districts to increase the size of their bond issues somewhat to cover the cost of facilities for charter schools. This could also increase state costs to the extent districts apply for and receive state matching funds. The amount of this increase is unknown, as it would depend on the availability of existing facilities and the number and types of charter schools.

EXPLANATION: The Passage of Prop 39 has the potential to cost local districts considerably because the Districts would now be required to provide the charter schools with a great many facilities that otherwise might be used for traditional schools.

**THE FOLLOWING PAGES ARE ARGUMENTS FOR AND
AGAINST THE PASSAGE OF PROP 39 AND SHOULD NOT
REQUIRE FURTHER EXPLANATIONS**

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ARGUMENT IN FAVOR OF PROPOSITION 39

FIX CLASSROOMS. FIX THE WAY SCHOOLS SPEND MONEY.

Taxpayers, seniors, teachers, businesses, and parents agree: If we vote “YES” on Proposition 39, we can fix the way our schools spend money AND fix our schools!

We’re all aware of financial abuses in some of our schools—the waste, bureaucracy and mismanagement. If we’re going to make California’s schools among the best in the nation, we must make

our schools accountable for the way they spend our tax dollars. PASSING PROP. 39 WILL:

HOLD ADMINISTRATORS ACCOUNTABLE FOR SPENDING SCHOOL BOND CONSTRUCTION MONEY:

- Prohibit using funds for administration or bureaucracy.
- Require school administrators to produce a detailed list of specific school construction and repair projects to be funded.
- Require schools to undergo two rigid, independent financial and performance audits every year.
- Require bonds to be passed by a tough 55% super-majority vote.

ADD MORE PROTECTION FOR TAXPAYERS AND HOMEOWNERS:

When Prop. 39 passes, legislation automatically goes into effect that:

- Mandates citizen watchdog committees of local taxpayers, homeowners, parents and business leaders to make sure the money is not wasted.
- Empowers watchdog committees to stop any project if audits show wasteful or unauthorized spending, inform the public of abuse or waste and vigorously investigate and prosecute violations.
- Prohibits these bond votes except at regularly scheduled elections.
- Caps and limits how much property taxes can be raised by a local school bond.

“Proposition 39 and supporting legislation impose a strict cap on property tax increases which may result from an election held under the provisions of this initiative. For an average California home, the cost would be less than \$100 per year. Based on my thorough analysis, the claim of a ‘doubling of property tax’ is significantly overstated and historically inaccurate.”

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**Thomas W. Hayes, Former State
Treasurer and Auditor General
HELP FIX OUR SCHOOLS.**

- Our classrooms are overcrowded—California has more students per classroom than any other state except one.
- If we're going to reduce class size, we've got to build more classrooms. Just to keep up with the school population growth expected over the next ten years, experts say we'll need 20,000 new classrooms.
- Students in some districts go to class in trailers or in cafeterias, libraries and gyms that have been converted to classrooms.
- Many schools need repairs and updating so children can use computers and get connected to the Internet where they can learn to use the tools they will need to succeed in the future.

"This initiative helps fix classroom overcrowding and provides much needed repairs of unsafe and outdated schools. It mandates the strictest accountability requirements to ensure that bond funds are spent only on schools and classrooms, protecting taxpayers."

Gail D. Dryden, President, League of Women Voters of California

**JOIN GOVERNOR GRAY DAVIS
AND FORMER GOVERNOR PETE
WILSON, SENIORS, TEACHERS,
PARENTS, BUSINESS AND
COMMUNITY LEADERS,
TAXPAYERS, LABOR, ETHNIC
AND PUBLIC SAFETY
ORGANIZATIONS:
VOTE YES ON PROPOSITION
39.**

LAVONNE MCBROOM, *President
California State PTA*

JACQUELINE N. ANTEE *AARP
State President*

ALLAN ZAREMBERG, *President
California Chamber of Commerce*

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REBUTTAL TO ARGUMENT IN FAVOR OF PROPOSITION 39

Incredible! The very heart of the Arguments FOR Proposition 39 are about provisions NOT IN PROPOSITION 39!

Provisions NOT IN 39:

- NO watchdog committees.
- NO election rules.
- NO limits on property tax increases.

The ENTIRE SECTION titled “More Protections for Taxpayers and Homeowners” is NOT IN 39! These provisions were added by 39’s promoters in the Legislature AFTER 39 was filed. They can be removed or changed anytime WITHOUT VOTER APPROVAL.

United States Justice Foundation
Executive Director Gary Kreep
certifies:

“The Watchdog Committees, Election Rules and Tax Limitations referenced in the promoters’ Arguments are not in 39. Therefore, these provisions

may be waived anytime without voter approval.”

These “Special Provisions” risks are unnecessary! GOOD BONDS PASS NOW. Since 1996, 62% passed, with two-thirds voter approval. \$13 Billion worth! Do you *really* want every bond, good or bad, approved? Each bond creates a new lien on your home, usually for 30 years.

Remember, PROPOSITION 39 has NO PROPERTY TAX LIMITS. Meaning:
“Proposition 39 could realistically lead to actions more than doubling current property taxes, putting them back to pre-1978 levels.”

Joseph Skeeahan, Certified Public Accountant

Join seniors, educators, parents, small businesses, newspapers, Democrats, Republicans, Independents, homeowners and renters throughout California.
HELP SAVE OUR HOMES.

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**VOTE NO ON
PROPOSITION 39.**

GIL A. PEREZ *Retired School
District Administrator*

JOAN C. LONGOBARDO,
*Governing Board Member
Covina-Valley Unified School District*

Does promoters' Rebuttal, to
right, raise questions? Have other
questions? Want to help Save Our

Homes? Get answers NOW. Visit:
SaveOurHomes.com. We, 39's
opponents, wrote "NOTICE TO
VOTERS", which follows, to help
voters understand 39's "Special
Provisions" risks.

JON COUPAL, *Chairman
Save Our Homes Committee, Vote No
on Proposition 39, a Project of the
Howard Jarvis Taxpayers Association*

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ARGUMENT AGAINST PROPOSITION 39

NOTICE TO VOTERS: After Proposition 39 was filed, its promoters introduced a special law in the Legislature adding provisions which only take effect if Proposition 39 passes. Therefore, all the changes which will occur if 39 passes are not in Proposition 39 itself. These added provisions DO NOT appear in *Proposition 39: Text of the Proposed Law* in this Voter Information Guide. If Proposition 39 passes, these added “Special Provisions” could be changed or revoked anytime in the future without voter approval.

ARGUMENTS AGAINST PROPOSITION 39:

The “Special Provisions,” dealing with critically important tax increase and accountability issues, were either added because of drafting errors, or because the promoters wanted to be free to make changes after the election without voter approval.

In either case, these “Special Provisions” create huge risks. What changes will be made later WITHOUT VOTER APPROVAL?

These “Special Provisions” risks are reason enough to reject Proposition 39.

However, Proposition 39 is also misleading. It says it’s about schools. Actually it’s about your home and your taxes.

What Proposition 39 does:

1. Permits local bond passage with 55% votes instead of the current two-thirds vote requirement. There is NO LIMIT on how much property taxes can eventually increase with passage of 55% bonds.
2. Ends our Constitution’s 121 year old provision requiring a two-thirds vote on local bonds. These bonds put liens on your home, usually for 30 years. Tax collectors foreclose if homeowners cannot pay. Prior to voter approved property tax limitations in 1978, excessive taxes often forced home sales.
3. Proposition 39 bonds increase apartment taxes. Landlords may increase rents to pay these taxes.
4. Proposition 39 bonds require taxpayers in the poorest districts to pay tax rates about twenty

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times higher (and taxpayers in typical districts to pay about five times higher) than taxpayers in the richest districts to raise the same amount per student.

What Proposition 39 DOES NOT do:

1. DOES NOT require student performance improvements.
2. DOES NOT require parental or taxpayer oversight. Campaign: Proposition 39's wealthy promoters reportedly pledged \$30 million. We cannot match their money. But, we outnumber them, so we can win. Pledge your help now. Visit saveourhomes.com or call (toll-free) 1-866-VOTE39NO (1-866-868-3396).

55% risks:

In 1978, property taxes were 2.6 times higher. Could history repeat? Could property taxes return to twice, even three times today's levels? Once started, 55% bonds won't stop here. Every government agency will demand 55%. PROPOSITION 39 PROVIDES NO TAX LIMITS. So, yes, 55% could lead to further actions

which eventually double, even triple, property taxes.

Conclusion:

Don't risk the "Special Provisions" without voter control. risk unlimited property tax increases.

Don't risk starting 55% bonds for all government agencies. risk new 30 year homeowner liens.

Don't risk higher rents.

Don't encourage putting the highest tax rates on the poorest districts.

And, don't give up our Constitution's two-thirds vote requirement to increase property taxes.

Help Save Our Homes. Please VOTE NO ON PROPOSITION 39.

JON COUPAL, *Chairman Save Our Homes Committee, Vote No on Proposition 39, a Project of the Howard Jarvis Taxpayers Association*

DEAN ANDAL, *Chairman Board of Equalization, State of California*

FELICIA ELKINSON, *Past President Council of Sacramento Senior Organizations*

REBUTTAL TO ARGUMENT AGAINST PROPOSITION 39

Strong accountability and taxpayer protections in 39 and the “special provisions” opponents criticize will:

- Limit how much property taxes can be raised by a local school bond.
- Prohibit using funds for administration or bureaucracy.
- Require citizen watchdog committees.
- Prohibit special elections for enacting these bonds.

NONE OF THESE REFORMS WILL BECOME LAW UNLESS WE PASS PROPOSITION 39!

That’s why the California Chamber of Commerce, California Organization of Police and Sheriffs, League of Women Voters of California, California Hispanic Chamber of Commerce, California Professional Firefighters, Consumer Federation of California and 200 other community organizations and leaders support 39.

OPPONENTS OF 39 WANT YOU TO BELIEVE ALL THESE RESPECTED GROUPS ARE LYING. BUT WHO’S REALLY LYING?

“Shame on the Jarvis political committee. They can’t make their case with facts so they resort to scare tactics, fear-mongering and misleading statements.”

AARP California State President Jacqueline N. Antee

“Contrary to the Jarvis group, passage of Proposition 39 *doesn’t* raise property taxes, *doesn’t* put a lien on your home and *doesn’t* increase rents. Local voters have the final say in passing school bonds through a tough 55% super-majority vote.”

California State PTA President Lavonne McBroom By voting YES on 39, we can:

- Build new classrooms, repair older ones and reduce class size.
- Cut waste and abuses that have taken place in some districts.

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Assure that our children and grandchildren have safe schools

in which to learn and prepare for the future.

YES on Proposition 39: fix the way schools spend money AND fix our schools.

ANDREW YSIANO, *Immediate Past President California Hispanic Chamber of Commerce*

WILLIAM HAUCK, *Chairman California Business for Education Excellence*

DAN TERRY, *President California Professional Firefighters*

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AN OVERVIEW OF STATE BOND DEBT

This section of the ballot pamphlet provides an overview of the state's current bond debt. It also provides a discussion of the impact the bond measure on this ballot, if approved, would have on this debt level.

BACKGROUND

What Is Bond Financing? Bond financing is a type of long-term borrowing that the state uses to raise money for specific purposes. The state gets money by selling bonds to investors. The state repays this money plus interest. The money raised from bonds primarily pays for the purchase of property and construction of facilities—such as parks, prisons, schools, and colleges. The state uses bond financing mainly because these facilities are used for many years and their large dollar costs are difficult to pay for all at once.

General Fund Bond Debt. Most of the bonds the state sells are *general obligation* bonds. The state's debt payments on about three-fourths of these bonds are made from the

state General Fund. The money in the General Fund comes primarily from state personal and corporate income taxes and sales taxes. The remaining general obligation bonds (such as housing bonds) are self-supporting and, therefore, do not require General Fund support. All general obligation bonds must be approved by a majority of voters and are placed on the ballot by legislative action or by initiative.

The state also issues bonds known as *lease-payment* bonds. These bonds do not require voter approval. The state pays a higher interest rate and selling costs on these bonds than it does on general obligation bonds. The state has used these bonds to build higher education facilities, prisons, veterans' homes, and state offices. The General Fund is also used to make debt payments on these bonds.

What Are the Direct Costs of Bond Financing? The state's cost for using bonds depends primarily on the interest rate that is paid on the bonds and the number of years

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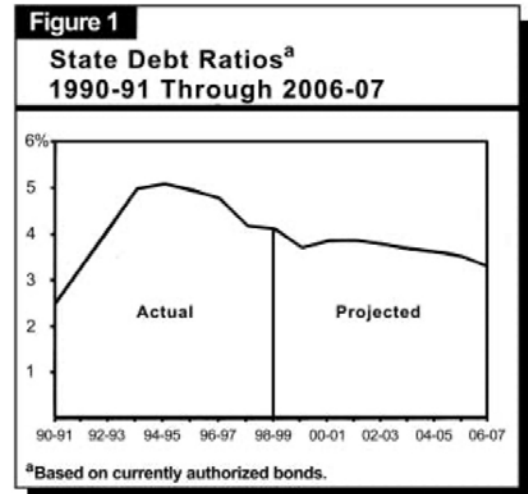
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payments are made. Most general obligation bonds are paid off over a period of 20 to 30 years. Assuming an interest rate of 5.5 percent (the current rate for this type of bond), the cost of paying off bonds over 25 years is about \$1.70 for each dollar borrowed—\$1 for the dollar borrowed and 70 cents for the interest. This cost, however, is spread over the entire period, so the cost after adjusting for inflation is less. Assuming a 3 percent future annual inflation rate, the cost of paying off the bonds in today's dollars would be about \$1.25 for each \$1 borrowed.

The State's Current Debt Situation

The Amount of State Debt. As of April 2000, the state had about \$23 billion of General Fund bond debt—\$17 billion of general obligation bonds and \$6 billion of lease-payment bonds. Also, the state has not yet sold about \$17 billion of authorized bonds because the projects to be funded by the bonds have not yet been undertaken.



Debt Payments. We estimate that payments on the state's General Fund bond debt will be around \$2.9 billion during the 2000–01 fiscal year. As currently authorized bonds are sold, bond debt payments will increase to \$3.4 billion in 2005–06 and decline thereafter.

The level of debt payments stated as a percentage of state General Fund revenues is referred to as the state's "debt-ratio." Figure 1 shows actual and projected debt ratios from 1990–91 through 2006–07. The figure shows that as currently authorized bonds are sold, the state's debt ratio will be 3.9 percent in 2001–02 and decline thereafter.

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The projected ratios will vary depending on when bonds are actually sold and on the state's actual General Fund revenues.

Bond Proposition on This Ballot
Proposition 32—the Veterans' Bond Act of 2000—provides \$500 million in self-supporting general obligation bonds. This is the only general obligation bond proposition on this ballot. As noted above, self-supporting general obligation bonds do not require General Fund support. As a result, voter approval of these bonds will not affect the state's debt ratio.

FUTURE AGENDA ITEM LOG

03/10/25

[illegible]