



Joint CBOC / Board of Education Meeting

09/09/2024 06:00 PM

PUBLIC SESSION: 6:30 PM

LoVonya DeJean Middle School, 3400 Macdonald Ave., Richmond, CA 94805

ZOOM WEB CONFERENCE:

<https://zoom.us/j/443916491>

Printed : 9/6/2024 4:24 PM PT

Board Agenda Packets and Information:

Board meeting agendas are available for review at the Administration Building, as well as available online at: <http://www.wccusd.net>

Documents that are public records and are provided to a majority of the governing board regarding an open session item on this agenda will be made available for public inspection in the District office located at 1108 Bissell Avenue, Richmond, CA 94801 during normal business hours. In addition, such writings and documents may be posted on the District's website as noted above.

Attending / Viewing the Board Meetings:

You can attend the meeting in person. The meetings are also broadcast via Zoom using the following link:

By computer, please click the link below to join the webinar:

<https://zoom.us/j/443916491>

Or by telephone:

US: (669) 900 6833

Webinar ID: 443 916 491

Participating in Board Meetings:

How to address the Board:

Public comment has recently changed. The public will have three different opportunities to address the Board. The Public can address the Board during Public Comment on items not discussed on the agenda, before an Action or Discussion item. The public can provide public comments in person, through the Zoom app, and by telephone. Public Comment will last approximately 60 minutes. The time allotted for each speaker is 2 minutes. If you are attending the meeting in person, you will need to submit a Request to Address the Board form to indicate your desire to speak during public comment on a non-agenda item, before the item begins on an agenda item. If participating via Zoom, you will need to "raise your hand" by clicking on the appropriate icon in the Zoom app or by pressing *9 if accessing the meeting by phone. No "Yielding of time" or Substitution of Speaker" is permitted. The public will have an opportunity to make public comment on agenda items after the staff presentation for each Action and Discussion item. The time allotted for public comment on each Action or Discussion item will be no more than 10 minutes and 1 minute per speaker.

Due to the Brown Act, Board members cannot discuss items that are not on the agenda and do not usually respond to items presented in Public Comment.

Special Accommodations: Upon written request to the District, disability-related modifications or accommodations, including auxiliary aids or services, will be provided. Please contact the Superintendent's Office at 510-231-1101 at least 48 hours in advance of meetings.

A. OPENING PROCEDURES

1. Call to Order
2. Welcome and Meeting Procedures
3. Pledge of Allegiance

4. Land / Labor and Body Acknowledgment

Land Acknowledgment

We recognize that we are presently on the lands of the Chochenyo, Muwekma, Karkin, Ohlone peoples and acknowledge them as the first inhabitants of the land we currently occupy.

Labor and Body Recognition Acknowledgment

I acknowledge that the burden of environmental exploitation and systemic injustice falls upon the labor of Black and Brown bodies in the building of this country and its institutions. I remember that Black and Brown people were born and died working this land against their will for generations.

I also acknowledge the continued contribution of the labor of survivors - over the centuries to today - of all immigrant labor, including voluntary, involuntary, trafficked, forced, and undocumented peoples in the building of what we refer to as the "United" States.

Author: Dr. Rachelle Rogers-Ard

5. West Contra Costa Unified School District School Board Anti-racism Statement

The West Contra Costa School District Board of Education is committed to the work of antiracism: the conscious and active effort to identify, challenge, and correct racial inequities in the systems and institutions within our schools and community. Racism, explicit or implicit, stands in direct conflict to the fundamental principles of WCCUSD education. To carry WCCUSD education into the future, we recognize that we must continually renew and reflect on the roots of racism and develop new ideas to meet the times.

Unjust ideas and policies, and the racial inequity they produce, have shaped us, our schools, and our society. We strive to uncover unconscious biases and practice anti-racism as individuals and as Board members. We challenge ourselves to persist through the discomfort necessary for growth and learning, to deepen our listening and our examination of racism and oppression, and to develop a strong understanding of how our personal experiences and feelings fit into a larger picture of continual oppression.

Each member of our school board, individually and collectively, is responsible for creating and nurturing an anti-racist learning environment where each student, staff member, and community partner is a respected and valued member of the WCCUSD community. We are uniquely positioned, and it is our responsibility to identify and dismantle racist ideas and inequitable policies in ourselves and across the district.

Therefore, we commit to supporting anti-racist policies, programs, and practices for our children's education and well-being, while building strong and inclusive school communities. We commit to holding each board member accountable towards these goals and moving the work of antiracism forward. We also commit to holding West Contra Costa Unified School District staff, students, and community to living these standards of anti-racism in our schools.

Board Approved: March 20, 2024

6. Roll Call

7. WCCUSD Public Comment

HOW TO ADDRESS THE BOARD:

Members of the public are invited to speak to the Board about any matter that is not otherwise on the agenda and is related to issues affecting public education in the WCCUSD. Public Comment will last approximately 60 minutes. The time allotted for each speaker is 2 minutes. Individuals wishing to speak must submit a "WCCUSD Public Comment" form or, if participating via Zoom, individuals will need to "raise their hand" in the Zoom app, prior to the beginning of this item on the agenda.

Due to the Brown Act, Board members cannot discuss items that are not on the agenda and do not usually respond to items presented in Public Comment.

8. Agenda Review and Adoption

B. DISCUSSION ITEMS AND REPORTS (Public Comment)

The public will have an opportunity to make public comment on each discussion agenda item after the staff presentation. The time allotted for public comment on each discussion item will be no more than 10 minutes and 1 minute per speaker.

1. Citizens' Bond Oversight Committee (CBOC) Membership Outreach, Recruitment and Engagement Plan
2. Bond Program Annual Update & Status of Financial Reports

C. COMMENTS FROM THE BOARD OF EDUCATION AND CBOC MEMBERS

D. THE NEXT SCHEDULED BOARD OF EDUCATION MEETING

The next Regular Board Meeting is scheduled for September 25, 2024, at LoVonya DeJean Middle School.

E. ADJOURNMENT

At 10:00 PM, any items remaining on the agenda that require immediate attention will be moved to this time. All other items will be tabled to another or the following Board meeting in order to make fair and attentive decisions. The meeting will adjourn at 10:30 PM. The meeting may be extended by a majority vote of the Board of Education.

CBOC Outreach, Recruitment & Engagement

Joint Board of Education & Citizens' Bond Oversight Committee Meeting
September 9, 2024

HELP BUILD THE FUTURE FOR OUR STUDENTS

Join the CBOC

What is CBOC?
The Citizens' Bond Oversight Committee's (CBOC) purpose is inform the public concerning the expenditures and uses of bond funds.

Openings

- 1 Local Business Organization Member
- 3 "At-Large" Community Members

What We Do

- ✓ Publish an Annual Report to inform the public
- ✓ Meet monthly to review financial reports and audits
- ✓ Get updates on bond funded facility projects

SIGN UP HERE: [BIT.LY/CBOCWCCUSD23](https://bit.ly/CBOCWCCUSD23)

For more information, visit: bit.ly/CBOCSite

Strategies & Tactics	
Optimize Parent/Student Groups and community partners	Send flyer and newsletter highlight to Parent Advisory Committee and Community Advisory Committee chairs. Ex. AASAT, ELAC, CAC.
Meet with principals of schools who are currently benefiting from bond-funded projects	Meet with Kennedy High, Richmond High, Shannon, Hercules Middle/High, Stege, Lake Elementary School leadership teams to identify community members who may be interested in joining the committee.
Identify Community Groups who can support awareness and recruitment:	RNCC-Richmond Neighborhood Coordinating Council, County Municipal Advisory Councils City Councils Rotary Clubs Contra Costa - District One Supervisor John Gioia's Office
Identify Promotional Opportunities at upcoming events and meetings	Parents as Partners Conference <ul style="list-style-type: none"> • Facilities/CBOC register for a recruitment table.

Recruitment

Goal:

To recruit five committee members by May 2024 to satisfy compliance and encourage a continuous increase in membership throughout the school year.

Outreach & Recruitment Results:

9 applicants
3 members
1 new applicant

Sample Outreach Correspondence:

The purpose of the CBOC is to inform the public concerning the expenditures and uses of bond revenues. If you would like to learn more about the CBOC's important work, please join us at an upcoming meeting or check out a recent meeting through the [District Youtube account](#). The CBOC also has a [website](#) with great information.

The CBOC currently has openings for various positions. If you are interested in becoming a member please complete the Membership Application and the District will contact you on the next steps.

CBOC Membership

No. ¹	Category ²	Nominated By	Member Name
1	Business Organization *	Business Organization	
2	Senior Citizen Organization *	Senior Citizen Organization	Don Gosney
3	Taxpayers' Organization *	Taxpayers' Organization	Lorraine Humes
4	Parent or Guardian *	Parent or Guardian	Lin Johnson
	Parent/Guardian & PTA*	PTA/School Site Council	Brendan Daughton
5	At Large Community Member	Self-Nomination	Jia Ma
7	At Large Community Member	Self-Nomination	Andrea Landin
8	At Large Community Member	Self-Nomination	
9	At Large Community Member	Self-Nomination	Ariel Xi
10	At Large Community Member	Self-Nomination	
11	At Large Community Member	Self-Nomination	

**Summary
Ed Code §15282
membership
requirements:**

At least 7
members

5 specified
membership
categories (*)

minimum 2
year term

no more than
3 consecutive
terms

Engagement

- ★ CBOC Academy
- ★ CBOC Site Visits
- ★ CBOC Mentorship
- ★ CBOC Annual Report

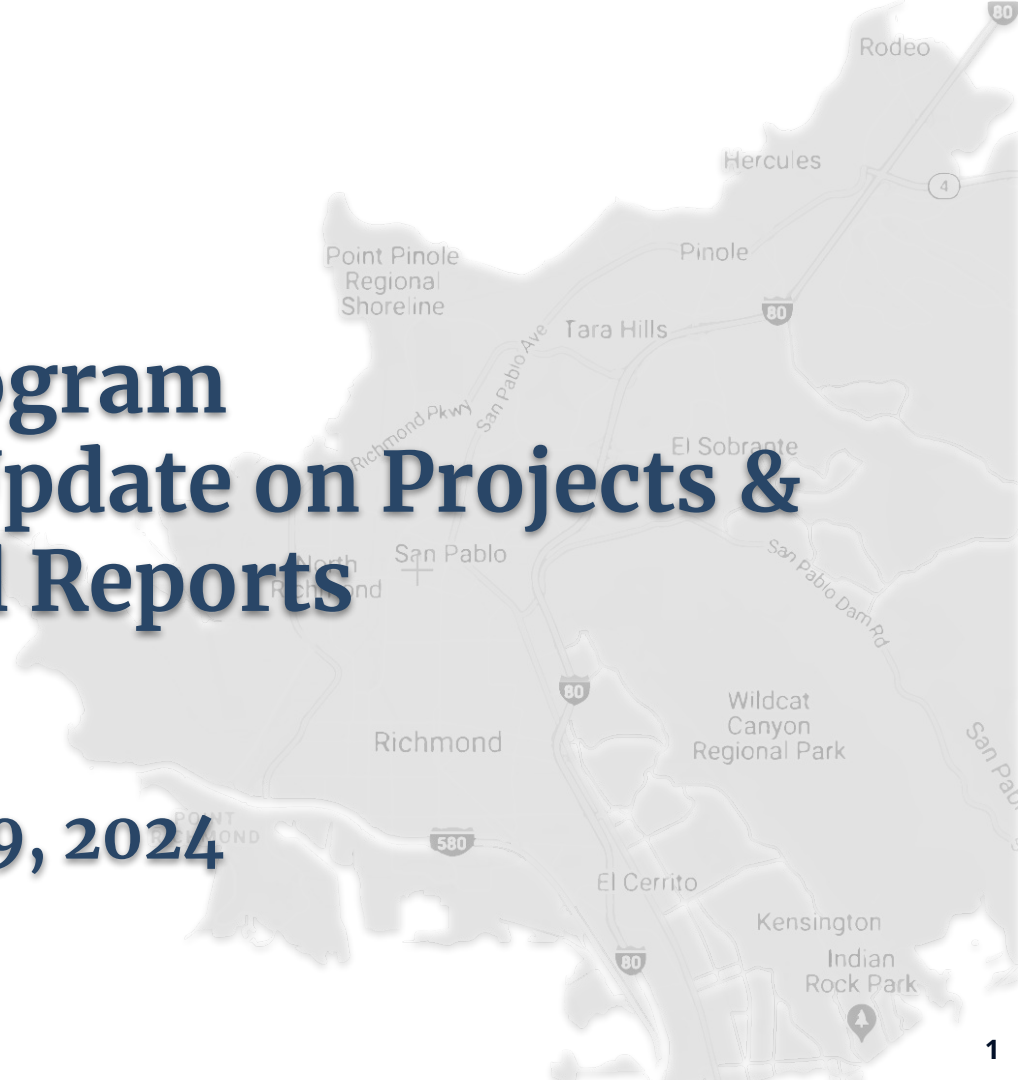


CBOC Site Visit - Lake Rebuild Project



Bond Program Annual Update on Projects & Financial Reports

September 9, 2024





Agenda

- **Project Updates**
 - **Completed Projects**
 - **Projects Under Construction**
 - **Projects in Planning and Design**
- **Financial Report Updates**
 - **Online Reporting Module**
 - **Suite of Reporting**
 - **State Funding & Prop 2**

Project Newsletters & Websites



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER DESIGN EDITION

KENNEDY HIGH SCHOOL
CRITICAL NEEDS PROJECT

August 2024 - Status: Moving to the Temp Campus

Welcome Back to School!

The 100 and 200 building has been relocated to the portables off of Berk. The entrance to the temporary office is at 4301 Berk Ave., Richmond, CA 94804. If coming to campus during school, please use the intercom next to the gate on Berk Ave.



- Project newsletters are completed monthly during construction and periodically during design
- Project Websites have past newsletters and presentations
- Find facilities on instagram and facebook @WCCUSDfacilities

Project Websites

<https://www.wccusd.net/Page/16209>



Sign Up For Newsletters

<https://forms.gle/NL3B5ZBcSPZ5GZSA8>



Updating the
Facilities Master Plan:

Projects Completed

Cameron – Critical Needs Project

Project Facts:

Scope:

New HVAC system and associated electrical and accessibility upgrades, replacement of the hallway flooring

Status: Closeout

Project Budget:
3.5 Million

Architect:
PBK Architects

Contractor:
Alten Construction

Before /
During
Construction



After



Collins – Critical Needs Project

Project Facts: **Scope:**

New HVAC system and associated electrical and accessibility upgrades

Status: Closeout

Project Budget:
7.3 Million

Architect:
PBK Architects

Contractor:
Alten Construction



Updating the
Facilities Master Plan:

Projects Under Construction

Project Facts:

Scope:

Full rebuild of the campus

Status:

Under Construction with final completion planned for Fall of 2025

Project Budget:

65.6 Million

Design Build Team:

Alten Construction

Lake ES – Rebuild



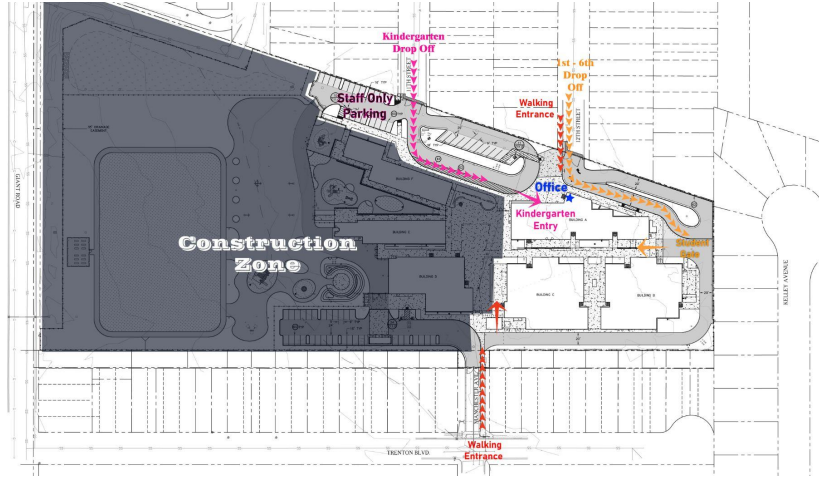
Lake Elementary School – Rebuild

Phase 1A

1st – 6th Learning Areas, Office, Library

Phase 1B

Multi Purpose Room, Kindergarten Building/Playground



Design Build Team
Start

2021

2022

2023

2024

2025

Phase 1A
Construction Start

Summer Work
Front Parking Lot

Phase 1A
Construction Completion

Phase 1B
Construction Start

Phase 1B
Construction Completion

We Are Here

Lake Elementary School – Rebuild



Ribbon Cutting for Phase 1A Thursday, August 15, 2024



Lake Elementary School – Rebuild



Phase 1B - Building Pad Preparation

Hercules Middle and High School – Critical Needs Project

Project Facts:

Scope: Replace portables and build modern science building shared by Hercules Middle and High School

Status: Completion anticipated for Winter 2024/25

Project Budget:
\$19.7M

Architect: DSK

Contractor: Soltek Pacific



Installation of drywall and interior painting, completion of ceiling grid

Construction Photos



Amphitheater seat walls

Shannon Elementary School – Critical Needs Project

Project Facts:

Scope: Replace the portable multipurpose room with a new permanent building.

Status: Completion anticipated for Fall 2025

Project Budget:

	\$9.3M (Bond)
+	\$0.7M (F25)
	<hr/>
	\$ 10.0M

Architect: H+A

Contractor: Strawn



Shannon Elementary School – Critical Needs Project



Project Facts:

Scope: Demolition of the 100 and 200 buildings and relocation to the temp campus

Status: Completion anticipated for Fall 2025

Project Budget:
\$12.2M

Architect: HKIT

Contractor: Various

Kennedy HS – Critical Needs Project

Project	Scope	Status
Alterations/Move to the Temp Campus	Moving services and various improvement to update and connect the temp campus to the main campus including, fencing new and additional whiteboards, painting, signage, and low voltage connections	95% Complete
Boiler Room Renovations	Removing obsolete boiler and ventilation wall, new interior finishes, new HVAC, and new electrical transformer	Closeout
Administration Relocation	Permanently relocating low voltage systems from the 100 building to the remodeled boiler room.	Bidding
Building Demolition	Removal of the 100, 200 and 500 Buildings	Construction Documents

Updating the
Facilities Master Plan:

Projects In Design

Project Facts:

Scope:

Modernization of the Kennedy campus including new construction, remodel, and modernization

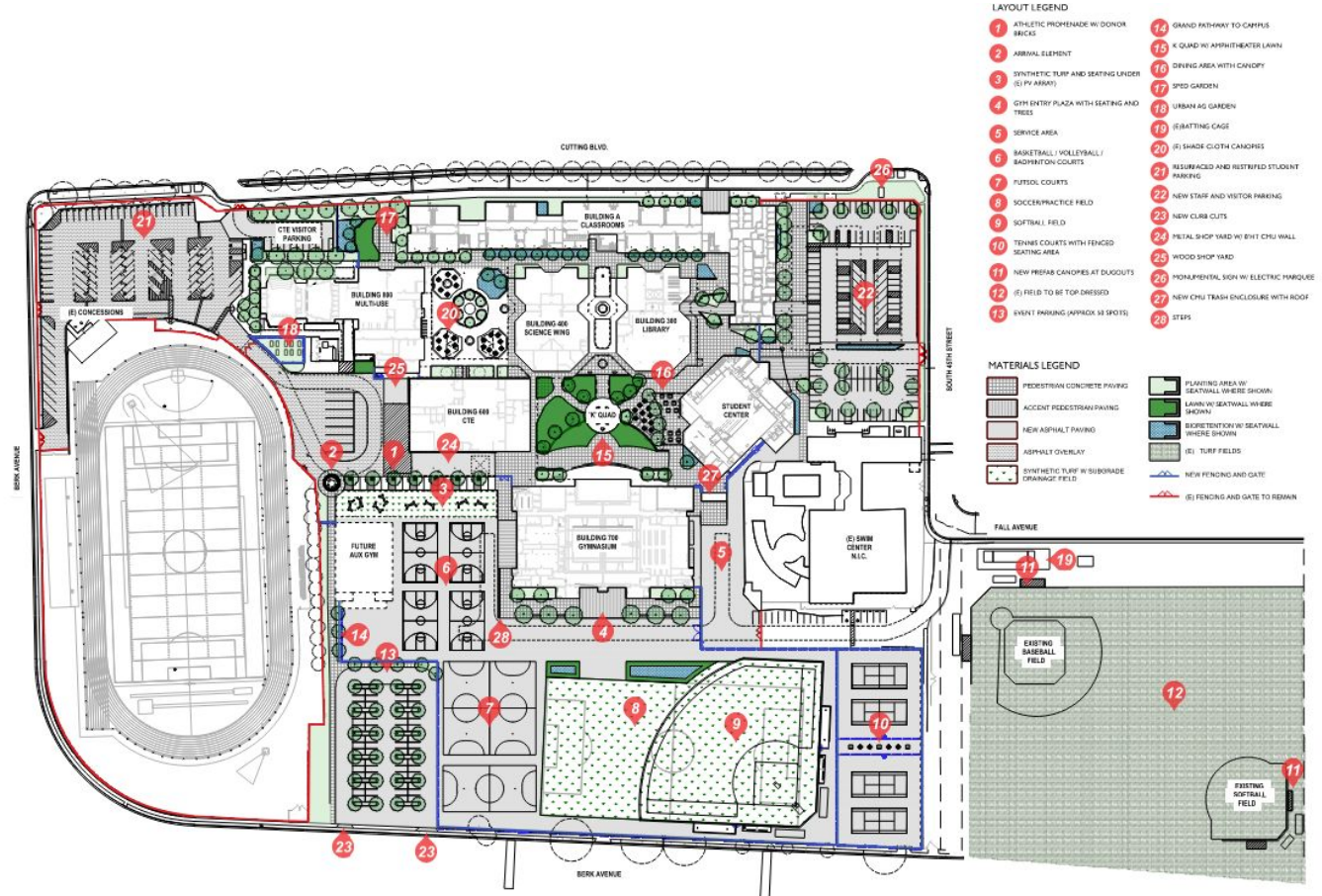
Status: Completion anticipated 2030

Project Budget:
\$280.1M

Architect: HKIT

Contractor: TBD

Kennedy HS - Modernization



Kennedy HS Modernization



New 2 Story Classroom and
Administration Building

Project Facts:

Scope:

Modernization of the Richmond campus including new construction, remodel, and modernization

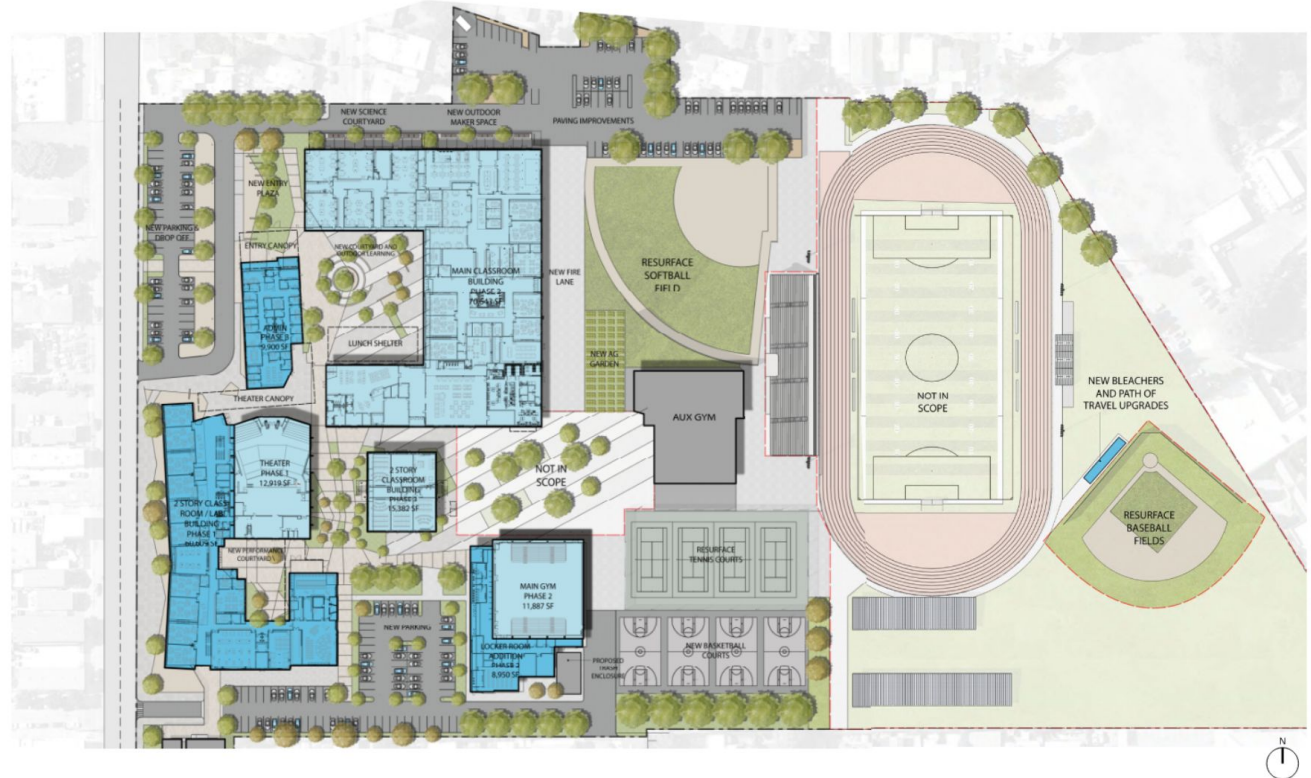
Status: Completion anticipated 2030

Project Budget:
\$280.1M

Architect: DLR

Contractor: TBD

Richmond HS – Modernization



Richmond HS Modernization



Main Entrance



Theater Entry and 2 Story Classroom Building



Band Quad

Project Facts:

Scope:

Modernization of the Stege campus including new construction, remodel, and modernization

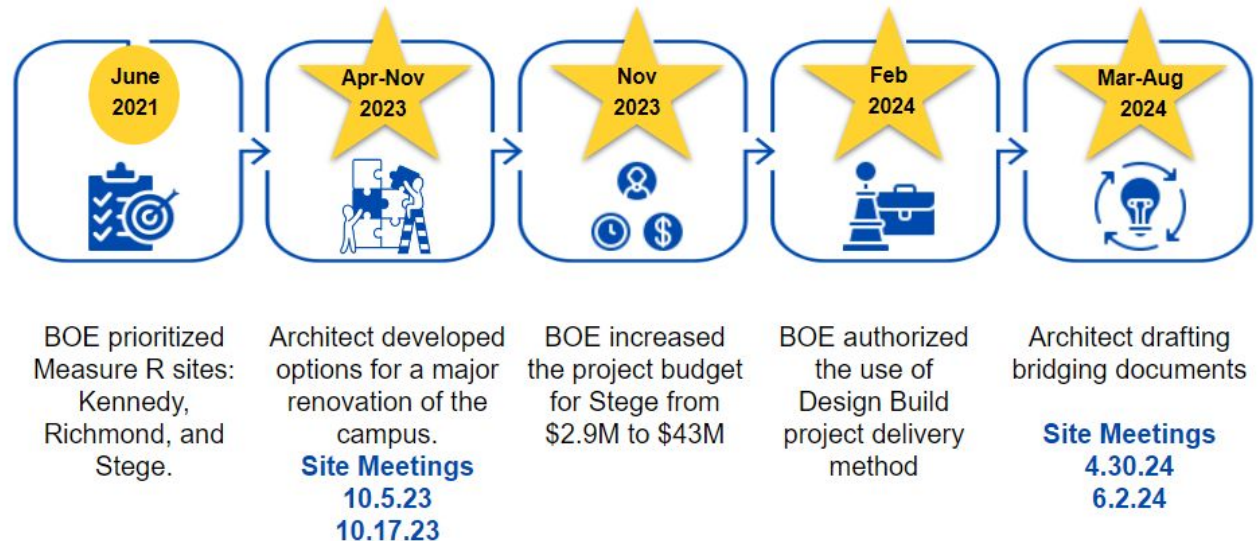
Status: Completion anticipated 2027

Project Budget:

\$43.0 M

Design Builder: TBD

Stege ES – Modernization



Financial Reports:

Online Reporting Portal

[illegible]

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

Features:

- 23

Online Reporting Portal

Report Type: Project Status Report

Report Name

Project Status Report

Description

A one-page summary of an entire project detailing budget, committed and expenditure status.

Example: Hercules MS & HS Critical Needs Project

Project

Hercules HS - * Critical Needs

Hercules HS - * Critical Needs

Summary Status

Description	Budgeted	Committed	Expended
Site Cost	88,136	87,706	71,798
Soft Cost	1,448,055	1,380,982	1,103,360
Hard Cost	16,088,411	15,788,411	11,033,743
Contingency	2,075,398	-	-
Total	19,700,000	17,257,099	12,208,901

Budgeted Hard Cost 81.7%

Progress



Budget Status

Online Reporting Portal

Report Type: Project Status Report (Continued) Example: Hercules MS & HS Critical Needs Project

Budget Status

Initial Amount	14,700,000
Approved Changes	5,000,000
Pending Changes	-

Total **19,700,000**

Budgeted Contingency 10.5%

Committed Status

Initial Contracted AMT	16,961,248
Contract Changes	295,851 [1.7%]

Total **17,257,099**

Budget Committed 87.6%

Expenditure Status

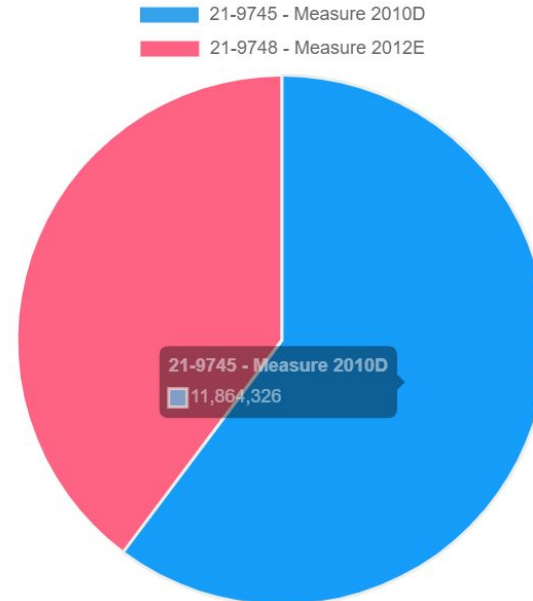
Paid	12,208,901
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Total **12,208,901**

Budget Expended 62.0%

Funding Sources

Budgeted



Online Reporting Portal

Report Type: Project Status Report (Continued) Example: Hercules MS & HS Critical Needs Project

Construction Contract Status

Contract Name	Initial Amt	Current AMT	%Chng	Pending Changes	Work in Place	%Cmplt	NTP Date	CCD Date
SOLPAC CONST. (Prime Const.)	15,613,000	15,747,190	0.9%	-	10,992,522	69.8%	05/25/2023	05/25/2023
Total	15,613,000	15,747,190	0.9%	-	10,992,522	69.8%		

Non-Construction Contract Status

Contract Name	Initial Amt	Current AMT	%Chng	Pending Changes	Work in Place	%Cmplt	NTP Date	CCD Date
APEX TESTING LAB (Soil Test)	3,153	87,706	2682.0%	-	71,798	81.9%		
AQUATECH (Inspections)	16,530	16,530	0.0%	-	13,555	82.0%	01/30/2024	01/30/2024
ATLAS TECHNICAL (Geo Testing)	36,950	44,370	20.1%	-	37,578	84.7%		
CA GEOLOGICAL (Geo Surveying)	3,600	3,600	0.0%	-	3,600	100.0%		
CBRE DESIGN (COMMISSIONING)	18,983	18,983	0.0%	-	-	0.0%	08/01/2024	08/01/2024
DSA (Design Review Fee)	115,360	115,360	0.0%	-	115,360	100.0%		
DSK LLP (Architecture)	757,050	829,580	9.6%	-	650,908	78.5%		
EBMUD/HERCULES (Planning Fee)	369	369	0.0%	-	369	100.0%		
EDWARD SIT (Inspection)	345,600	345,600	0.0%	-	275,400	79.7%		
KISTER SAVIO & REI (Surveying)	6,590	6,590	0.0%	-	6,590	100.0%	02/01/2021	02/01/2021
QUALITY SOUND (Other Costs)	44,063	41,221	-6.5%	-	41,221	100.0%		
Total	1,348,248	1,509,909	12.0%	-	1,216,379	80.6%		


Online Reporting Portal


Report Type: Consolidated Project Status

Consolidated Project Status

Grouped by School Site, this multi-project report provides an individual project progress statement and budgets vs. commitment and expenditure data.

Example: All Projects

**WCCUSD**

Account-Ability

Reporting Portal | Consolidated Project Status

Group
All Projects

Budget vs. Commitments and Expenditures
(3) Aging Not Developed

Level 1

Level 2

	Budget	Commitments		Expenditures			Current Status
School/Project Name	Total Budget	Total Commitments	Remaining Against Budget	Current FY Paid	Total Expenditures	Remaining Against Committed	
▼ Bayview ES	19,850,802	19,850,802	-	-	19,850,802	-	
Legacy Project	19,850,802	19,850,802	-	-	19,850,802	-	Complete
▼ Cameron ES	3,622,195	3,462,889	159,306	2,329,180	3,426,230	36,659	
* Critical Needs	3,500,000	3,340,694	159,306	2,329,180	3,304,035	36,659	Construction Phase
Legacy Project	122,195	122,195	-	-	122,195	-	Complete

Financial Reports:

Suite of Financial Reports

Bond Program Suite of Reports



Report Types

- ❖ Consolidated Budget Status Reports
- ❖ AP Checklist
- ❖ Spending By Site
- ❖ Cash Projection

Report Features

- ❖ Notes for additional information
- ❖ Acronym Definitions

[Historical Archive](https://www.wccusd.net/)
[of Previous](https://www.wccusd.net/)
[Financial Reports](https://www.wccusd.net/)

[https://www.wccusd.net/
Page/15898](https://www.wccusd.net/Page/15898)

West Contra Costa Unified School District Printed 3/8/2024

Consolidated Budget Status Report
Budgets versus Commitments and Expenditures for multiple Projects

Budget vs. Commitments and Expenditures

School/Project Name	Budget			Commitments			Expenditures	
	Initial Budget	Approved Budget Changes	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
1 Cameron								
* Critical Needs	1,300,000	2,200,000	3,500,000	3,266,251	93.3%	233,749	3,163,496	90.4%
	1,300,000	2,200,000	3,500,000	3,266,251	93.3%	233,749	3,163,496	90.4%
1 Chavez Elementary School								
Critical Needs	600,000	(527,153)	72,847	72,847	100.0%	-	72,847	100.0%
	600,000	(527,153)	72,847	72,847	100.0%	-	72,847	100.0%
1 Collins Elementary School								
* Critical Needs	3,500,000	3,800,000	7,300,000	6,579,733	90.1%	720,267	6,200,612	84.9%
	3,500,000	3,800,000	7,300,000	6,579,733	90.1%	720,267	6,200,612	84.9%
1 Fairmont Elementary School								
* Critical Needs	3,000,000	-	3,000,000	2,738,183	91.3%	261,817	2,738,183	91.3%
	3,000,000	-	3,000,000	2,738,183	91.3%	261,817	2,738,183	91.3%
1 Grant Elementary School								
Critical Needs	900,000	(688,533)	211,467	211,467	100.0%	-	211,467	100.0%
	900,000	(688,533)	211,467	211,467	100.0%	-	211,467	100.0%
1 Harmon Knolls								
Critical Needs	200,000	206,946	406,946	406,946	100.0%	-	406,946	100.0%
Soil Testing	100,000	(58,511)	41,489	41,489	100.0%	-	41,489	100.0%
	300,000	148,435	448,435	448,435	100.0%	-	448,435	100.0%
1 Highland Elementary School								

Note 4: State Facility Grants

Upon release of funds by the California State Allocation Board the State Controller prepares the checks which are then mailed to the County Treasurer for deposit into the District's bank account Fund 35 (County School Facilities Fund) and subsequently are transferred to Fund 21, Building Fund.

School	Funding	OPSC * Status	SAB** Approval ¹	SAB** Funded	Amount
Obama ES	Modernization	Funds Received			\$ 5,026,935
Richmond HS	Modernization	Funds Received			\$ 1,095,246
Total					\$ 6,122,181

*Office of Public School Construction - OPSC

**State Allocation Board - SAB

¹ Last updated 10/30/2023

Suite of Reports: AP Checklist



A/P Check List

Jul. 2024
Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						32,152.42	
ALTEN CONSTRUCTION INC	237403	07/30/24	21-9748-9135-000	1000003734-33ATRUST	06/04/24	30,051.77	1000003734 MAY RETENAINAGE
NV CONSTRUCTION LLC	237021	07/16/24	21-9745-9570-000	1000004348-4	06/30/24	2,100.65	1000004348 FINAL RET
Site 108 - CAMERON						378.00	
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-108	202406738	06/30/24	378.00	CAMERON CNP JUNE 2024
Site 110 - COLLINS						36,379.94	
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9745-6211-110	1000004033-13	06/30/24	35,862.94	COLLINS ES CNP & HVAC JUNE 2024
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-110	202406744	06/30/24	517.00	COLLINS CNP JUNE 2024
Site 134 - LAKE						888,655.67	
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	28950	01/18/24	17,320.45	LAKE ES CAMPUS REPLACEMENT 11/20/23-
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	28988	05/09/24	11,086.40	LAKE ES CAMPUS REPLACEMENT 1/22/24-
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	29029	05/09/24	11,017.91	LAKE ES CAMPUS REPLACEMENT 2/26/24-
ALAN KROPP AND ASSOCIATES INC	236948	07/16/24	21-9745-6190-134	29145	06/30/24	10,213.70	LAKE ES CAMPUS REPLACE GEOTECH SVCS
ALAN KROPP AND ASSOCIATES INC	236948	07/16/24	21-9745-6190-134	29163	06/30/24	2,850.00	LAKE ES CAMPUS REPLACE GEOTECH SVCS
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9745-6201-134	1000003734-34B	06/30/24	35,060.68	LAKE ES CAMPUS REPLACE DESIGN JUNE
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9748-6211-134	1000003734-34A	06/30/24	756,515.41	LAKE ES CAMPUS REPLACE CONSTRUCTION
AQUATECH CONSULTANCY, INC	236953	07/16/24	21-9745-5860-134	54308	06/30/24	115.00	LAKE ES REPLACEMENT PROJECT JUNE
BATTALION ONE FIRE PROTECTION	236956	07/16/24	21-9745-6219-134	62124	06/13/24	1,840.00	LAKE ES FIRE/LIFE SAFETY INSPECT 6/4/24
DSA SCHOOL INSPECTORS, INC.	236980	07/16/24	21-9745-6214-134	24-2331	06/30/24	19,797.00	LAKE ES CAMPUS REPLACEMENT JUNE
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-134	202406739	06/30/24	2,508.00	LAKE ES COMMISSIONING JUNE 2024
SUDDATH RELOCATION SYSTEMS	237044	07/16/24	21-9745-6219-134	861195	06/24/24	15,575.12	LAKE ES MOVING SERVICES JUNE 2024
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28043	06/30/24	749.50	LAKE ES CAMPUS REPLACEMENT4/5/24
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28447	06/30/24	2,671.00	LAKE ES CAMPUS REPLACEMENT 6/19/24-
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28455	06/30/24	1,335.50	LAKE ES CAMPUS REPLACEMENT 6/28/24
Site 154 - SHANNON						323,934.77	
BSK ASSOCIATES INC	236963	07/16/24	21-9745-6190-154	0106407	05/31/24	620.00	SHANNON ES MPR GEO SERVICES MAY
CITY OF PINOLE	236604	07/02/24	21-9745-6207-154	03-3876	05/07/24	1,050.00	SHANNON ES ENCROACHMENT PERMIT
HAMILTON AND AITKEN ARCHITECTS	236995	07/16/24	21-9745-6201-154	2020.160.14	06/30/24	18,134.07	SHANNON ES ARCHITECTURAL SVCS
MAN WAH CHENG	236970	07/16/24	21-9745-6214-154	1A	06/30/24	2,500.00	SHANNON ES IOR SERVICES JUNE 2024
STRAWN CONSTRUCTION INC	237043	07/16/24	21-9790-6211-154	1000004297-1	06/30/24	301,630.70	SHANNON ES MULTI-PURPOSE BUILDING
Site 360 - KENNEDY HIGH						1,453,357.70	

This report lists all of the Warrants issued during the prior month.

- ❖ Vendor
- ❖ Check Number
- ❖ Check Date
- ❖ Account Code
- ❖ Invoice Number
- ❖ Invoice Date
- ❖ Invoice Amount
- ❖ Invoice Description

Suite of Reports: Report 2

Original Report:

Report#2

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 05/31/24

Updated 06/7/24

Site Name	Original Budget *	Board Approved Budget 11/08/2023	Expended FY 99-01 thru FY 22-23	Expended thru May FY 23-24	Expended Total thru 05/31/24	Committed Balance as of 05/31/24	Budget Balance as of 05/31/24	Notes
BAYVIEW	17,732,392	19,850,802	19,850,802		19,850,802	-	-	Footnote 1
CHAVEZ	1,339,784	1,058,234	1,058,234		1,058,234	-	-	Footnote 1
COLLINS	993,294	8,938,871	2,932,133	5,229,931	8,162,064	242,628	534,179	Footnote 3
CORONADO	11,278,047	43,022,627	43,022,627		43,022,627	-	-	Footnote 1
DOVER	13,070,243	35,095,267	35,095,267		35,095,267	-	-	Footnote 1
DOWNER	28,819,079	33,415,902	33,415,902		33,415,902	-	-	Footnote 1
ELLERHORST	11,238,341	13,931,806	13,931,806		13,931,806	-	-	Footnote 1
FAIRMONT	10,971,356	6,604,259	6,602,441		6,602,441	-	261,817	Footnote 3
FORD	11,839,322	30,817,526	30,817,526		30,817,526	-	-	Footnote 1

Spending by Site

- ❖ Current Board Approved Budget
- ❖ Prior Year/Current Year & Total Expenditures
- ❖ Remaining Commitments
- ❖ Board Approved Budget Balance

New Online Report:

Budget vs. Commitments and Expenditures

(3) Aging Not Developed

Level 1 Level 2

	Budget	Commitments	Expenditures			
School/Project Name	Total Budget	Total Commitments	Remaining Against Budget	Current FY Paid	Total Expenditures	Remaining Against Committed
Bayview ES	19,850,802	19,850,802	-	-	19,850,802	-
Cameron ES	3,622,195	3,462,889	159,306	2,329,180	3,426,230	36,659
Castro ES	620,944	620,944	-	-	620,944	-
Chavez ES	1,058,234	1,058,234	-	-	1,058,234	-
Collins ES	8,938,871	8,413,996	524,875	5,970,521	8,207,101	206,895
Coronado ES	43,022,627	43,022,627	-	-	43,022,627	-
Dover ES	35,095,267	35,095,267	-	-	35,095,267	-
Downer ES	33,415,902	33,415,902	-	-	33,415,902	-
El Sobrante ES	536,231	536,231	-	-	536,231	-
Ellerhorst ES	13,931,806	13,931,806	-	-	13,931,806	-
Fairmont ES	6,864,259	6,602,441	261,817	-	6,602,441	-
Ford ES	30,817,526	30,817,526	-	-	30,817,526	-

Budget vs. Commitments and Expenditures

(3) Aging Not Developed

Level 1 Level 2

	Budget	Commitments		Expenditures			Current Status
School/Project Name	Total Budget	Total Commitments	Remaining Against Budget	Current FY Paid	Total Expenditures	Remaining Against Committed	
Bayview ES	19,850,802	19,850,802	-	-	19,850,802	-	
Legacy Project	19,850,802	19,850,802	-	-	19,850,802	-	Complete
Cameron ES	3,622,195	3,462,889	159,306	2,329,180	3,426,230	36,659	
* Critical Needs	3,500,000	3,340,694	159,306	2,329,180	3,304,035	36,659	Construction Phase
Legacy Project	122,195	122,195	-	-	122,195	-	Complete
Castro ES	620,944	620,944	-	-	620,944	-	
Legacy Project	620,944	620,944	-	-	620,944	-	Complete
Chavez ES	1,058,234	1,058,234	-	-	1,058,234	-	
Critical Needs	72,847	72,847	-	-	72,847	-	Complete
Legacy Project	985,387	985,387	-	-	985,387	-	Complete
Collins ES	8,938,871	8,413,996	524,875	5,970,521	8,207,101	206,895	
* Critical Needs	7,300,000	6,775,125	524,875	5,970,521	6,568,230	206,895	Construction Phase
Legacy Project	1,638,871	1,638,871	-	-	1,638,871	-	Complete

Suite of Reports: Report 13



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT Bond Program Financial Status As of May 31st, 2024

Report#13

Cash Projection to June-2029

Current FY (23-24) Adjusted Cash Balance	176,943,949	Notes 1
---	--------------------	--------------------

Projected Revenues

Bond Sales 2020 Measure R	\$ 500,000,000	2
Less: Cost of Issuance	\$ (1,150,000)	2
Interest Earning & Other Revenue	\$ 5,656,785	2
	<u>\$ 504,506,785</u>	

Projected Available Funds	\$ 681,450,734
----------------------------------	-----------------------

Budget Balance

Board Approved Budget	\$ 2,384,060,605	3
Less: Expenses to Date	\$ 1,708,028,912	3
Current budget balance	\$ 676,031,693	

Projected Cash Balance June 2029	\$ 5,419,041
---	---------------------

*Includes future sales of Measure R, Richmond (Mod)/Kennedy (Mod)/Stage (Critical Needs) projects.

State Facility Grants Pending State Approval

Currently State Funding applications for Lake ES-Replacement, Hercules MS-Science CR Replacement (2 applications), Collins ES-HVAC Mod, and Shannon ES-MP Replacement are being prepared. Projected apportionments (values) are unknown

Items Pending Board Approval

Bond Sales of 2020 Measure R after FY 23-24	\$ 500,000,000
---	----------------

Cash projection:

- ❖ Cash Balance
- ❖ Projected Revenues
- ❖ Available Funds
- ❖ Board Approved Budget
- ❖ Current Budget Balances
- ❖ Project Cash Balances
- ❖ State Facility Grants
- ❖ Funding anticipated in future years

Financial Reports:

Maximizing Local Bond Dollars

State Facilities Funding

\$227,742,369 School Facility Program Funding Received to Date

\$20,308,268 State Facility Grants received since May 2022

Proposition 2: 2024 K-14 State School Bond \$8.5B for K-12 Schools

Prop 2 was placed on the November 2024 ballot with the Legislature's passage of AB 247

Principal & interest is paid using existing state General Fund revenues and not through local tax increases.

Funding Breakdown:

- ☐ \$4B for Modernization
- ☐ \$3.3B for New Construction
- ☐ \$600M for career technical education facilities
- ☐ \$600M for charter school facilities

Transparency & Accountability Provisions:

- ☐ Requires a public hearing before submission to the state
- ☐ Independent performance audits
- ☐ Most post project and audit information on school district website

How can I learn more about the
Hercules Middle & High School
Science Classroom Building
Critical Needs Project?

Project Updates



The primary purpose of this project is to build eight permanent high-quality science labs for both the Middle and High Schools. This project was identified in the Facilities Master Plan as Critical Needs Project. Support spaces include science teacher workrooms and student and staff restrooms. By the end of the project, nine portables will be removed from the campuses.

Project Updates



Interior Paint and Ceiling Grid
High School Side



Finish Coat of Stucco

Project Updates

Project Status Report: 9/3/2024



Hercules Middle & High

New Science Building

1900 Refugio Valley Road
Hercules CA, 94547

Project No: 1000004154

DSA No: 01-120266

Project Team	Owner	WCCUSD
	Architect	DSK Architects
	Construction Manager	Swinerton
	Contractor	Soltek Pacific Construction
	Inspector	Edward Sit

Schedule	NTP	6/13/2023	
	Original Project Duration	429	
	Final Completion	8/14/2024	
	Approved Time Extensions	51	
	Revised Project Duration	480	
	Revised Completion Date	10/4/2024	
	Calendar Days Lapsed	448	93%

Project Scope

New 1 story, 14,410 sf classroom building with (8) laboratory classrooms, (2) lab prep rooms, restrooms, associated site work.

Phase 1: Remove (4) middle school portables, complete student drop off sidewalk and paving improvements

Phase 2: New science building

Phase 3: Remove (4) high school portables and (1) restroom portable

Project Updates

Contract Summary	Original Contract Amount	\$15,613,000	
	BOE Executed COs	\$134,190.00	0.86%
	Unforeseen Conditions	\$0.00	0.00%
	Owner Requested	\$97,670.00	0.63%
	Design Changes	\$36,520.00	0.23%
	Outside Agency/Other	\$0.00	0.00%
	Revised Contract Amount (Contract + \$ Executed CO)	15,747,190.00	
	No. of PCOs	51	
	Pending PCOs	\$525,455.00	3.37%
	Rejected/Voided PCOs	\$343,014.66	2.20%
	Completed & Stored \$ Billed to Date	\$10,992,522.13	69.81%
	Stop Notices	\$0	

Project Updates

Project Status	<p>Completed Work:</p> <ul style="list-style-type: none">- Building Exterior: Plaster except at large canopies. Exterior paint (90%). Deconstruct scaffolding. Waterproof at footings (85%). Drill pier footings for canopy columns; set columns (50%).- Interior: Electrical wiring (power, security, data). Install electrical trim (80%). Energize building. Install fire sprinkler heads. Install restroom partitions.- Site: Complete remaining underground site utilities. Tie-in gas to building. Asphalt paving. Install drainage pipes at seat walls (25%)
	<p>Upcoming Work:</p> <ul style="list-style-type: none">- Building Exterior: Finish waterproofing at footings. Install gutter and parapet flashing. Pour footings; frame large canopies.- Interior: Start up HVAC units. Complete fire alarm and electrical trim. Install casework. Install sinks and electrical trim at casework. Install flooring. Install storefront system.- Site: Continue drainage at seat walls; install artificial turf. Install remaining CIP columns at drilled piers. Install flatwork.
	<p>Project Issues:</p> <p>Time Impact #2- expect to receive in early September.</p> <p>Completed & Stored reflects billing for work through July, 2024.</p>



Applying moisture vapor control system in HS classrooms

Project Budget Reports

Report Name

Description

Project Status Report

A one-page summary of an entire project detailing budget, committed and expenditure status.

Project

Hercules HS - * Critical Needs

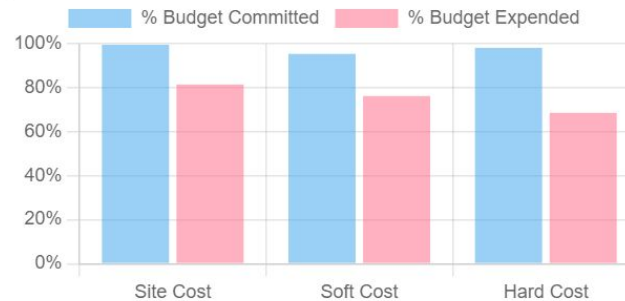
Hercules HS - * Critical Needs

Summary Status

Description	Budgeted	Committed	Expended
Site Cost	88,136	87,706	71,798
Soft Cost	1,448,055	1,380,982	1,103,360
Hard Cost	16,088,411	15,788,411	11,033,743
Contingency	2,075,398	-	-
Total	19,700,000	17,257,099	12,208,901

Budgeted Hard Cost 81.7%

Progress



Budget Status

Project Budget Reports

Budget Status

Initial Amount	14,700,000
Approved Changes	5,000,000
Pending Changes	-

Total 19,700,000

Budgeted Contingency 10.5%

Committed Status

Initial Contracted AMT	16,961,248
Contract Changes	295,851 [1.7%]

Total 17,257,099

Budget Committed 87.6%

Expenditure Status

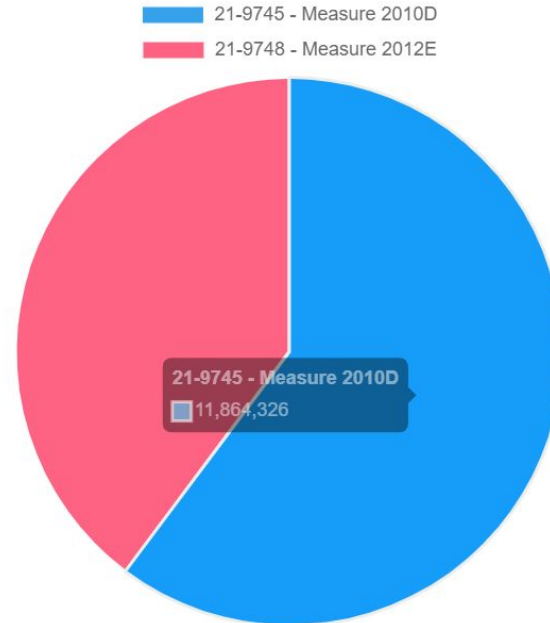
Paid	12,208,901
------	------------

Total 12,208,901

Budget Expended 62.0%

Funding Sources

Budgeted



Contract Reports

Construction Contract Status

Contract Name	Initial Amt	Current AMT	%Chng	Pending Changes	Work in Place	%Cmplt	NTP Date	CCD Date
SOLPAC CONST. (Prime Const.)	15,613,000	15,747,190	0.9%	-	10,992,522	69.8%	05/25/2023	05/25/2023
Total	15,613,000	15,747,190	0.9%	-	10,992,522	69.8%		

Non-Construction Contract Status

Contract Name	Initial Amt	Current AMT	%Chng	Pending Changes	Work in Place	%Cmplt	NTP Date	CCD Date
APEX TESTING LAB (Soil Test)	3,153	87,706	2682.0%	-	71,798	81.9%		
AQUATECH (Inspections)	16,530	16,530	0.0%	-	13,555	82.0%	01/30/2024	01/30/2024
ATLAS TECHNICAL (Geo Testing)	36,950	44,370	20.1%	-	37,578	84.7%		
CA GEOLOGICAL (Geo Surveying)	3,600	3,600	0.0%	-	3,600	100.0%		
CBRE DESIGN (COMMISSIONING)	18,983	18,983	0.0%	-	-	0.0%	08/01/2024	08/01/2024
DSA (Design Review Fee)	115,360	115,360	0.0%	-	115,360	100.0%		
DSK LLP (Architecture)	757,050	829,580	9.6%	-	650,908	78.5%		
EBMUD/HERCULES (Planning Fee)	369	369	0.0%	-	369	100.0%		
EDWARD SIT (Inspection)	345,600	345,600	0.0%	-	275,400	79.7%		
KISTER SAVIO & REI (Surveying)	6,590	6,590	0.0%	-	6,590	100.0%	02/01/2021	02/01/2021
QUALITY SOUND (Other Costs)	44,063	41,221	-6.5%	-	41,221	100.0%		
Total	1,348,248	1,509,909	12.0%	-	1,216,379	80.6%		

Expenditure Report: AP Checklist

Site 376 - HERCULES SR HIGH						1,967,900.55	
APEX TESTING LABORATORIES, INC	236952	07/16/24	21-9745-5890-376	2315187-05R	06/30/24	9,646.90	HERCULES MHS CNP SCIENCE BLDG 1/6/24-
APEX TESTING LABORATORIES, INC	236952	07/16/24	21-9745-5890-376	2315187-06	06/30/24	18,710.80	HERCULES MHS CNP SCIENCE BLDG
AQUATECH CONSULTANCY, INC	237087	07/23/24	21-9745-6214-376	54213	06/05/24	6,707.14	HERCULES MHS SCIENCE LAB CNP MAY
AQUATECH CONSULTANCY, INC	237087	07/23/24	21-9745-6214-376	54325	06/30/24	1,875.14	HERCULES MHS SCIENCE LAB CNP JUNE
ATLAS TECHNICAL CONSULTANTS LL	236682	07/09/24	21-9745-6190-376	014619	06/19/24	85.00	HERCULES MS/HS - NEW SCIENCE BLDG
DSK LLP	236719	07/09/24	21-9745-6201-376	019-3820	06/30/24	14,636.30	HERCULES M/H SCHOOL CNP ARCHIT SVCS
EDWARD SIT	236725	07/09/24	21-9745-6214-376	12	06/30/24	19,170.00	HERCULES MHS SCIENCE BLDG CNP JUNE
SOLPAC CONSTRUCTION INC	236652	07/02/24	21-9748-6211-376	1000004154-11	06/17/24	958,032.40	HERCULES MS/HS SCIENCE BLDG MAY 2024
SOLPAC CONSTRUCTION INC	237221	07/23/24	21-9748-6211-376	1000004154-12	06/30/24	939,036.87	HERCULES MS/HS SCIENCE BUILDING JUNE

Reading the AP Checklist:

Short Account Code: **Fund** - **Resource** - **Object** - **Site** : **21**-**9748**-**6211**-**376**

The twelfth expenditure to Solpac Construction in the amount of \$939,036.87 for services performed through June 30, 2024 was paid in check # 237221 on July 23, 2024 against contract 1000004154. The expenditure was paid for with bond funds from Measure D2012 for construction services at Hercules High School.

Project Newsletter



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CONSTRUCTION NEWSLETTER



HERCULES MIDDLE AND
HIGH SCHOOL
CRITICAL NEEDS PROJECT
SCIENCE BUILDING

Project Updates - August 2024

Construction Completed Last Month

- Roofing completed
- Ongoing installation of cloud ceilings in high school classrooms
- Application of the plaster finish coat
- Ongoing installation of the tile in restrooms
- Ongoing demolition of classroom portables
- Connecting the fire water and sewer lines



Construction Work Planned for This Month

- Exterior Paint
- Removal of the scaffolding after the stucco is applied
- Completion of T-bar ceiling grids
- Installation of restroom partitions
- Installation of electrical trims/finishes
- Field measurement for the casework
- Asphalt paving
- Installation of artificial turf at seat walls



Project Website

Home | Departments and Areas | Facilities Planning & Construction | Facilities Planning & Construction Home | Current & Future Project Information |
Hercules Middle and Hercules High - Science Building

HERCULES MIDDLE AND HERCULES HIGH SCHOOL



Hercules Middle and Hercules High Critical Needs Project

As defined by the Facilities Master Plan for these campuses, the Critical Needs Project is a new science building.

You can sign up to receive these newsletters via email by completing this 3 question form: [Sign Up Here](#)



Project Websites

<https://www.wccusd.net/Page/16209>

Bond Program Management Plan



Bond Program Management Plan

This Bond Program Management Plan (PMP) documents the internal controls that implement the District's policies, safeguard its assets, provide compliance with state and federal regulations, and produce accurate financial information. The Plan is made up of four narrative sections: Program & Operations, Administration, Fiscal, and Project Management. These sections provide supplemental information about the District's management and day-to-day processes, they do not replace any Board Policies or District contract requirements. The Plan also includes Appendices, which are updated as forms and resources are updated.

This PMP is a living document that the District updates to reflect new decisions, improvements, and best practices for guiding the Program. If you have any suggestions for revisions, additions, or modifications, please email us at our general mailbox: askfacilities@wccusd.net

Bond Program Management Plan, adopted June 2021

Purpose:

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

Features of the Plan:

Collaborative, Supplemental, Ongoing Implementation & Improvement, Aligned with Best Practices

[Bond Program Management Plan](https://www.wccusd.net/Page/13520)

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

We welcome everyone to learn more about our Bond Program & Projects!

- ★ **Join the CBOC**
- ★ **Project & Financial Reports**
- ★ **Project Website**
- ★ **Subscribe to our Newsletter**



Sign Up For CBOC

<https://bit.ly/CBOCWCCUSD23>

Sign Up For Newsletters

<https://forms.gle/NL3B5ZBcSPZ5GZSA8>

Project Websites

<https://www.wccusd.net/Page/16209>

Get Involved!

The screenshot shows the West Contra Costa Unified School District website. The header includes navigation links: ABOUT US, OUR SCHOOLS, ACADEMICS, STUDENTS & PARENTS, DIGITAL BACKPACK, DEPARTMENTS, OUR TEAM, and CALENDAR. The main banner features the text "SEE YOUR TAX DOLLARS AT WORK IN WCCUSD SCHOOLS" in large, bold letters. Below this, it says "Join the Citizens' Bond Oversight Committee" and "Join the CBOC Committee!". A yellow box titled "What is CBOC?" explains that the committee reviews bond-funded projects and informs the public about expenditures. It lists current projects: Shannon Elementary, Hercules Middle/High, Kennedy High, Richmond High, and Stege Elementary School. A QR code is shown with a blue arrow pointing to it, and a pink box at the bottom right says "SIGN UP HERE OR SCAN THE QR CODE: BIT.LY/CBOCWCCUSD23".

West Contra Costa Unified School District

SEE YOUR TAX DOLLARS

AT WORK IN WCCUSD SCHOOLS

Join the Citizens' Bond Oversight Committee

Join the CBOC Committee!

The West Contra Costa Unified School District Board of Education is soliciting applications from community members to serve on the Citizens' Bond Oversight Committee (CBOC). The CBOC oversees school construction using funding from the current WCCUSD bond measures.

[Sign up and learn more about the CBOC here.](#)

What is CBOC?

The Citizens' Bond Oversight Committee (CBOC) reviews bond-funded school projects and informs the public about bond expenditures and uses. **Current projects include Shannon Elementary, Hercules Middle/High, Kennedy High, Richmond High, and Stege Elementary School.**

SIGN UP HERE OR SCAN THE QR CODE:
[BIT.LY/CBOCWCCUSD23](https://bit.ly/CBOCWCCUSD23)

Thank you for your
partnership!

~

Questions