



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
Facilities Committee Meeting of the Board of Education  
June 23, 2020  
3:00 PM

**Committee Board Members:** Valerie Cuevas (chair) & Tom Panas

**Staff:** Luis Freese (Associate Superintendent, Operations) & Melissa Payne (Director of Contract Administration)

**Agenda Documentation:** If available, backup documentation for items on the agenda will be posted on the district website at the time the agenda is posted.

**Meeting Location:** As authorized by the Governor's Emergency Executive Order issued on March 17, 2020, the West Contra Costa Unified School District will conduct the Board Facilities Committee meetings via video conference/teleconference until further notice. The meeting will be streamed via Zoom using the following link:

Please click the link below to join the webinar:

<https://zoom.us/j/94613193968>

Or iPhone one-tap :

US: +16699006833,,94613193968#

**Participating in Board Committee Meetings:**

Due to the ongoing COVID-19 crisis, the manner in which Board of Education meetings are conducted has changed. Thank you in advance for your understanding and cooperation as we experiment with new ways to conduct the people's business while allowing for maximum participation and adhering to our values of respect and safety for the community.

This meeting will provide public comment opportunities through the Zoom app or by telephone. To indicate your desire to speak on an agenda item, "raise your hand" by clicking on the appropriate icon in the Zoom app or by pressing \*9 if accessing the meeting by phone. In order to be recognized to speak, your hand must be "raised" before public comment begins for the item.

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.

**Order of Business:** ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

**MEETING AGENDA**

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**A. OPENING PROCEDURES**

- A.1 Roll Call
- A.2 Approval of Agenda (Pages 1-2)
- A.3 Approval of Minutes:
- A.4 Next Meeting: July 23, 2020

**B. PUBLIC COMMENT**

**B.1 Public Comment**

Members of the public are invited to speak on any matter related to the District's facilities at this time. Members of the public may speak on individual items of interest in the agenda as the items are discussed.

**D. DISCUSSION ITEMS**

**D.1 CBOC Applications. Presenter: Luis Freese (Pages 3-6)**

- a. Ken Burns

**D.2 2020 School Facility Fee Justification Report for Residential, Commercial and Industrial Development Projects. Presenter: Luis Freese (Pages 7-38)**

**D.3 Facility Options for Programs with Planned Growth. Presented: Luis Freese (Pages 39-53)**

**D.4 Program Management Plan Update and Project Management Section. Presenter: Melissa Payne (Pages 54-90)**

**D.5 Financial Reports. Presenter: Luis Freese & Melissa Payne (Pages 91-109)**

**D.6 Annual 2016 Facilities Master Plan Review. Presenter: Luis Freese (Pages 110-125)**

**D.7 2016 Facilities Master Plan Construction Update. Presenter: Luis Freese (Pages 126-140)**

**D.8 Project Budget Increase and Design Build Contract Amendment for Michelle Obama Project. Presenter: Luis Freese (Pages 141-142)**



# WCCUSD

## CITIZENS' BOND OVERSIGHT COMMITTEE

Guadalupe Enllana      Don Gosney      Cameron Moore  
 Vice Chairperson      Chairperson      Secretary

## MEMBERSHIP APPLICATION

**COMMITTEE'S PURPOSE**

"The purpose of the Committee is to inform the public concerning the expenditures and uses of bond revenues. The Committee's legal charge is to actively review and report on the expenditures of taxpayer's money for school construction." WCCUSD Board Policy BP 7214.2

**APPLICATION INSTRUCTIONS**

Please complete and submit this Membership Application with a current resume and a personal statement explaining why you want to serve on the Citizens' Bond Oversight Committee and what special areas of expertise or experience that you think would be helpful to the Committee.

Please submit the completed Membership Application and supporting documents to Senior Administrative Assistant Silvia Garfield at [sgarfield@wccusd.net](mailto:sgarfield@wccusd.net) **and** CBOC Chair Don Gosney at [dongosney@comcast.net](mailto:dongosney@comcast.net)

Name	Home Address	
Home Phone	Mobile Phone	Email

GENERAL MEMBERSHIP REQUIREMENTS	YES	NO
Do you live or work within the boundaries of the WCCUSD?		
Are you an elected official?		
Are you an employee or official of the WCCUSD? (No employee or official shall be appointed to the CBOC.)		
Are you a vendor, contractor or consultant of the WCCUSD? (None shall be appointed to the CBOC.)		
Can you serve a full two year term?		
Can you attend monthly CBOC meetings (normally held at 6:15 PM at the Facilities Operations Center at 1400 Marina Way South, Richmond, CA?) See '19 schedule below.		
Do you know of any reason such as a potential conflict of interest, which would adversely affect your ability to serve on the CBOC?		

SUBCOMMITTEES YOU WOULD LIKE TO SERVE ON			
ALL CBOC MEMBERS ARE REQUIRED TO SERVE ON AT LEAST ONE SUBCOMMITTEE			
	Annual Report		By-Laws
	Audit (Financial and Performance)		Site Tours
	Web Site		Training

# WCCUSD

## CITIZEN'S BOND OVERSIGHT COMMITTEE

### MEMBERSHIP APPLICATION

SPECIFIC MEMBERSHIP REQUIREMENTS (CHECK THE ONE CATEGORY YOU ARE APPLYING FOR)		
✓	CATEGORY	QUALIFIER
<b>REQUIRED BY PROPOSITION 39</b>		
	Business Organization (1 position)	One member shall be active in a business organization representing the business community located within the District
	Senior Citizen Organization (1 position)	One member shall be active in an Approved Senior Citizen Organization
	Taxpayer Organization (1 position)	One member of a bona fide Taxpayer Organization
	Parent or Guardian (1 position)	Parent or Guardian of a current WCCUSD student
	Parent or Guardian AND PTA (1 position)	Parent or Guardian of a current WCCUSD student AND a member of a PTA Organization
<b>PER BOARD POLICY</b>		
	El Cerrito (1 position)	Resident of El Cerrito
	Hercules (1 position)	Resident of Hercules
	Pinole (1 position)	Resident of Pinole
	Richmond (3 positions)	Resident of Richmond
	San Pablo (1 position)	Resident of San Pablo
	Unincorporated Areas (2 positions)	Resident of Unincorporated Areas
	Contra Costa Building Trades Council (1 position)	Member of an Affiliated Union
	WCCUSD Employees Unions (1 position)	Member of an Affiliated Union
	WCCUSD Student (1 position)	Current WCCUSD Student

Various CBOC documents are available on the CBOC's website at  
<http://www.wccusd-bond-oversight.com>  
 including agendas, minutes, membership by categories, audit reports, Board of Education Policy BP 7214.2, CBOC By-Laws, audio records of meetings, subcommittee documents, annual reports, bond measures etc.

✓	MEMBERSHIP APPLICATION CHECKLIST	✓
	Completed Application Form	Current Resume
	Personal Statement (Why do you want to serve on the CBOC and what areas of expertise or experience do you possess that will benefit the CBOC?)	
	Email everything to <a href="mailto:sgarfield@wccusd.net">sgarfield@wccusd.net</a> <b>AND</b> <a href="mailto:dongosney@comcast.net">dongosney@comcast.net</a>	

**SELECTION PROCESS**

Applicants will be interviewed by the Facilities Subcommittee which shall make recommendations based on merit to the Board of Education for appointment to the CBOC. Application Packages will be included in Board and Facilities Subcommittee Agenda Packets prior to a public review and determination by the Board of Education to appoint the Committee members. The Committee **must** consist of at least seven members but the Board intends the Committee to consist of 17 members (per Board Policy 7214.2)

SIGNATURE OF APPLICANT	
By signature, the Membership Application answers, current resume and personal statement are true and complete to the best of my knowledge.	
Name	Date
	



Ken Burns  
[REDACTED]  
Richmond, CA 94804  
Home: (510) [REDACTED]  
[REDACTED]

### **Education**

B.S. in Criminology from San Jose State University, 1986

### **Experience**

Operating Engineers, Local 3, Alameda, CA

- Business Agent, 2005 – Present
- Operating Engineer, 1995 – Present

### **Skills**

- Construction
- Contracts
- Labor relations

MAY 27, 2020

TO THE: WCCUSD  
CITIZEN'S BOND OVERSIGHT COMMITTEE

FROM: KEN BURNS  
CONTRA COSTA COUNTY BUILDING TRADES MEMBER &  
BUSINESS AGENT FOR IUDE #3

DEAR BOARD MEMBERS:

I KEN BURNS, WOULD LIKE TO BECOME A MEMBER OF THE WCCUSD OVERSIGHT COMMITTEE AS A BUILDING TRADE MEMBER. I FEEL THAT I'AM FULLY QUALIFIED FOR THE POSITION, BECAUSE I HAVE BEEN A LONG TIME RICHMOND RESIDENT, BUT, I'AM A 25 YEAR MEMBER OF THE OPERATING ENGINEER LOCAL #3 UNION. ALSO I'AM A LOCAL BUSINESSMAN IN THE CITY OF RICHMOND. I'AM DEEPLY ROOTED HERE IN RICHMOND AND CONTRA COSTA COUNTY I'AM A LANDLORD OF MANY PROPERTIES THROUGHOUT THE CITY AND I PLAN TO MAKE RICHMOND MY HOME AFTER MY RETIREMENT. WITH ALL OF THAT SAID, I FEEL THAT I WOULD BE A GOOD CANDIDATE FOR THE WCCUSD CITIZEN'S BOND OVERSIGHT COMMITTEE

KEN BURNS

THANK YOU

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**SCHOOL FACILITY FEE JUSTIFICATION REPORT  
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
DEVELOPMENT PROJECTS**

for the  
**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
June 2020

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*Prepared by*  
School Facility Consultants

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**SCHOOL FACILITY FEE JUSTIFICATION REPORT  
FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
DEVELOPMENT PROJECTS**

for the  
**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
June 2020

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## **EXECUTIVE SUMMARY**

The West Contra Costa Unified School District (District) is justified to collect the legal maximum fee as authorized by Education Code Section 17620 and Government Code Section 65995 (Level I fees) currently \$4.08 per square foot of residential development and \$0.66 per square foot of senior citizen housing, as future residential development creates a school facility cost of \$12.52 per square foot. The District is also justified to collect the legal maximum fee of \$0.66 per square foot of development on all categories of commercial/industrial development (except rental self-storage), as those categories of development create school facility costs ranging from \$0.77 to \$3.27 per square foot of future development, even when fees from linked residential units are accounted for. The school facility cost attributable to rental self-storage units is only \$0.03 per square foot when fees from linked residential units are accounted for and therefore fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

The District's justification for collecting fees on future residential and commercial/industrial development is based on the following facts and projections:

1. The District's current enrollment is larger than its pupil capacity. The District, therefore, does not have sufficient capacity to house students generated by future development. These students will require the District to construct new school facilities.
2. Each square foot of future residential development creates an estimated school facilities cost of \$12.52. All categories of commercial/industrial development (except rental self-storage) create an estimated school facilities cost ranging from \$0.77 to \$3.27 per square foot of commercial/industrial development, even when fees from linked residential units are accounted for.
3. If the District collects the current maximum fee on residential development authorized by Government Code Section 65995 of \$4.08 per square foot, fee revenue will offset 38.8 percent of the school facility cost attributable to residential development. If the District collects the current maximum fee on commercial/industrial development authorized by Government Code Section 65995 of \$0.66 per square foot, fee revenue will offset from 6.1 percent to 26.0 percent of the school facility cost attributable to commercial/industrial development (except rental self-storage). For both residential and commercial/industrial development, the fees authorized by Government Code Section 65995 are fully justified.

The fees outlined above all meet the requirements of Government Code Section 66001 (the nexus requirements), that is, a reasonable relationship exists between the amount and use of the fees and the developments on which they are charged.

## **End of Summary**

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**DRAFT**

## INTRODUCTION

This Report analyzes the cost of providing school facilities for students generated by future residential and commercial/industrial development projects in the West Contra Costa Unified School District. *School Facility Consultants* has been retained by the District to conduct the analysis and prepare this Report.

### A. Purpose and Scope

The purpose of this Report is to show that the District meets pertinent requirements of State law regarding the collection of developer fees.

State law gives school districts the authority to charge fees on new residential and commercial/industrial developments if those developments generate additional students and cause a need for additional school facilities. Government Code Section 65995 currently authorizes school districts to collect fees on future development of no more than \$4.08 per square foot for residential construction and \$0.66 for commercial/industrial construction (Level I fees). The maximum Level I fees are adjusted every two years according to the inflation rate for Class B construction as determined by the State Allocation Board. Government Code Section 66001 requires that a reasonable relationship exist between the amount and use of the fees and the development on which the fees are to be charged.

This Report:

- identifies the cost of providing school facilities for students generated by future residential and commercial/industrial development in order to justify the collection of fees on those developments and
- explains the relationship between the fees and the developments on which those fees are to be charged.

### B. Brief Description of the West Contra Costa Unified School District

The West Contra Costa Unified School District is located in Contra Costa County. The District's boundaries may be seen in greater detail on maps available at the District Office.

The District currently serves over 34,500 students and operates thirty-two elementary schools, five K-8 schools, six middle schools, seven comprehensive high schools and two continuation high schools.

Based on information provided by the City of Hercules, the City of Pinole, the City of Richmond, the City of El Cerrito, the City of San Pablo and the County of Contra Costa planning departments, this Report estimates that 1,939 housing units will be built in the District within the next five years.



To accommodate projected enrollment growth resulting in part from this new residential development, the District plans to reconstruct K-6 and 9-12 campuses on current District sites and convert K-6 campuses to K-8. In addition, the District may purchase or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

### **C. Data Sources**

The data sources for this Report are listed in the table below and referenced throughout the Report.

#### **Data Sources**

<b>Data Type</b>	<b>Data Source</b>
Residential development rates	The City of Hercules, The City of Pinole, The City of Richmond, The City of El Cerrito, The City of San Pablo and the County of Contra Costa
Enrollment history	CBEDS
Pupil capacity of District schools	West Contra Costa Unified School District (WCCUSD),
Student generation rates for housing units	WCCUSD student address data and developer fee collection records
Employees per square foot of commercial/industrial development	San Diego Association of Governments
Number of workers per household	United State Census

### **D. Outline of the Report**

The Report is divided into six sections. The sections:

1. Identify the District's school facility needs,
2. Calculate the financial impact on the District of future residential and commercial/industrial developments,
3. Compare the projected revenues from developer fees to the costs of providing facilities to students generated by future developments,
4. Show that the District satisfies the requirements of Government Code Section 66001 with respect to the collection of developer fees,
5. Summarize other potential funding sources for school facilities, and
6. Present recommendations regarding the collection of developer fees.

**End of Section**

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## I. DISTRICT FACILITY NEEDS

This Section describes the District’s requirements for school facilities. Specifically, the following subsections:

- A) Identify the District’s current enrollment and enrollment history
- B) Identify the District’s current capacity,
- C) Subtract the District’s enrollment from the District’s capacity to calculate the District’s facility needs, and
- D) Describe the District’s plan to fulfill its facility needs.

### A. Enrollment History

The Report uses the California Basic Educational Data Systems (CBEDS) to track the District’s total enrollment over the last five years (see Table 1-1) and accounts for all K-12 pupils enrolled in public schools (District and Charter) operating within the District’s boundaries. Total District enrollment has increased by 2,186 students (6.8%) from 2015/16 to 2019/20.

**Table 1-1  
District Enrollment History**

Grade	2015/16	2016/17	2017/18	2018/19	2019/20
<b>K-6</b>	18,402	18,447	18,668	18,713	18,785
<b>7-8</b>	4,734	4,816	4,990	5,070	5,140
<b>9-12</b>	9,214	9,653	9,789	10,162	10,611
<b>Total</b>	<b>32,350</b>	<b>32,916</b>	<b>33,447</b>	<b>33,945</b>	<b>34,536</b>

### B. Pupil Capacity of District Facilities

The Report calculates the pupil capacity of the District by (1) taking an inventory of the classrooms that are included in the District’s long-term facility plans and (2) applying the District’s desired classroom loading standards to that inventory.

#### 1) Classroom Loading Standards

For planning purposes, the District uses the state loading standards of 25:1 for K-6, 27:1 for 7-8 and 9-12 and 13:1 for Special Day Class (SDC) as listed in Table 1-2.

**Table 1-2  
Loading Standards**

<b>Grade Group</b>	<b>Number of Students Per Classroom</b>
<b>K-6</b>	25
<b>7-8</b>	27
<b>9-12</b>	27
<b>SDC</b>	13

2) Classroom Capacity

Table 1-3 lists the classroom capacity of the District by grade group. The capacity is determined by multiplying the number of classrooms in the District by the appropriate District loading standard identified in Table 1-2.

The classroom count was established by conducting an inventory of the District’s school sites as outlined in the District’s Long Range Facilities Master Plan 2016. Any facilities that are not part of the District’s long-range facility plan are not included in this count including portable classrooms and capacity deemed inadequate and scheduled for replacement.

**Table 1-3  
Classroom Count and Pupil Capacity Based on  
District Loading Standards**

<b>Grade Group</b>	<b>Number of Classrooms</b>	<b>Number of Pupils Per Classroom</b>	<b>Pupil Capacity</b>
K-6	471	25	11,775
7-8	157	27	4,239
9-12	260	27	7,020
K-6 SDC	58	13	754
7-8 SDC	20	13	260
9-12 SDC	32	13	416
	<b>998</b>	<b>N/A</b>	<b>24,464</b>

3) Classroom Utilization

Table 1-4 shows the percentage of classroom capacity the District is utilizing by dividing the District’s current enrollment as indicated in the District’s 2019/20 enrollment information by the capacity listed above (Table 1-3).

*(continued on the next page)*

**Table 1-4  
2019/20 Classroom Utilization**

<b>Grade Group</b>	<b>Pupil Capacity</b>	<b>2019/20 Enrollment</b>	<b>Percent Utilization</b>
<b>K-6</b>	12,529	18,785	149.9%
<b>7-8</b>	4,499	5,140	114.2%
<b>9-12</b>	7,436	10,611	142.7%
<b>Total</b>	<b>24,464</b>	<b>34,536</b>	<b>141.2%</b>

As Table 1-4 shows, the District is currently operating at over 100 percent of capacity at all grade groupings.

**C. District Facility Requirements**

Table 1-5 calculates the District’s requirements for school facilities by subtracting its current capacity from its enrollment.

**Table 1-5  
District Facility Needs/Unhoused Students**

<b>Grade Group</b>	<b>2019/20 Enrollment</b>	<b>District Capacity (Pupils)</b>	<b>Unhoused Students</b>
<b>K-6</b>	18,785	12,529	6,256
<b>7-8</b>	5,140	4,499	641
<b>9-12</b>	10,611	7,436	3,175
<b>Total</b>	<b>34,536</b>	<b>24,464</b>	<b>10,072</b>

As Table 1-5 shows, the District needs additional facilities for 6,256 K-6 students, 641 7-8 students and 3,175 9-12 students.

**D. Plan for Fulfilling School Facility Needs**

In order to provide facilities for the unhoused students listed in Table 1-5, the District plans to reconstruct K-6 Schools and 9-12 Schools on current school sites, and convert K-6 schools into K-8 Schools. In addition, the District may lease additional portable classrooms to for use as interim housing while permanent facilities are being constructed.

**Table 1-6  
District Facility Plan**

<b>Projects</b>	<b>Pupil Capacity</b>	<b>Time Frame</b>
<b>Reconstruct K-6 Schools</b>	6,256	5 years
<b>Convert K-6 Sites to K-8</b>	641	5 years
<b>Reconstruct 9-12 Schools</b>	3,175	5 years
<b>Interim Housing</b>	N/A	throughout next 5 years
<b>Total</b>	<b>10,072</b>	<b>N/A</b>

**End of Section**

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## II. FINANCIAL IMPACT ON THE DISTRICT OF FUTURE RESIDENTIAL DEVELOPMENT

This Section quantifies how future residential development financially affects the District.

Future residential development will generate additional students in the District. As shown in the previous section, adequate school facilities do not exist for these students. Future residential development, therefore, financially affects the District by generating a need for additional school facilities that the District must acquire at some cost. This section describes this cost in three ways: (1) dollars per K-12 student generated from future development, (2) dollars per housing unit and (3) dollars per square foot of future development.

In order to calculate the financial effects described above, the Report needs to first calculate the number of students that will live in new housing units in the District and the per-pupil cost of providing school facilities for K-6, 7-8 and 9-12 students.

### A. Number of Students per New Housing Unit

This Report estimates the number of students that each future residential housing unit will generate by analyzing the rate at which previously built housing units have generated current District pupils.

The student generation rate is calculated by counting the number of K-12 students attending District schools that live in housing units built within the District's attendance boundaries.

Table 1-7 identifies the K-12 student generation rate for new housing units in the District. The Report uses developer fee collection data from the District to derive the housing counts and a District provided student list to derive the student counts.

**Table 1-7  
Student Generation Rates**

<b>Grade Group</b>	<b>Students per Residential Housing Unit</b>
<b>K-6</b>	0.081
<b>7-8</b>	0.024
<b>9-12</b>	0.026
<b>Total</b>	<b>0.131</b>

### B. Cost of Providing School Facilities

The per-pupil cost of providing school facilities for unhoused students is outlined in Table 1-8. The costs of providing the facilities outlined in the District's housing plan is based on those costs incurred by the District for similar projects that have been recently

completed or that are currently underway. It should be noted that the District may experience interim housing costs while permanent facilities are being constructed. Interim housing costs, however, are not quantified in this Report.

**Table 1-8  
Per-Pupil Facility Costs for K-12 Students**

Grade Group	Project	Project Cost	Project Capacity	Per-Pupil Facility Cost
<b>K-6</b>	Michelle Obama ES Reconstruction Project	\$39,873,133	575	\$69,345
<b>7-8</b>	Montalvin K-8 Conversion	\$993,932	81	\$12,271
<b>9-12</b>	Pinole HS Reconstruction Project	\$196,486,351	1,455	\$135,042
<b>K-12</b>	Interim Housing	N/A	N/A	N/A

**C. Cost of Providing School Facilities per New K-12 Student Generated by Future Development**

This Report determines the facility cost of a K-12 student generated by future development by calculating a weighted average of the facility costs for K-6, 7-8 and 9-12 students.

The relative size of the K-6, 7-8 and 9-12 student generation rates tell us that 61.83 percent of students from new units will be K-6 students and 18.32 percent will be 7-8 students and 19.85 percent will be 9-12 students. Table 1-9 weights each per-pupil facility cost by the appropriate percentage and provides a weighted average facility cost for K-12 students from future residential development.

**Table 1-9  
Weighted Average School Facility Cost for a K-12 Student  
From Future Residential Development**

Grade Group	Cost Per-Pupil	Weighting Based on Student Generation Rate	Weighted Cost Per-Pupil
<b>K-6</b>	\$69,345	61.83%	\$42,876
<b>7-8</b>	\$12,271	18.32%	\$2,248
<b>9-12</b>	\$135,042	19.85%	\$26,806
<b>K-12</b>	N/A	<b>100%</b>	<b>\$71,930</b>

**D. Cost of Providing School Facilities per New Residential Housing Unit**

Table 1-10 multiplies the total number of students per housing unit by the facility costs of a K-12 student to calculate a facility cost attributable to future residential housing units.

**Table 1-10  
K-12 School Facility Cost per New Housing Unit**

<b>Student Generation Rate</b>	<b>K-12 Per-pupil Facility Cost</b>	<b>Cost Per New Housing Unit</b>
0.131	\$71,930	\$9,423

**E. Cost of Providing School Facilities per Square Foot of Future Residential Development**

This Report calculates the school facility cost per square foot of future development by dividing the cost per housing unit by the average square footage of housing units.

Based on information provided by the local planning departments, this report estimates that new housing units projected to be built in the District over the next five years will have an average square footage of 896 square feet (1,939 units with a total of 1,737,722 square feet).

Table 1-11 shows the K-12 school facility costs per square foot of new residential housing units, but not the amount which would actually be charged (as of January 2020 is limited to \$4.08 per square foot of residential development).

**Table 1-11  
K-12 School Facility Cost per Square Foot of Residential Development**

<b>Facility Cost Per New Housing Unit</b>	<b>Average Square Footage</b>	<b>Facility Cost Per Square Foot of Development</b>
\$9,423	896	\$10.52

As demonstrated above, each square foot of future residential development will generate a school facility cost of \$10.52. This is true regardless of the amount of square footage (i.e., units) constructed in the next five years.

The facility cost per square foot of development of \$10.52 is likewise fully justified when calculating the impact based on total anticipated units, total anticipated pupils generated from new development, and the total anticipated cost to house those pupils:

- Total new housing units expected to be built in the next five years is 1,939
- Total anticipated pupils from new development is 254
- Total cost to house pupils generated from new development is \$17,175,988



**Table 1-12  
Alternative Calculation of 9-12 School Facility Cost per Square  
Foot of Residential Development**

<b>Future Units</b>	<b>Pupils from New Development</b>	<b>Cost to House Pupils from New Development</b>	<b>Total Anticipated SQFT</b>	<b>Facility Cost Per Square Foot of Development</b>
1,939 <sup>†</sup>	254 <sup>††</sup>	\$18,270,220*	1,737,344**	\$10.52

<sup>†</sup> 1,939 units expected to be constructed in five years (see page 2), of these: 874 units are reported by the City of El Cerrito, 871 units are reported by the City of Hercules, 190 units are reported by the City of Richmond and four units are reported by the City of Pinole. The City of San Pablo and Contra Cost County Planning Department each indicated that no units were anticipated over the next five years..

<sup>††</sup> 1,939 units with an SGR of 0.131 equals 254 pupils. Table 1-8

\* 254 pupils with a per-pupil facility cost of \$71,930 equals \$18,270,220 total cost. Table 1-9

\*\*1,939 units with an average square footage of 896 per unit equals 1,737,344 total square foot. Table 1-11

**End of Section**

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### III. REVENUE FROM FEES ON RESIDENTIAL DEVELOPMENT VERSUS COSTS OF SCHOOL FACILITIES

This Section compares the projected revenues from fees levied on future residential development to the school facility costs attributable to that development.

State law currently caps Level I Fees at \$4.08 per square foot. As demonstrated in the previous section, each square foot of future residential development will generate a school facility cost of \$10.52. Any given amount of future development will, therefore, generate more school facility costs than Level I Fee revenue (i.e., for every \$1.00 in fee revenue generated by future development, \$2.58 in school facility costs are generated).

#### A. Fee Revenue from Residential Development Over the Next Five Years

Based on information provided by the City of Hercules, the City of Pinole, the City of Richmond, the City of El Cerrito, the City of San Pablo and the County of Contra Costa planning departments, this Report estimates that 1,939 housing units will be built in the District within the next five years. For *any* given amount of residential development, however, school facility costs will be greater than fee revenue by a ratio of \$2.58 to \$1.00 at \$4.08 per square foot.

As stated in the previous section, the Report estimates that new residential units will average 896 square feet over the next five years.

As Table 1-13 shows, if the District collects the current Level I Fee of \$4.08 per square foot, the District will collect \$7,088,364 in residential developer fees over a five year projection period.

**Table 1-13  
Revenue from Residential Developer Fees**

New Housing Units	Average Square Footage	Fee Amount	Revenues From Fees on New Housing Units
1,939	896	\$4.08	\$7,088,364

#### B. Fee Revenue from Additions to Existing Residences

Revenue will be collected from fees assessed on additions to existing residences, to the extent that these additions exceed the exclusionary threshold outlined in the Education Code. Pursuant to Education Code Section 17620(a)(1)(C)(i), developer fees may be charged on residential additions “only if the resulting increase in assessable space exceeds 500 square feet.” The fee revenue calculation for additions is the same as for

new units. For example, additions totaling 40,000 square feet would generate \$163,200 in fee revenue (40,000 multiplied by \$4.08).

**C. Fee Revenue from Reconstruction and Redevelopment**

Revenue will be collected from fees assessed on projects that reconstruct or redevelop existing housing, but only to the extent that the square footage of the new construction exceeds the square footage of the reconstructed or redeveloped housing. The fee revenue calculation for reconstruction and/or redevelopment is the same as for new units. For example, reconstruction and/or redevelopment totaling 50,000 square feet would generate \$204,000 in fee revenue (50,000 times \$4.08).

**D. School Facility Costs Generated by Residential Development Over the Next Five Years**

The total school facility cost attributable to future residential development over the next five years is calculated by multiplying the following two factors: (1) the number of new housing units and (2) the facility cost per new housing unit. Table 1-14 shows that the total school facility cost attributable to future development is \$18,271,197.

**Table 1-14  
School Facility Cost Generated by Students from Future Development**

<b>New Units</b>	<b>Cost Per New Housing Unit</b>	<b>Total Cost</b>
1,939	\$9,423	\$18,271,197

**E. School Facility Costs Generated by Additions to Existing Residences**

Additions to existing residences will have the same financial effect on the District as new residential units. For example, residential additions of 40,000 square feet will generate an additional six students, when applying the student generation rate calculated in this Report, and a school facilities cost to the District of \$431,580 (six students times a per-pupil facilities cost of \$71,930).

**F. School Facility Costs Generated by Reconstruction and Redevelopment**

Reconstruction and redevelopment of existing homes will have the same financial effect on the District as new residential development. For example, reconstruction and/or redevelopment of 50,000 square feet will generate an additional seven students when applying the student generation rate calculated in this Report and a school facilities cost to the District of \$503,510 (seven students times a per-pupil facilities cost of \$71,930).

**G. Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees**

Table 1-15 shows that \$7,088,364 in total residential Level I fee revenue will cover only 38.8 percent of the \$18,271,197 in total school facility costs attributable to residential development over the next five years. Some of this shortfall may be recovered from fees on commercial development.

**Table 1-15**  
**Facility Cost of Residential Development versus Fee Revenue**

<b>Total School Facility Costs</b>	<b>Total Revenues From Fees</b>	<b>Net Facility Cost to the District</b>
\$18,271,197	\$7,088,364	\$11,182,833

**H. Senior Citizen Restricted Housing**

As required by law, a lower fee, currently the commercial/industrial maximum of \$0.66 per square foot, is established for certain types of residences that are restricted in occupancy to senior citizens. Housing of this type generates employees and has an indirect impact on the school district similar to that from commercial/industrial development projects.

**End of Section**

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## IV. FINANCIAL EFFECT ON THE DISTRICT OF NEW COMMERCIAL/INDUSTRIAL DEVELOPMENT

This Section analyzes the costs of providing school facilities for students generated by new commercial/industrial development.

Commercial/industrial development will attract additional workers to the District, and, because some of those workers will have school-age children, will generate additional students in the District. Additionally, the District will likely experience additional students from new workers who do not live in the District, but whose school-age children attend the District as transfer students. As shown in Section I, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a fiscal impact on the District by generating a need for new school facilities.

The Report multiplies the following five factors together to calculate the school facility cost incurred by the District per square foot of new commercial/industrial development:

- A. Employees per square foot of new commercial/industrial development,
- B. Percent of employees in the District that also live in the District,
- C. Houses per employee,
- D. Students per house, and
- E. School facility cost per student.

The Report calculates each of these factors in the next sections.

### A. Employees per Square Foot of Development

As permitted by State law, the Report uses results from a survey published by the San Diego Association of Governments (SanDAG) (see Appendix) to establish the number of employees per square foot of new commercial/industrial development projects.

**Table 1-16  
Employees per Square Foot of Commercial/Industrial  
Development, by Category**

Commercial/Industrial Category	Average Square Foot per Employee	Employees per Average Square Foot
Banks	354	0.00283
Community Shopping Centers	652	0.00153
Neighborhood Shopping Centers	369	0.00271
Industrial Business Parks	284	0.00352
Industrial Parks	742	0.00135
Rental Self Storage	17,096	0.00006
Scientific Research & Development	329	0.00304
Lodging	882	0.00113
Standard Commercial Office	208	0.00480
Large High Rise Com. Office	232	0.00432
Corporate Offices	372	0.00269
Medical Offices	234	0.00427

Source: 1990 SanDAG Traffic Generators Report.

**B. Percentage of Employees Residing Within the District**

U.S. Census data from the year 2000 (School District Tabulation (STP2) Data, Table P27: *Place of Work for Workers 16 Years and Over - Place Level*), indicates that approximately 14 percent of people working in the District also live in the District.

**C. Number of Households per Employee**

U.S. Census data from the year 2000 (School District Tabulation (STP2) Data, Table H6: *Occupancy Status* and Table P27: *Place of Work for Workers 16 Years and Over - Place Level*), indicates that there are approximately 1.20 workers per household. Likewise, this data indicates that there are 0.84 housing units for every one worker. The Report, therefore, assumes that each new resident worker in the District will demand 0.84 housing units.

**D. Number of Students per Dwelling Unit**

As outlined in Section II.A., the Report assumes that 0.131 K-12 pupils will reside in each housing unit in the District.

**E. School Facility Cost Per-Pupil**

As outlined in Section II.C., the Report estimates that the school facility cost per K-12 pupil is \$71,930. It should be noted that these facility costs are conservative and the District's actual facility costs will likely be higher.

**F. School Facility Cost per Square Foot of Commercial/Industrial Development**

Table 1-16 calculates the school facility cost generated by a square foot of new commercial/industrial development for each of the categories of commercial/industrial projects listed in Table 1-16.

School facility costs for development projects not included on this list may be estimated by using the closest employee per square foot ratio available for the proposed development or by following the District's administrative procedures for appeals of school facility fee imposition.

*(continued on the next page)*

**Table 1-17  
Facility Cost per Square Foot of Commercial/Industrial  
Development, by Category**

Category	Employees per Square Foot	% Employees Residing in District	Dwelling Units per Employee	K-12 Students per Dwelling Unit	Cost per K-12 Student	Cost per Square Foot
Banks	0.00283	0.14	0.84	0.131	\$71,930	\$3.14
Community Shopping Centers	0.00153	0.14	0.84	0.131	\$71,930	\$1.70
Neighborhood Shopping Centers	0.00271	0.14	0.84	0.131	\$71,930	\$3.00
Industrial/business Parks	0.00352	0.14	0.84	0.131	\$71,930	\$3.90
Industrial Parks	0.00135	0.14	0.84	0.131	\$71,930	\$1.50
Rental Self-Storage	0.00006	0.14	0.84	0.131	\$71,930	\$0.07
Scientific R&D	0.00304	0.14	0.84	0.131	\$71,930	\$3.37
Lodging	0.00113	0.14	0.84	0.131	\$71,930	\$1.25
Standard Commercial Offices	0.00480	0.14	0.84	0.131	\$71,930	\$5.32
Large High Rise Com. Offices	0.00432	0.14	0.84	0.131	\$71,930	\$4.79
Corporate Offices	0.00269	0.14	0.84	0.131	\$71,930	\$2.98
Medical Offices	0.00427	0.14	0.84	0.131	\$71,930	\$4.73

The District is justified in collecting the Government Code maximum of \$0.66 per square foot for all categories (except rental self-storage) of commercial/industrial development because these categories, on a per square foot basis, generate a school facility cost greater than the Government Code maximum of \$0.66.

Fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

**G. Calculating School Facility Cost of Commercial/Industrial Development with Residential Fee Offset**

A “residential fee offset” is calculated by (1) determining the number of homes that are associated with the employees generated by new commercial/industrial development and (2) calculating the residential fee revenues the District will collect from those homes (*note: the residential fee offset calculation assumes that all the homes associated with new employees are new homes; in reality, some new employees will live in existing homes*).

For purposes of calculating the residential fee offset, this Report estimates that the District will collect \$4.08 per square foot of future residential development.

Subtracting the residential fee offset from the total school facility cost generated by commercial/industrial development produces a discounted school facility cost that takes into account revenues from “linked” residential units.

Table 1-18 calculates the facility cost of new commercial/industrial development, while taking into account the revenues from linked residential units.

**Table 1-18  
School Facility Cost of New Commercial/Industrial Development Discounted by  
Residential Fee Offset**

Category	Dwelling Unit per Square Foot Com/Ind	Average Square Foot per Unit	District's Revenue per Square Foot Res. Dev.	Residential Offset per Com/Ind Square Foot	School Facility Cost per Square Foot Comm/Ind Development	Cost per Square Foot Less Offset
Banks	0.00033	896	\$4.08	\$1.21	\$3.14	\$1.93
Community Shopping Centers	0.00018	896	\$4.08	\$0.66	\$1.70	\$1.04
Neighborhood Shopping Centers	0.00032	896	\$4.08	\$1.17	\$3.00	\$1.83
Industrial Business Parks	0.00041	896	\$4.08	\$1.50	\$3.90	\$2.40
Industrial Parks	0.00016	896	\$4.08	\$0.58	\$1.50	\$0.92
Rental Self-storage	0.00001	896	\$4.08	\$0.04	\$0.07	\$0.03
Scientific R&D	0.00036	896	\$4.08	\$1.32	\$3.37	\$2.05
Lodging	0.00013	896	\$4.08	\$0.48	\$1.25	\$0.77
Standard Com.Offices	0.00056	896	\$4.08	\$2.05	\$5.32	\$3.27
Large High Rise Commercial Offices	0.00051	896	\$4.08	\$1.86	\$4.79	\$2.93
Corporate Offices	0.00032	896	\$4.08	\$1.17	\$2.98	\$1.81
Medical Offices	0.00050	896	\$4.08	\$1.83	\$4.73	\$2.90

As the table shows, the school facility cost of all categories of commercial/industrial development (except rental self-storage) are greater than the current Government Code maximum of \$0.66 per square foot, even when that cost is discounted by revenues from linked residential units. Therefore, the District is justified in collecting the Government Code maximum of \$0.66 per square foot for all categories of commercial/industrial development (except rental self-storage). This discounting most likely understates the true facility cost of commercial/industrial development, because not all new workers will live in new homes.

For illustrative purposes, the Report will compare the school facility cost generated by 140,000 square feet of a new community shopping center development to the fee revenue it will provide to the District. This analysis is valid, however, for all types of commercial/industrial development except rental self-storage.

If the District were to charge \$0.66 per square foot of commercial/industrial development, it would collect \$92,400 from the 140,000 square feet of the community shopping center development. Assuming that all employees of the community shopping center development live in new homes, the District will also collect \$92,086 in revenue from developer fees (140,000 square feet x 0.00153 employees per square foot x 14% employees that live in District x 0.84 housing units per employee x 896 square feet per housing unit x \$4.08 revenue from Residential developer fees). The 140,000 square feet of the community shopping center development will create a school facilities cost of \$238,000 (140,000 square feet x \$1.70 school facility cost per square foot of community shopping center).



Table 1-19 compares the school facility costs generated by 140,000 square feet of the community shopping center development in the District's K-12 service area to the fee revenues it provides to the District.

**Table 1-19**  
**Comparison of Facility Cost and Fee Revenue Generated by**  
**New Community Shopping Center Development**

	Fee Revenues	Facility Costs	Total Revenues (Costs)
140,000 square feet of community shopping center development	\$92,400	\$238,000	(\$145,600)
New housing units associated with the development	\$92,086	N/A	\$92,086
<b>Total</b>	<b>\$184,486</b>	<b>\$238,000</b>	<b>(\$53,514)</b>

As the table shows, fee revenue from community shopping center development will cover only 77.5 percent of the school facility cost it generates, even when that cost is discounted by the revenues from linked new housing units.

All categories of commercial/industrial development (except self-storage) will generate more facility cost than fee revenue, because they all generate a facility cost greater than \$0.66 per square foot even when fees from linked residential units are considered. Fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

**End of Section**

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## **V. FINDINGS**

This Section shows that the District meets the requirements of Government Code Section 66001 regarding the collection of developer fees and summarizes other potential funding sources for the District's capital projects.

### **A. Government Code Section 66001(a)(1)—Purpose of the Fee**

The purpose of collecting fees on residential and commercial/industrial development is to acquire funds to construct or reconstruct school facilities for the students generated by new residential and commercial/industrial developments.

### **B. Government Code Section 66001(a)(2)—Use of the Fee**

The District's use of the fee is expected to involve constructing and/or reconstructing elementary, middle and high school campuses and/or providing additional permanent facilities on existing campuses. The District is looking for alternatives to provide adequate housing and program options to all students including reconstruction of K-6 and 9-12 schools on existing District campuses and the conversion of K-6 schools to K-8 schools. In addition, the District may build other school related facilities, or purchase, or lease portable classrooms to use for interim housing while permanent facilities are being constructed.

Revenue from fees collected on residential and commercial/industrial development may be used to pay for any of the following:

- (1) Land (purchased or leased) for school facilities,
- (2) Design of school facilities,
- (3) Permit and plan checking fees,
- (4) Construction or reconstruction of school facilities,
- (5) Testing and inspection of school sites and school buildings,
- (6) Furniture for use in new school facilities,
- (7) Interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are being constructed,
- (8) Legal and administrative costs associated with providing facilities to students generated by new development,
- (9) Administration of the collection of developer fees (including the costs of justifying the fees), and
- (10) Miscellaneous purposes resulting from student enrollment growth caused by new residential development.

### **C. Government Code Section 66001(a)(3)—Relationship Between Fee's Use and the Type of Project Upon Which the Fee is Imposed**

Future residential development will cause new families to move into the District and, consequently, will generate additional students in the District. As shown in Section I.B.

of this Report, adequate school facilities do not exist for these students. Future residential development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (future residential development) upon which it is imposed.

New commercial/industrial development will cause new workers to move into the District. Commercial/industrial will also generate new students in the District, since some of these workers will have school-age children. As shown in Section I.B. of this Report, adequate school facilities do not exist for these students. New commercial/industrial development, therefore, creates a need for additional school facilities. The fee's use (acquiring school facilities) is, therefore, reasonably related to the type of project (new commercial/industrial development) upon which it is imposed.

**D. Government Code Section 66001(a)(4)—Relationship Between the Need for the Public Facility and the Type of Project Upon Which the Fee is Imposed**

The District's current enrollment is larger than its pupil capacity. The District, therefore, does not have sufficient existing capacity to house students generated by future development. Future residential and commercial/industrial development in the District will generate additional students and, consequently, a need for additional school facilities. A relationship exists, therefore, between the District's need to build additional school facilities and the construction of new residential and commercial/industrial development projects.

**E. Government Code Section 66001(b)—Relationship Between the Fee and the Cost of the Public Facility Attributable to the Development on Which the Fee is Imposed**

This Report demonstrates that the school facility cost attributable to future residential development is \$10.52 per square foot. The maximum Level I fee of \$4.08 per square foot on residential development is, therefore, fully justified.

This Report also demonstrates that the school facility costs attributable to all categories of commercial/industrial development except rental self-storage range from \$0.77 per square foot to \$3.27 per square foot, even when fees from linked residential units are accounted for. The maximum Level I fee of \$0.66 on these types of development is, therefore, fully justified. The school facility cost attributable to rental self-storage units is only \$0.03 per square foot when fees from linked residential units are accounted for and therefore fee amounts for self-storage and other low-employee-generating businesses should be examined on a case-by-case basis.

All school facility costs and fees in this Report are calculated on a per-student basis to ensure that future developments only pay for impacts they cause.

*(continued on the next page)*

**Table 1-20  
Projected Five-Year District Revenue**

	<b>Revenues</b>
1. Capital Assets:	
Projected Available Funds (05/31/2020)	\$170,288,407
Approved State Funding	\$23,400,090
Measure R	\$575,000,000
<b>Total Capital Assets</b>	<b>\$768,688,497</b>
2. Projected Revenue from Developer Fees:	
Residential Development*	\$7,088,364
Commercial/Industrial Development**	\$842,118
<b>Total Projected Revenue from New Development</b>	<b>\$7,930,482</b>
<b>Total Projected Five-Year District Revenue</b>	<b>\$776,618,979</b>

\* Estimate based on 1,939 homes averaging 896 square feet times the District’s anticipated revenue of \$4.08 per square foot.

\*\* Estimate based on the previous 5-years of developer fee collections totaling 1,275,936 square feet of commercial and industrial development times the District’s anticipated revenue of \$0.66 per square foot.

Information in Table 1-20 outlines the District’s projected revenue for capital outlay for the next five years and includes the current balance of the District’s Capital Facility Funds (accounts for current and anticipated proceeds from General Obligation Bonds, including Measure R [March of 2020]) and the projected revenue from new residential and commercial/industrial development. After accounting for these current and estimated amounts, the District has projected capital facility revenue of \$776,618,979 over the next five years.

The District has identified a total of \$1,290,502,140 in estimated facility costs necessary to provide adequate student facilities. This consists of an estimated \$1,119,900,000 of construction identified in the 2016 Long Range Facilities Master Plan (Model One), \$103,400,000 in future facilities master plan projects and a remaining ongoing project balance of \$67,202,140.

Comparing the District’s projected revenue over the next five years, to the estimated cost of implementing the District’s facility plan, indicates that projected facility costs will exceed revenues by \$513,883,161 (\$1,290,502,140 in estimated construction costs minus \$776,618,979 in existing and anticipated revenue) and further demonstrates that the District does not have sufficient funds available to offset the impacts of new residential and commercial/industrial development.

## **F. Other Funding Sources**

The following is a review of other potential funding sources for constructing school facilities.

(1) General Fund

The District's General Fund budget is typically committed to instructional and day-to-day operating expenses and not used to construct school buildings, as funds are needed solely to meet the District's non-facility needs.

(2) State Programs

The District has applied for and received State funding apportionments for construction of new school facilities under the 1998 Leroy F. Greene School Facility Program. Even projects funded at 100 percent of the State allowance, however, often experience a shortfall between State funding and the District's actual facility needs. State funds for deferred maintenance may not be used to pay for new facilities. State law prohibits use of lottery funds for facilities.

(3) General Obligation Bonds

School districts can, with the approval of two-thirds or 55 percent of its voters, issue general obligation bonds that are paid for out of property taxes. In March 2020, the District's voters passed Measure R authorizing a total of \$575 million in bond sales. These local funds are accounted for in this analysis.

(4) Parcel Taxes

Approval by two-thirds of the voters is required to impose taxes that are not based on the assessed value of individual parcels. While these taxes have been occasionally used in school districts, the revenues are typically minor and are used to supplement operating budgets.

(5) Mello-Roos Community Facilities Districts

This alternative uses a tax on property owners within a defined area to pay long-term bonds issued for specific public improvements. Mello-Roos taxes require approval from two-thirds of the voters (or land owners if fewer than 12) in an election.

(6) Surplus Property

The District has no surplus properties that could be sold to create a significant source of capital outlay funds.

(7) Alternatives for Reducing Facility Costs

Alternatives to reducing facility costs which have been used and/or explored by the District include additional portable classrooms, joint-use of facilities, Multi-Track Year-Round Education, and other measures. These options remain available to the District in the future.

**End of Section**

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## **VI. RECOMMENDATIONS**

As described in Section II.E, the District's cost per square foot of residential development is \$10.52. This Report recommends that the District levy the maximum statutory fee authorized by Government Code Section 65995, currently \$4.08 per square foot of residential development.

As described in Section IV.G, the District's cost per square foot of commercial/industrial development ranges from \$0.77 to \$3.27. The Report also recommends that the District levy the maximum fee as authorized by Government Code Section 65995, currently \$0.66 per square foot on all categories of commercial/industrial development. Developer fees for other types of low-employee-generating developments should be examined on a case-by-case basis.

These recommendations are based on the findings that residential and commercial/industrial development creates a school facility cost for the District that is larger than the revenue generated by charging these fees.

**End of Report**

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## **Appendix**

### **Employee Statistics From the San Diego Association Of Governments By Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)**

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## Appendix A

### Employee Statistics From the San Diego Association of Governments by Various Categories of Commercial/Industrial Development (from Traffic Generators Report January 1990)

	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
<b>Banks</b>				
Calif. First	57	13,400	354	0.00283
Southwest	11	3,128		
Mitsubishi	14	6,032		
Security Pacific	22	14,250		
Total	104	36,810		
Average	26	9,203		
<b>Community Shopping Centers</b>				
Rancho Bernardo Towne Center	273	139,545	652	0.00153
Plaza De Las Cuatro Banderas	227	186,222		
Rancho San Diego Village	N/A	N/A		
Total	500	325,767		
Average	250	162,884		
<b>Neighborhood Shopping Centers</b>				
Town and Country	217	70,390	369	0.00271
Tierrasanta II	87	49,080		
Palm Plaza	143	47,850		
Westwood Center	173	61,285		
Total	620	228,605		
Average	155	57,151		
<b>Industrial Business Parks</b>				
Convoy Ct / St. Parks	955	224,363	284	0.00352
Sorrento Valley Blvd. / Ct. Complexes	2,220	610,994		
Ronson Court	848	206,688		
Pioneer Industrial Project	N/A	N/A		
Sorrento Valley	N/A	N/A		
Torrey Business & Research	739	243,829		
Ridgehaven Court	823	213,449		
Ponderosa Avenue Industrial	245	158,983		
Total	5,830	1,658,306		
Average	972	276,384		

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	Employees	Total Sq. ft	Sq Ft / Employee	Employee Per Sq. ft
<b>Industrial Parks</b>				
Sorrento West	725	614,922	742	0.00135
Roselle Street	761	500,346		
Stromesa Street	200	136,124		
Total	1,686	1,251,392		
Average	562	417,131		
<b>Rental Self-Storage</b>				
Poway Storage	2	32,000	17,096	0.00006
Lively Center	2	20,000		
Brandon Street Mini-Storage	2	31,348		
Melrose Mini-Storage	2	28,280		
Lock-It Lockers Storage	3	59,325		
Total	11	170,953		
Average	2	34,191		
<b>Scientific Research and Development</b>				
Johnson & Johnson Biotechnology Center	39	22,031	329	0.00304
IVAC Corporation	1,300	315,906		
TRW/LSI Products	350	145,192		
Nissan Design International	26	40,184		
Salk Institute	500	318,473		
S-Cubed Corporation	160	56,866		
Torrey Pines Science Park	2,333	649,614		
Total	4,708	1,548,266		
Average	673	221,181		
<b>Lodging</b>				
San Diego Hilton	139	223,689	882	0.00113
Hyatt Islandia	320	250,000		
La Jolla Village Inn	180	129,300		
Hanalei Hotel	310	267,000		
Vagabond Inn	12	22,548		
Fabulous Inn & E-Z8 Motel	92	92,731		
Vacation Village	234	151,134		
Total	1,287	1,136,402		
Average	184	162,343		

**DRAFT**

	<b>Employees</b>	<b>Total Sq. ft</b>	<b>Sq Ft / Employee</b>	<b>Employee Per Sq. ft</b>
<b>Standard Commercial Office</b>				
Industrial Indemnity Bldg.	170	34,300	208	0.00480
Beta Bldg.	110	29,400		
Park Camino Bldg.	299	55,500		
2181 E.C.R. Bldg.	47	10,000		
Camino Real Financial Center	23	6,300		
Total	649	135,500		
Average	130	27,100		
<b>Large High Rise Com. Office</b>				
Mission Valley Financial Center (Security Pacific)	900	185,600	232	0.00432
Lion Plaza Building	462	109,900		
Crossroads Limited Building (Crocker and Xerox)	512	138,900		
Total	1,874	434,400		
Average	625	144,800		
<b>Corporate Offices</b>				
Equitable Life	200	53,900	372	0.00269
Bank of America Processing Center	300	110,000		
Home Federal Processing Center	1,150	450,000		
Trade Services Publications	270	82,000		
IRT Corporation	210	89,500		
Earl Walls & Assoc.	43	15,000		
Four Winds International Headquarters	220	90,914		
Total	2,393	891,314		
Average	342	127,331		
<b>Medical Offices</b>				
Chula Vista Doctors' Park	108	24,000	234	0.00427
Parkway Medical Group	65	17,620		
Campus Medical-Dental Center	115	25,900		
Total	288	67,520		
Average	96	22,507		

**DRAFT**

# Facility Options for Programs with Planned Growth



# Programs with Planned Growth

	Current Location	Next School Year FY 2020/21			Anticipated Build-out			
		Grade Configuration	Enrollment	General Classrooms	Year	Grade Configuration	Enrollment	General Classrooms
WC Mandarin*	Serra	K-3	336	12	2023/24	K-6	500	18
Invictus**	Crespi	7-9	280	14	2025/26	7-12	768	32
Voices**	Pinole Middle	K-4	224	8	2026/27	K-8	504	18

\*WC Mandarin enrollment projections based on cohort model

\*\*Enrollment projections based on Original Charter Petition

# West County Mandarin K-6

School Year	Grade Configuration	Enrollment (projected)*	Classroom Count	Existing / Proposed Housing
2020/21	K-3	282	12	Serra: 12 classrooms including the use of the MPR
2021/22	K-4	357	14	
2022/23	K-5	428	16	
2023/24	K-6**	500	18	

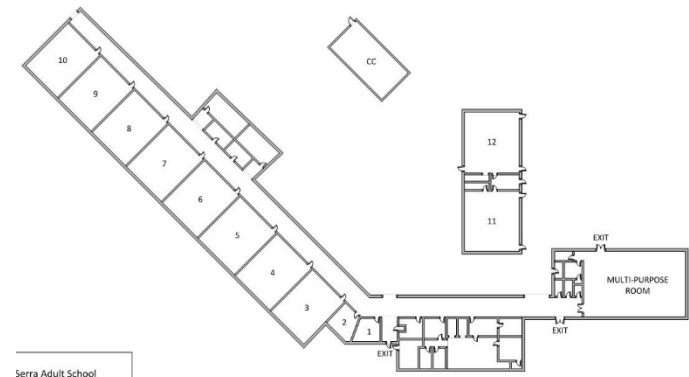


Students represent 36 different home schools across our District

\*Enrollment Projection based on cohort model

\*\*WC Mandarin desires to grow into a K-8

— Site at or over capacity and does not allow for desired program pull out rooms



# Current Mandarin Student Demographics

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High School Attendance Area	# of Students
De Anza Schools	18
El Cerrito Schools	65
Hercules Schools	11
Kennedy Schools	37
Richmond/San Pablo Schools	36
Pinole Schools	35
Out of District	8
<b>Grand Total</b>	<b>210</b>

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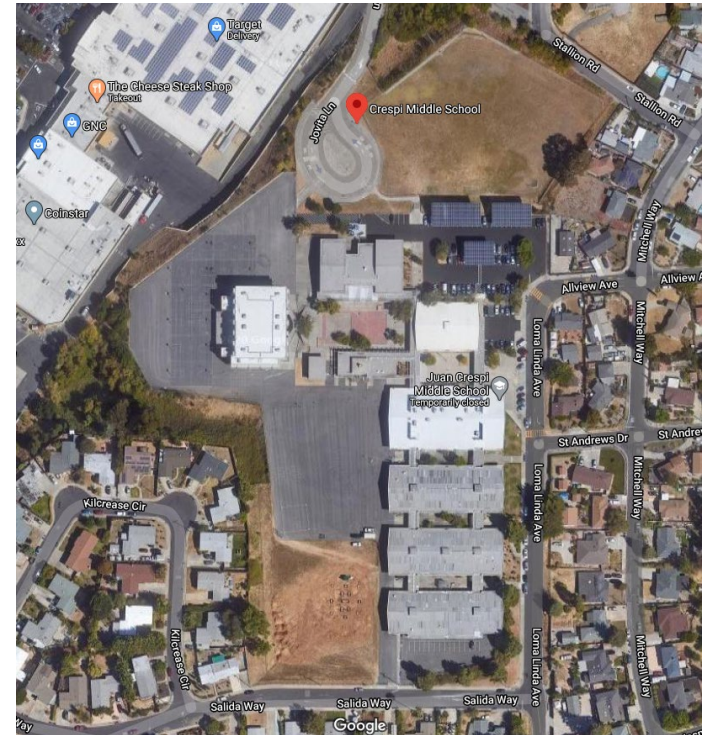
# Invictus 7-12

School Year	Grade Configuration	Enrollment (projected)*	Classroom Count	Existing / Proposed Housing
2020/21	7-9	280	14	Crespi Middle School
2021/22	7-10	400	18	
2022/23	7-11	520	22	
2023/24	7-12	640	26	
2024/25	7-12	704	30	
2025/26	7-12	768	32	

— Site at capacity considering co-location separation

— Site at capacity

\*Enrollment Projections based on Original Charter Petition



**Crespi MS 7-8**  
 School Year: Enrollment (March 2020)  
 2019/20: 382  
 Capacity Projections assume flat growth

# Voices K-8

School Year	Grade Configuration	Enrollment (projected) *	Classroom Count	Existing / Proposed Housing
2020/21	K-4	224	8	Pinole Middle School
2021/22	K-5	280	10	
2022/23	K-6	336	12	
2023/24	K-7	392	14	
2024/25	K-8	448	16	
2025/26	K-8	476	17	
2026/27	K-8	504	18	



**Pinole MS 7-8**  
 School Year: Enrollment (March 2020)  
 2019/20: 528  
 Capacity Projections assume flat growth

- Site at capacity considering co-location separation
- Site at capacity

\*Enrollment Projections based on Original Charter Petitions



# Site Availability

Sites	Classroom Count	Availability	Site Constraints
<b>Serra</b>	12	Campus is used by W.C. Mandarin Program	Not expandable
<b>El Cerrito Temp</b>	31	Will become available when Michelle Obama moves back to the new building in Fall 2020	Not expandable
<b>Adams Lower Lot</b> (Temporary Site Only)	7	Vacant Now	Not expandable
<b>Adams Upper Lot</b>	12	Vacant Now	Site feasibility investigation for seismic has not been completed so the ability to build is unknown
<b>Kennedy Temp</b> (Caliber Location)	38	Caliber modernization at North Campus pending receipt of state dollars (anticipated Spring 2021)	Availability projected Fall 2022
<b>Alvarado</b>	15	Campus is used by Adult Education	Not expandable

# WC Mandarin Campus at Adams MS

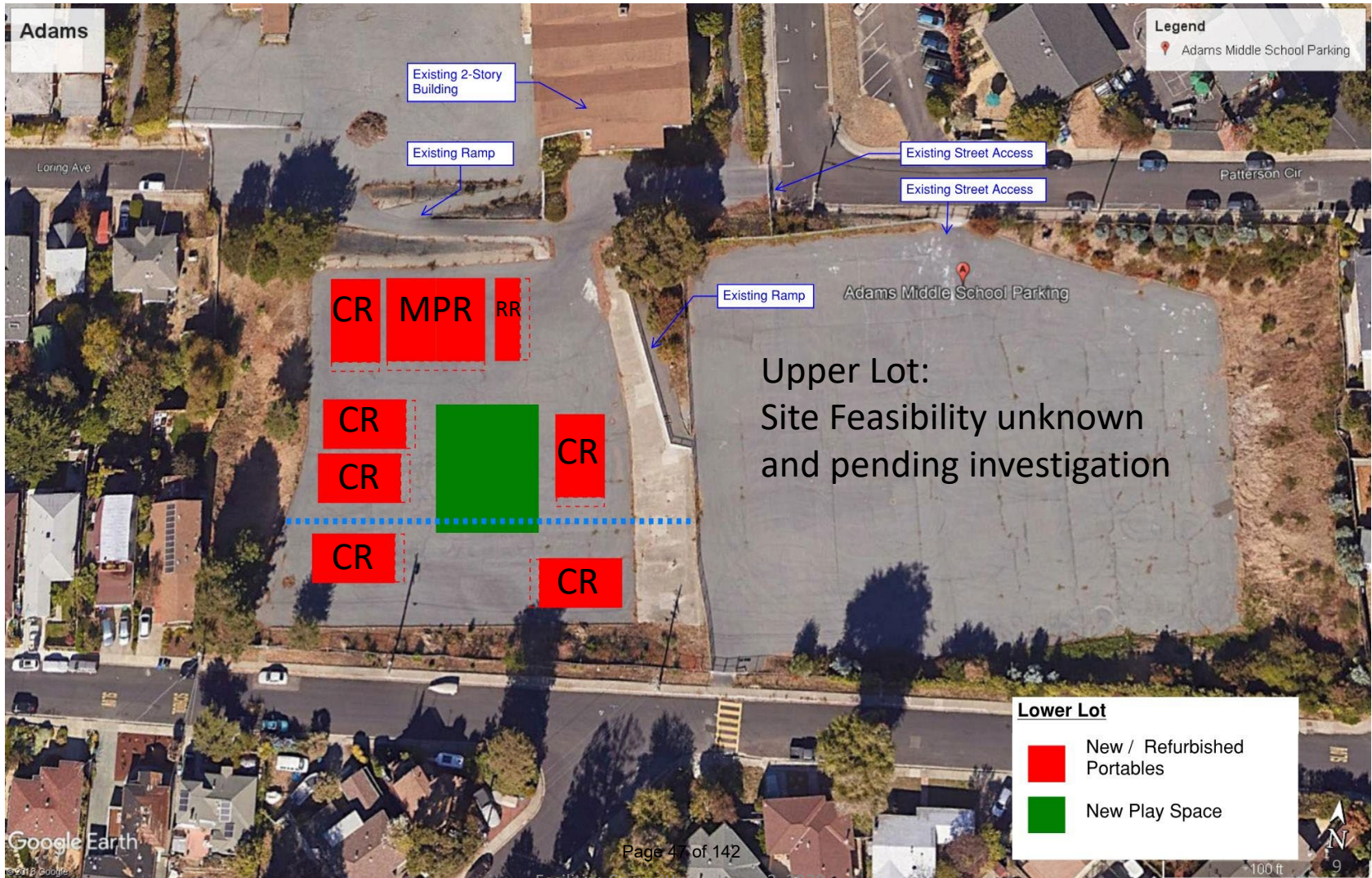
Adams MS Site has been identified by the WC Mandarin Community & Superintendent as the long-term solution for their campus

School Year	Grade Configuration	Enrollment (projected) *	Classroom Count	Existing / Proposed Housing
2020/21	K-3	282	12	Serra: 12 classrooms including the use of the MPR
2021/22	K-4	357	14	Serra: 9 classrooms Adams lower: 7 classrooms
2022/23	K-5	428	16	
2023/24	K-6**	500	18	Relocate full program to Adams upper and lower

\*Enrollment projection are based on cohort model  
 \*\*WC Mandarin desires to grow into a K-8

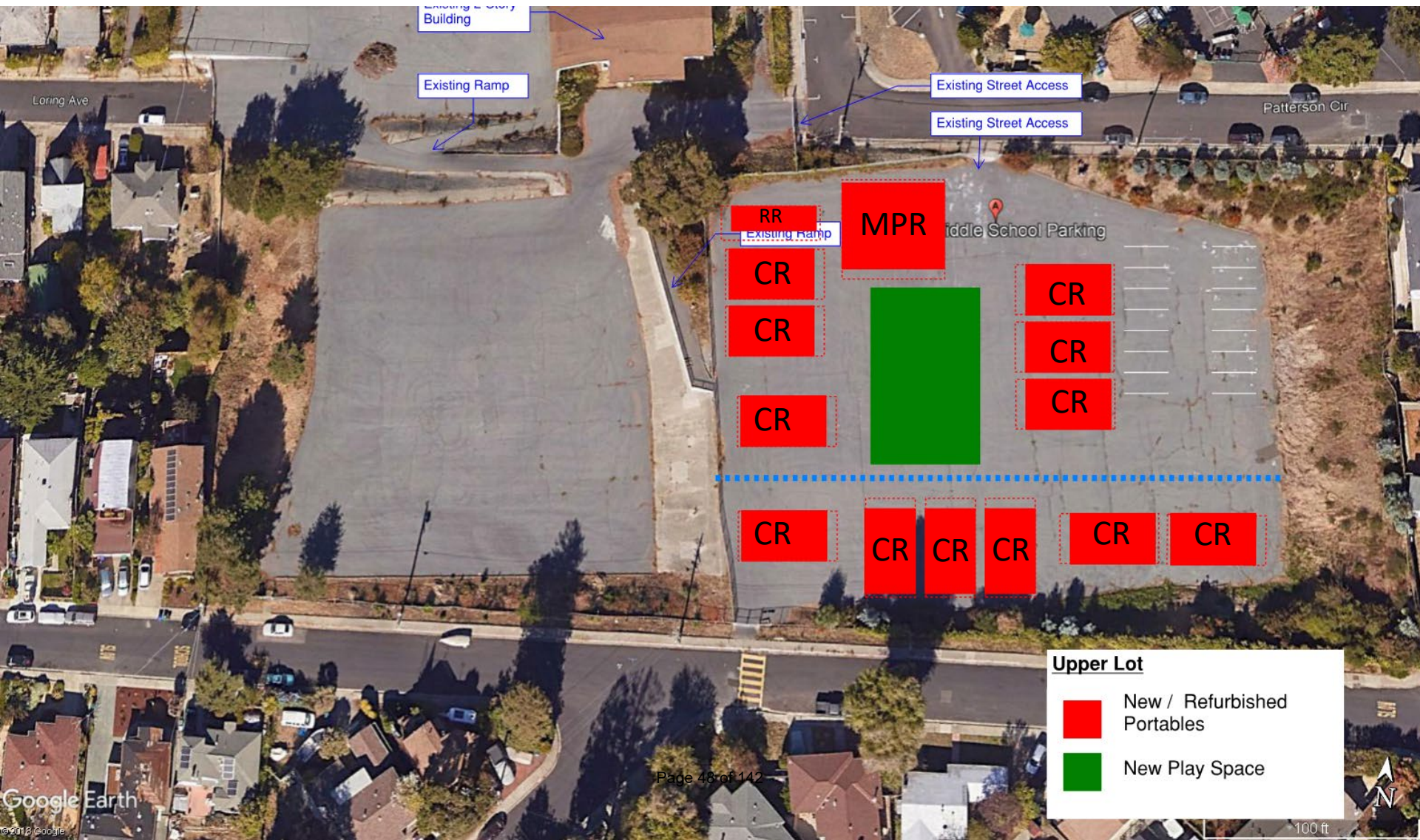
— Site at or over capacity and does not allow for special program considerations

# Capacity of Adams Lower Lot





# Projected Capacity of Adams Upper Lot

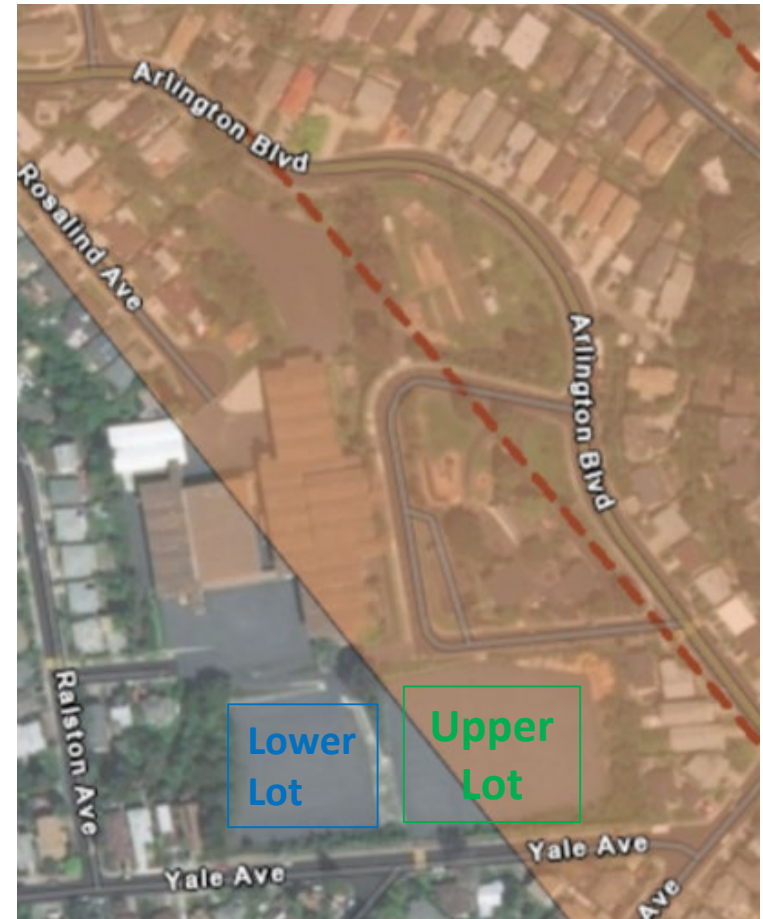


**Upper Lot**

-  New / Refurbished Portables
-  New Play Space

# Adams Site Considerations

- Adams MS was closed in 2009.
- Adams is in proximity to the Hayward fault line.
- The District completed a geotechnical site investigation to confirm the ability to build a portable campus at Adams on the lower lot.
- Further studies would be required to assess the feasibility of the upper lot.



Acknowledgment of the Quaternary Faults and Fold Database, the U.S. Geological Survey, and (or) the National Atlas of the United States of America would be appreciated in products derived from these data. | USDA FSA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

# West County Mandarin @ Adams MS

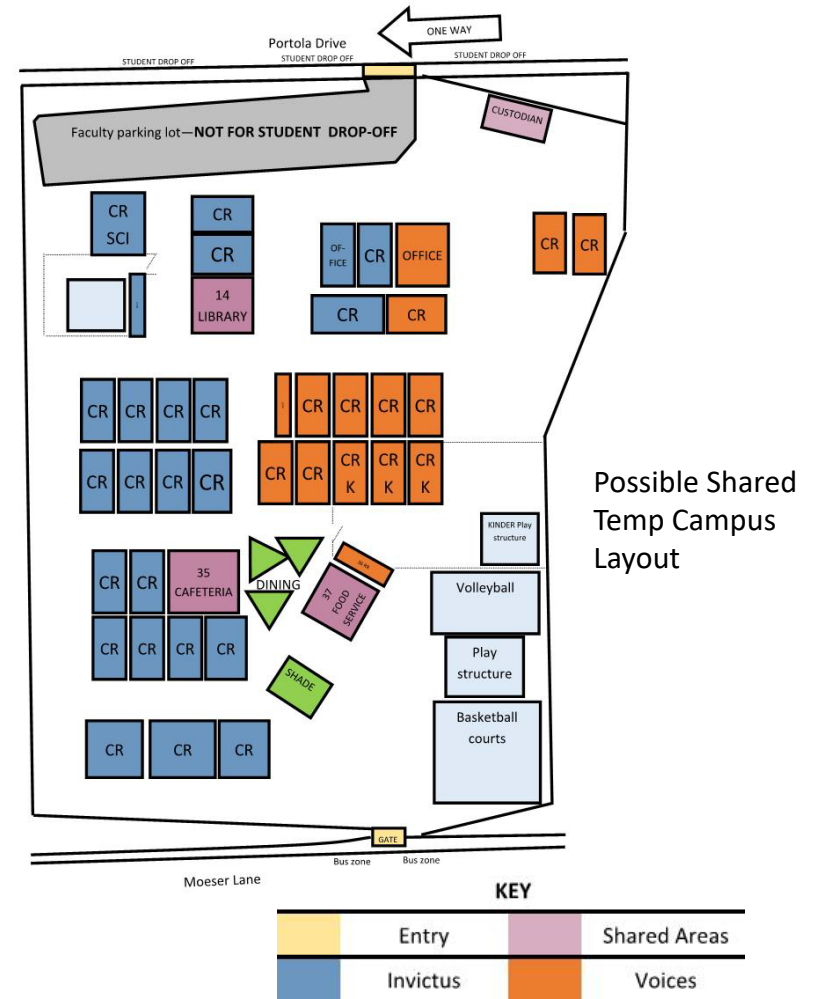
	Initial Budget	Duration
<b>Initial Site Design &amp; Agency Approval for Lower Lot</b>	\$150,000	120 days
CEQA - \$71,730		
Initial Planning & Design Services - \$50,000		
<b>Initial Site Investigation &amp; Feasibility for Upper Lot</b>	\$200,000	90 days
Geotechnical Feasibility - \$146,343		
Patching & Repair (estimate) - \$20,000		
Cost Estimate for Demolition of Adams - \$8,000		
Agency Approval Fees (estimate) - \$500		

District anticipates but cannot control: Results of additional site investigation & feasibility studies, CDE approval, CEQA, DSA required ADA accessibility scope modifications, fire hydrant installation, electrical upgrade to PG&E service, availability of portables and DSA project approval timeline



# Conceptual Co-location of Invictus & Voices @ El Cerrito Temp, starting FY 2021/22

	2021/22		2022/23	
	Grades	General Classrooms	Grades	General Classrooms
Invictus	7-10	18	7-11	22
Voices	K-5	10	K-6	12



- ✓ Possible 2-year solution
- ✓ Shared spaces, site separation, drop-off and pick-up, and other co-location considerations will need to be discussed and finalized if this proposal is to move forward

# Recommendation

- Approve the initial planning and investigation budget for Adams Site \$350,000
  - Approve related contracts

Services	Vendor	Contract Amount
Initial design and agency approval for Lower Lot only	Hamilton & Aitken Architects	\$50,000
Initial site feasibility & investigation for Upper Lot	Kleinfelder Inc	\$146,343
Cost Estimating for Adams Demolition	Sierra West Group Construction Consultants	\$8,000
CEQA	AECOM	\$71,730

- Complete site feasibility investigations at Adams and based on the results develop the Project and budget



# Next Steps

- ❑ Finalize locations for programs with planned growth that need space in FY 2021/22
- ❑ Evaluate District-wide current enrollment, capacity and utilization
  - Determine best utilization and most efficient use of all campuses
  - Consider if boundary or feeder pattern adjustments are required
- ❑ Schedule Board Facilities Workshop this Summer to review and update the Facilities Master Plan's to include passage of Measure R

# West Contra Costa Unified School District

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Bond Policies & Procedures

“Program Management Plan” Update

June 23, 2020

presented to Facilities Committee

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

# Background

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- The Moss Adams Program Effectiveness Audit recommends that: “the District consolidate all policies, procedures, and resolutions into one document to ensure effective controls and communication of the policies and procedures.”
- On May 8<sup>th</sup>, 2019, the Board of Education approved a contract with Swinerton Management & Consulting (“SMC”) to assist the District to develop and publish a Bond Program Management Plan (“PMP”)
- The Program Management Plan is anticipated to be completed by June 2020
- Regular updates and draft sections are available at <https://www.wccusd.net/Page/13520>

presented to Facilities Committee



# Program Management Plan: Anticipated Schedule to Release Working Drafts

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- ✓ **Program and Operations** – December 2019
- ✓ **Administrative** – January 2020
- ✓ **Project Management** – June 2020
- ✓ **Fiscal** – February 2020
- **Program Management Plan** – **June 2020**
- **Present at Board Facilities Workshop** – **Summer 2020**

After publishing each section, the District will open a 30-day public comment window for suggestions.

Written suggestions for improvement are encouraged and may be submitted online using a google form.

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

# Program Management Plan: Project Management Section

## II. Project Management

This section generally describes the project life-cycle from initiation through closeout and certification. Each project is unique and differs in scope and size. The amount of resources assigned to a project is customized based on the size, scope and complexity of the project. Our intention is to identify significant differences between project types and sizes appropriately, so the overall level of Project Management described sets a minimum set of criteria for all bond-funded projects. We also use the term Project Manager, Design Manager or Construction Manager generally. Project Manager typically identifies the District employee or consultant assigned to oversee the entire project from initiation through closeout. The Design Manager or Construction Manager identifies the consultant hired and assigned to manage the project in coordination with the District's assigned Project Manager.

The Board approved 2016 Long-Range Facilities Master Plan (FMP) is the road map for the project scope, sequence, schedule and budget. Therefore, this document, including the latest yearly update, should establish which projects will be moving forward to design and construction. The District is beginning the process to update the 2016 FMP to reflect the current needs of the District including the recent passage Measure R. The 2016 FMP including historical and future updates, as well as, the Board approved Education Specifications, Material and Product Standards, and Sole Source Resolutions that guide our Project Management Process are available on the District website <https://www.wccusd.net/Page/6945>.

There are two primary Project Delivery Methods in use at WCCUSD:

- Design-Bid-Build (D-B-B), sometimes called Traditional Project Delivery, and
- Design-Build (D-B)

### i. Design-Bid-Build

This method is the most commonly used delivery method, which is easily understood by stakeholders and has a deep body of case law governing its use.

D-B-B Features Include:

- Three linear phases: Design, Bid and Build
- Three prime players: District, Design Team, Contractor
- Two separate contracts: District to Design Team, District to Contractor

Responsibilities:

- District: Program, finance, management
- Design Team: Architectural/ Engineering services
- Contractor: Prime and Subcontractor Construction

Reasons for selecting Design-Bid-Build

- District has control over the entire process
- Multiple and alternative designs can be developed and reviewed
- A/E works directly for District
- Contractor works directly for District

Characteristics of Design-Build include:

- Project value at least one million dollars
- Integrated process; overlapped design and construction
- Often fast-tracked
- Two prime players: District and Design-Build Entity
- One primary contract - District to Design-Build Entity
  - A Bridging Architect may be contracted to create the bridging documents, which include programming and conceptual design. The Bridging documents can be used as the basis of design for the Design-Build Entity.
- Involvement of the builder in the design phase

Responsibilities:

- District: Program, performance requirements, and finance
- Design-Build Entity: Design and construction

Reasons for selecting Design-Build:

- Single point of responsibility for District
- Professional relationship with Contractor and Design Team
- A/E and Contractor on the same team providing unified recommendations to District
- Early Contractor involvement
- Transfer of Risk from District to DBE
- Faster project delivery



# Next Steps

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- Release **Program Management Plan** final draft online and the summary of feedback and associated revisions
  - CBOC members will be notified when the compiled PMP final draft is available
- Continue to provide monthly updates to the Facilities Committee and Citizens' Bond Oversight Committee
  - Historical presentations are available online <https://www.wccusd.net/Page/13520>
- Publish the Program Management Plan online in June 2020
  - Anticipated presentation of the full PMP at the Summer 2020 Facilities Board Workshop

presented to Facilities Committee

## II. Project Management Section

This section generally describes the project lifecycle from initiation through closeout and certification. Each project is unique and differs in scope and size. The amount of resources assigned to a project are customized based on the size, scope and complexity of the project. Our intent is to identify major differentiation between project types and sizes appropriately so the overall level of Project Management described sets a minimum set of criteria for all bond-funded projects. We also use the term Project Manager, Design Manager or Construction Manager generally. Project Manager typically identifies the District employee or consultant assigned to oversee the entire Project from initiation through closeout. The Design Manager or Construction Manager identifies the consultant hired and assigned to oversee the Project in coordination with the District assigned Project Manager. Lastly, the Board approved the 2016 Facilities Master Plan which is updated annually and reflects the road map for the Project scope, sequence, schedule and budget. The District is beginning the process to update the 2016 Facilities Master Plan to reflect the current needs of the District including the recent passage Measure R. The 2016 Facilities Master Plan including historical and future updates, as well as, the Board approved Education Specifications, Material and Product Standards, and Sole Source Resolutions that guide our Project Management Process are available on the District website: <https://www.wccusd.net/Page/6945>

### A. Design Management and Quality Assurance

#### 1. Project Initiation

The initiation of a project is a deliberate and formal process, authorizing the expenditure of District resources in the consideration, review, and approval of a project. There are many steps through which a project proceeds to reach successful completion. Upon Project Initiation, the Project Manager (PM) advises the District on the feasibility of the project, preliminary scope of work, order of magnitude budget, and identifies key schedule milestone dates. The PM also analyzes the type of construction, site constraints, and other initial planning issues.

To provide adequate information so that the District can make informed decisions, the PM gathers existing Site documentation, meets with key stakeholders, and considers the specific needs of the project which may include:

- Project Budget
- Project Funding, including any grant funding and requirements
- Project Schedule
- Phasing (if necessary)
- Temporary Housing / Swing Space (if necessary)
- Facility Needs Assessments (existing or as needed)

## DRAFT COMPILATION

- District Operational Requirements
- Division of the State Architect (DSA) Requirements
- Consultants and Consultant Scope of Services
- Community Outreach
- End User Needs
- Campus Impacts, Site Constraints, and Logistics
- Utility Requirements

### 2. Pre-Design Phase

#### a. Project Type

##### i. Renovation and Modernization including Site Improvements

The Project Manager assembles all available existing Site information for the Design Team to use during the design phases of the project which may include:

- As-built drawings of building(s), including original construction documents and documentation of subsequent renovations.
- Recent Facilities Conditions Assessment(s)
- Recent geotechnical, civil, hydrological, and other environmental investigations.
- Information concerning existing utility service; plans for new utilities or upsizing of existing services.

##### ii. New Construction (Additions and New Buildings)

In addition to assembling all available information that reflects existing conditions for the Site, there are additional considerations when planning for new construction additions to an existing campus or a complete campus replacement project.

Planning for new construction on an existing campus is a thoughtful, strategic, and deliberate process. It involves the input of key stakeholders and a thorough understanding of the project's purpose. Campus space is a valuable asset to the District, and careful campus planning provides the District with flexibility for future needs.

When reviewing the site, the PM and District stakeholders first perform an analysis of potential site issues. These can include looking at building access for students, staff and operations, adjacent academic programs, ADA access, fire and life safety



access, environmental considerations (e.g. noise impact on adjacent properties), and campus security concerns.

Other factors that are considered include issues that may be created by the new building or addition, for example:

1. Permanent or temporary changes to campus circulation.
2. The ability to isolate/separate construction from campus activities.
3. Construction site access, including material storage and construction worker parking.
4. Displacement of normal campus activities.

Consideration is given to desired adjacencies, safety (sight lines, proximity to other buildings, etc.), and changes to student drop-off and pick-up. If there is more than one site alternative, each alternative is evaluated. As a preferred alternative(s) is refined and revised, follow-up meetings may be required to earn consensus amongst the stakeholder group and/or for the District to make a final decision.

#### **b. Consultant Scope and Selection**

The District and PM review the Project and determine at which point in the Pre-Design phase consultants need to be brought on board.

Depending on the Project Type, consultant scope can include:

- Programming (typically an Architect)
- Hazardous Materials Assessment
- ADA / Access Compliance
- Seismic / Structural Analysis
- Civil / Sitework Analysis
- Initial Design Studies (Architects and/or Engineers)

#### **c. Scope and Programming**

##### **i. Project Scope**

Based on the complexity and size of the project, a Programming Consultant (typically an Architect) may be retained to develop a project Space Planning Checklist. The Space Planning Checklist conveys the purpose of the project, the size and qualities of each space, the adjacencies of spaces to one another, the types of finishes, environmental characteristics, and other important project specifics. The checklist aligns with the Board approved

Education Specifications and ensures alignment throughout the design process.

## **ii. Programming**

Depending on the project size and type, a Programming Consultant may be selected to perform programming services.

The Programming Consultant is typically required to perform pre-design investigations to establish the parameters governing the design of the project. This effort identifies design issues related to functional needs, requirements, and constraints imposed by regulatory codes and regulations pertaining to the project. The effort also identifies design issues relating to functional needs, requirements, and constraints imposed by Agencies Having Jurisdiction (AHJ).

The Space Planning Checklist defines the type, quantity, and size of spaces and outdoor elements required for each school level and is the place to start. In the Space Planning Checklist, review the general requirements of the design. These parameters contribute to definitions of size and quantity. Additional quantities and areas that are needed to complete the design are listed. There are site decisions needed on the selection of types of teaching stations, plus decisions that are based on the design of the buildings or code requirements. Based on the Space Planning Checklist, the Programming Consultant provides a high-level construction cost estimate for the project based on an analysis of current trends in construction cost.

Depending upon the complexity of the project, programming takes from a few weeks to a few months. Larger, more complex projects may take several months. Importantly, in addition to project scope, the programming phase includes the development of a project budget and a preliminary project schedule.

## **d. Budget**

Initial project budgets are established based upon the Board approved Facilities Master Plan. Depending upon funding availability, it may be necessary to adjust the proposed size, features, and finishes of the project to bring the cost into alignment with the budget.

Upon engaging a Design Team for a project, the Project Manager (PM) and the Design Team validate the project scope, schedule, and budget.

Upon validation, the Design Team is responsible for designing the project within the approved construction budget.

**e. Schedule**

The project schedule is used as an analysis tool to anticipate project start, workload, design activities, construction activities, and impacts on campus operations.

As part of the Design Team’s responsibilities, they prepare a detailed scope of work list and work plan in narrative form. This scope of work list and work plan identifies project tasks applicable to the Project which may include data collection and analysis, architectural programming, design phases, and construction cost estimates.

To ensure the success of the project schedule, the Project Manager includes typical durations taken by the District and regulatory agencies for review of project documentation. District priorities such as the start or end of the school year, testing, holidays, Board meeting calendars, and other District specific requirements and durations are accounted for in the schedule, and project milestones are identified.

**f. Agencies Having Jurisdiction (AHJ)**

The PM plans and coordinates agencies approval of each project. The following is a list of some of the government agencies and public utility providers that may have jurisdiction for the project:

- Division of State Architect (DSA)
- State Water Resources Control Board
- California Department of Education (CDE)
- Office of Public-School Construction (OPSC)
- PG&E
- East Bay Municipal Utility District
- City or County Fire Departments
- Water and Sanitary Districts
- City or County Public Works / Engineering (street, sidewalk, and sewer work coordination)

**g. California Environmental Quality Act (CEQA)**

The California Environmental Quality Act (CEQA) was established to require public review of all major projects to ascertain a projects impact on the environment. Upon project initiation, the Project Manager

reviews environmental issues, and formulate a CEQA compliance strategy relevant to the project, which may include a Categorical Exemption.

#### **h. District Design Standards**

The Educational Specifications are District-wide design standards for the design of all school buildings in the District. The District-Wide Educational Specifications Documents are separated into three packages to specifically describe the places and spaces for Elementary, Middle School and High School. Future designs or modernizations are required to meet the guidelines set forth by these documents, creating equitable spaces that support the educational program throughout the District.

The District Material and Product Standards provide additional information on the specific attributes and performance expected from the finishes listed. The Design Team or Consultant is at liberty to pursue alternative products but must bring the material or products to the District for approval before proceeding with inclusion into the design. The Design Team or Consultant evidence to show why the District should change, which must include a cost-benefit analysis.

#### **i. Sole-Source Products**

There is a Board-approved list of Sole-Source products, which are designated as NO SUBSTITUTION. The Board of Education has approved these items as "Sole Source" (West Contra Costa Unified School District Resolution 69-1617).

#### **i. Project Delivery Method**

Project Delivery Method is a critical project decision that is made during the Project Initiation phase. A Design and Construction Project Delivery Method is a comprehensive process including planning, design, construction and other services, necessary for organizing, executing and completing a project. The Project Delivery Method establishes when the parties become engaged, influences the contractual relationships among the parties, influences ownership and impact of changes and modifications of project cost.

There are two primary Project Delivery Methods in use at WCCUSD:

- Design-Bid-Build (D-B-B), sometimes called Traditional Project Delivery, and
- Design-Build (D-B)

**i. Design-Bid-Build**

This is the most commonly used delivery method, which is easily understood by stakeholders and has a deep body of case law governing its use.

D-B-B Features Include:

- Three linear phases: Design, Bid and Build
- Three prime players: District, Design Team, Contractor
- Two separate contracts: District to Design Team, District to Contractor

Responsibilities:

- District: Program, finance, management
- Design Team: Architectural/ Engineering services
- Contractor: Prime and Subcontractor Construction

Reasons for selecting Design-Bid-Build:

- District has control over the entire process
- Multiple and alternative designs can be developed and reviewed
- A/E works directly for District
- Contractor works directly for District

**ii. Design-Build**

Used increasingly by school districts in California, Design-Build is the fastest-growing delivery method in the US for public agencies. Some believe that it is a good system for transferring some project risk to the Design Build Entity (DBE) from the District, and to speed up the delivery of projects.

Characteristics of Design-Build include:

- Project value at least one million dollars
- Integrated process; overlapped design and construction
- Often fast-tracked
- Two prime players: District and Design Build Entity
- One contract - District to Design Build Entity
- Involvement of the builder in the design phase

Responsibilities:

## DRAFT COMPILATION

- District: Program, performance requirements, and finance
- Design Build Entity: Design and construction

Reasons for selecting Design-Build:

- Single point of responsibility for District
- Professional relationship with Contractor and Design Team
- A/E and Contractor on the same team providing unified recommendations to District
- Early Contractor involvement
- Transfer of Risk from District to DBE
- Faster project delivery

### 3. Design Phase (Design-Bid-Build)

#### a. Design Team Selection and Procurement

During the Pre-Design Phase, the type of Design Team appropriate to the scope and type of project is determined and the District selects the Design Team through a fair and competitive process. Each Design Team is led by a Designer of Record (Designer), typically an Architect, although certain projects (for example Mechanical, Electrical, and Plumbing systems upgrades) are led by an Engineer.

#### b. Schematic Design Phase

The PM's primary role in this phase is to assist the Design Team in reviewing project alternatives and developing a project configuration that meets the site's needs and the District's parameters. The PM coordinates development of the project so that it is within the budget and time constraints established by the District.

##### i. Architectural

As required for the scope of the project, the Architect may prepare illustrative drawings and a written report (Basis of Design) describing critical design factors, with outline descriptions of proposed engineering systems, construction types, finish materials, and other work to be included in the project.

The Architect may prepare site plans, floor plans, elevations, sections, and other drawings, sketches, and graphic materials as needed to illustrate the design.

## **ii. Specifications**

The Design Team prepares outline specifications for proposed architectural, structural, mechanical and electrical materials, systems and equipment, and their Basis or Design and quality standards.

## **iii. Construction Cost Estimate**

The Design Team submits the Schematic Design Construction Cost Estimate, which indicates compliance with budget requirements, and includes breakdowns based on types of materials and systems.

## **iv. Value Engineering (126, 150)**

Value Engineering is a systematic approach to achieving the basic functions of a building or a project, while minimizing cost and not compromising performance.

The Design Team considers Value Engineering opportunities during the early phase of design.

The Value Engineering considerations include:

- Identification of needs and definition of function.
- Creative solutions to meet the basic need or function.
- Developing the costs for the various alternative solutions.
- Evaluation and ranking of the various solutions based on project criteria, feasibility of implementation and cost.
- Selection of the optimal solution and implementation.

## **v. Schematic Design Phase Deliverables**

As required for the scope of the project, the Design Team may provide the following deliverables:

- The construction cost estimate is in alignment with the Preliminary Cost Estimate of the Work as approved by the District.
- The Schematic Design fulfills the requirements of the Program Document.
- The location on the site and the scope of site work to be included in the project.

## DRAFT COMPILATION

- The general size, shape, massing, plan, and sectional relationships of project components, and layout of the spaces of the new building.
- The selection of the primary exterior and interior materials to be used in the new building.
- The proposed structural materials and systems.
- The proposed mechanical, plumbing, and electrical systems.

### **c. Design Development Phase**

In the Design Development Phase, the Design Team further defines the design from the Schematic Design Phase. The Design Team provides a graphic schedule with written narrative to explain the sequence of tasks needed to achieve project completion. The schedule includes milestones for all required District actions and agency approvals.

#### **i. Design Development Documents**

The Design Team furnishes all design and engineering information required to prepare and process applications for service to utilities. The Design Development documents include the site plans, floor plans, elevations, sections, and other drawings needed to describe the Project's architectural, structural, mechanical, plumbing, and electrical systems. Outline specifications describe all major systems and products, along with type and quality of materials and equipment.

#### **ii. Construction Cost Estimate**

The Design Team uses the Schematic Design cost estimate as a basis for developing an updated estimate of probable construction costs, containing detail consistent with the Design Development Documents and containing a breakdown based on types of materials and systems.

#### **iii. Design Development Phase Deliverables**

As required for the scope of the project, the Design Team may provide the following deliverables:

- Design Development Drawings
- Outline Specifications
- Design Development Phase Construction Cost Estimate



- DSA file, including all correspondence with and meeting notes for preliminary meetings with DSA, or notification in writing that the Design Team has not met or corresponded with DSA.

**d. Construction Documents Phase**

The Construction Documents include all drawings, specifications, and calculations required to obtain all permits and approvals from all federal, state, regional, and local agencies having jurisdiction. The Architect is responsible for furnishing any and all of these documents, and all such documents shall be subject to the approval of the District.

**i. 50% Construction Documents**

When the Design Team and Project Manager (PM) agree that the Construction Documents are 50% complete, the District and PM conducts a review of the documents. This is typically an informal review that produces written comments from the PM and the District. These comments are incorporated into the 100% Construction Documents and technical specifications, which are submitted to the Division of the State Architect (DSA).

**ii. Constructability Review**

A Constructability Review is a review of documents to maximize the opportunity for the project to be buildable, cost-effective, and maintainable. An effective Constructability Review process accomplishes several goals:

- The project, as detailed in the plans and specifications, can be constructed using standard construction methods, materials, and techniques.
- The plans and specifications provide the contractor with clear, concise information that can be utilized to prepare a competitive, cost-effective bid, and avoid future change orders.
- The work, when constructed in accordance with the plans and specifications, results in a project that the District can maintain in a cost-effective manner.

The District may hire an independent designer or other consultant to conduct a Constructability Review. It is the Project Manager’s responsibility to manage this process, schedule and coordinate all

the various reviews, consolidate all written review comments, and transmit these to the Design Team. The Design Team makes all agreed-upon changes to the Construction Documents that result from any Constructability Review.

**iv. Construction Cost Estimate**

The Design Team shall prepare the final Construction Cost Estimate and submits it to the Project Manager for review and approval.

**4. Design Phase (Design-Build)**

In Design-Build the phases of design remain the same, but the procurement of the Design Team and contractual relationship with the Architect/Engineer differs. For a Design-Build project, the procurement of the DBE is completed through a two-step RFQ and RFP process.

**a. Request for Qualifications**

The first step is the Request for Qualifications (RFQ), which describes the services to be performed and the minimum qualifications that a Design-Build Entity (DBE) must have to be prequalified for the project. Each DBE interested in participating prepares and submits a Statement of Qualifications (SOQ) and prequalification questionnaire. District staff evaluates submittals using a set of uniform criteria to determine the firms that are pre-qualified for the project.

**b. Request for Proposals (Selection of Design Build Entity)**

The second step is a Request for Proposals (RFP) that is only provided to the prequalified DBEs. The RFP review process allows for a comprehensive and competitive analysis of each qualified DBE based on their proposal.

**i. Design-Build Agreement**

The District provides the pre-approved form of DBE Agreement from District's Counsel in the RFP. The DBE Agreement includes contract terms specifically tailored for the D-B project. Proposers are required to complete a Conflict of Interest Certification and provide any comment regarding the contract form in their proposal.

**ii. Design Criteria Documents (Bridging Documents)**

Design Criteria documents and existing Site conditions accompany the RFP and set the scope of work that the DBE is to deliver to the District.

Design Criteria documents are tailored to the specific needs of the project, including scope that the District wants to remain fixed, and scope that the DBE is to design based on District Design Standards.

**c. Design Management**

Following selection of the Design Build Entity (DBE), the District and DBE acknowledge the significant level of effort required to manage the development and review of the design.

The District ensures that the DBEs design advancement and changes to the contract documents are clearly, thoroughly, and contemporaneously documented, and that there is a clear understanding defining when the District is integrated into the decision-making process and notified of such advancement and changes.

**5. DSA Permitting Process**

On all projects for WCCUSD, the Division of the State Architect (DSA) is the building code Authority Having Jurisdiction over K-12 construction. Managing the relationship with DSA requires collaboration between all relevant players (District, Design Team/DBE, and Project Manager). This effort begins during the initial planning stages and continues through DSA approval of the design, construction management, and project certification.

At all stages of the project, the Project Manager (PM) monitors the Design Team’s progress on the design documents, confirming that they are ready for each scheduled DSA review. The PM also monitors the design documents to ensure that DSA comments are being incorporated. During the DSA review of the Construction Documents, the PM ensures that there is regular communication between the designated DSA project reviewers and the Design Team.

DSA approval takes place after submittal of completed Construction Documents and comment revision (as required by DSA). Upon completion of the back-check and approval meetings, when DSA is satisfied that all concerns and comments have been adequately addressed, DSA stamps the plans and issue a letter to

indicate approval. The AOR/EOR provide a digital copy of the approved DSA-stamped set to the District.

## **B. Construction Management and Quality Assurance**

### **1. Pre-Construction**

#### **a. Design-Bid-Build Pre-Construction**

##### **i. Preconstruction Meeting**

The Construction Manager conducts a Preconstruction Meeting with all of the key stakeholders of the Project. At the meeting, the CM highlights the logistics and protocols for the Project pursuant to the Contract Document. Attendees typically include the Project Manager, Construction Manager, Inspector of Record (IOR), AOR/EOR, and the Contractor's Team.

##### **ii. Contractor Initial Submittals**

The Contract Time commences on the date specified in the Notice to Proceed. The Contractor prepares and submit to the District for review the initial submittals listed below:

- Preliminary Construction Schedule: Contractor provides a preliminary schedule of construction to the Construction Manager that indicates the start and completion dates of the various stages of the Work. This schedule includes and identify all tasks that are on the Project's critical path with start and completion dates, all contract milestones with completion date(s) as may be required by the District, and the date of Project Completion.
- Schedule of Values: Contractor prepares a preliminary Schedule of Values for all component parts of the work for the Construction Manager (CM) to review. The CM reviews the preliminary Schedule of Values to ensure that the Contractor does not front-load the Schedule of Values by submitting values greater than the percentages allowable by the contract.

Once the CM approves the preliminary Schedule of Values, it becomes the project Schedule of Values and is not modified or amended by the Contractor without the prior written consent and approval of the Project Manager.

## DRAFT COMPILATION

- Completed Subcontractor List: The Contractor submits a list of all Subcontractors plus suppliers of major components or equipment.
- Preliminary Schedule of Submittals: The Contractor provides to the Construction Manager a preliminary Schedule of Submittals, including Shop Drawings, Product Data, and Samples.

### **iv. Pre-Job Meeting (Mark Up Meeting)**

The District has a Project Labor Agreement (PLA) that extends to all bond-funded construction projects with an original construction contract greater than one million dollars. All PLA projects hold a Pre-Job Meeting at the beginning of the Project. At the meeting, the Contractor and Subcontractors meet with the Building Trades representatives to review the provisions of the District's PLA. Depending on the duration and needs of the Project, there may be more than one Pre-Job Meeting. The meeting is coordinated by the District's Labor Coordinator and the Construction Manager. The District's Labor Coordinator is Construction Employers Advocates, and they act as a liaison between the Building Trades, Contractor/DBE and District to help support any issues that may develop during the course of construction.

### **b. Design-Build Differentiation**

The primary difference between the Design-Build and traditional Design-Bid-Build project delivery methods during construction is the issuance of change orders. Since the Design Team is part of the Design-Build Entity (DBE) and therefore "on the same team" as the Contractor/DBE, any coordination or constructability issues that arise during construction are the responsibility of the DBE.

The RFI process occurs within the DBE's control and responsibility, including submission and review of DSA-required Construction Change Documents. However, District review is still required to ensure that the DBE is producing plans and specifications in compliance with the Contract terms.

#### **d. Contractor/DBE's Safety Plan**

The Contractor/DBE provides a Safety Plan specifically adapted for the project. The Construction Manager is responsible for ensuring the Contractor/DBE's Safety Plan aligns with the contract requirements.

The Construction Manager makes sure that the Contractor/DBE complies with the contract safety requirements. They do this by discussing project safety at the Preconstruction Conference and making safety a regular agenda item for Progress Meetings.

COVID-19: In 2020, a series of Federal, State, County, and District safety requirements were enacted that required job-site specific safety protocols. Contractors will be responsible to adapt and comply with safety protocols that may emerge during the course of construction.

### **2. Construction Management**

#### **a. Project Progress Meetings**

The Construction Manager schedules and administers Project Progress Meetings to be held at the Project site, typically once a week.

- Required meeting attendees typically include the Project Manager, the Construction Manager, Contractor/DBE, IOR, and AOR/EOR of Record.
- Subcontractors, suppliers, or others involved in planning, coordinating, or performing Work in the period covered by the Schedule Update may be requested to attend.

#### **i. Pre-Installation Meetings**

The purpose of pre-installation meetings is to review Contract Documents, conditions of installation, preparation and installation procedures, coordination with related work, and manufacturer's recommendations. The Construction Manager ensures that the Contractor/DBE coordinates and conducts pre-installation meetings at the project site per the Contract Documents.

#### **b. Schedule**

All projects require the submission and maintenance of a Construction Schedule. Construction Schedules enable the Construction Manager (CM) to gauge progress of the Project and validate Contractor/DBE pay applications, so it is critical to ensure that the schedule always reflects actual progress.

## DRAFT COMPILATION

The CM verifies that the schedule:

- Is in the form required by the contract
- Includes all Milestones required by the contract
- Includes milestone completion dates that support the overall Project Schedule
- Is based upon approved, site-specific work hours and work rules
- Is coordinated with other work at the Project Site, if applicable.

Schedules for projects which have multiple trades providing equipment, materials and other supplies includes activities for procurement, delivery, storing, rigging, installation, and startup including:

- Time for submittals
- Time for fabrication and delivery
- Interdependence of procurement and construction activities
- Dates and durations for Mobilization, Start-Up of Equipment, Test and Balance, Substantial Completion, and Administrative Closeout

The CM forwards all review comments to the Contractor/DBE, who incorporates the revisions, updates the Baseline Construction Schedule, and submits it to the CM for further review, comment, and/or approval.

Look-Ahead Schedule. The CM reviews the Contractor/ Look-Ahead Schedule based on the most recent District Accepted Construction Schedule or Update. It includes weekly updates to all construction, submittal, fabrication/procurement, and Separate Work Contract activities. The Contractor/DBE ensures that the Look-Ahead Schedule accurately reflects the current progress of the Work.

Schedule Updates and Reviews. The CM may conduct monthly schedule review meetings with Contractor/DBE. This meeting is held to establish agreement on percentages of completion, and actual start and finish dates to be used in the pending Monthly Progress Schedule update.

### **c. Inspections**

The Project Inspector of Record (IOR) is employed by the District, certified by DSA, and specifically approved by DSA and applicable project design professionals to provide inspections for the specific project. The IOR provides competent and continuous construction inspections for the full duration of the project. The District and CM follow the guidelines set forth in DSA 13-01, Construction Oversight Process, to manage and oversee the IOR and inspection program.

#### **d. Testing and Special Inspections**

Successful construction inspections and material testing are an integral part of Project Quality Assurance. Depending on the Project, testing and construction inspections may be conducted by:

- District's Testing Laboratory
- Architect or Engineer of Record and their consulting engineers
- Certified Special Inspectors (Welding)
- Geotechnical Engineer of Record
- Independent testing and inspection agencies
- Manufacturer's representatives
- Owner consultants and representatives

In order to identify conditions that are not compliant with the DSA-approved Construction Documents in a timely manner, and prevent work from being covered up by subsequent construction activities, the CM will ensure timely documentation and communication of the results for inspections and tests to all relevant parties and ensure that those parties understand the status.

#### **e. Maintaining As-Built Drawings**

The Contractor/DBE is responsible for maintaining a set of As-Built Drawings throughout the course of the project that reflect the changes made during the performance of the work and record any differences between the original design and the work as built.

The Contractor/DBE indicates on drawings all deviations from the original scope of work on the contract drawings (e.g. pipe and conduit locations) and deviations caused by Construction Directives, RFI's, Change Orders, and Addenda.

In addition, the Contractor/DBE is responsible for a final set of As-Built Drawings, which show all of the work as actually constructed and are submitted to the CM upon Project Completion.

#### **f. Submittals**

Submittals are an integral part of the work performed by the Contractor/DBE in the execution of the contract. Submittals are reviewed by the AOR/EOR, Construction Manager (CM), and other parties as required by the Contract Documents, District policies, DSA, and statutes of other governmental agencies having jurisdiction. Most submittals relate to the technical requirements of the work which may



include products, assemblies, and samples that are reviewed, at minimum, by the AOR/EOR and CM. Others relate to administrative requirements such as the project schedules, Schedule of Values, and similar documents, and are reviewed by the CM and District team. In all cases, the CM ensures that all submittals, are properly received, reviewed, and tracked.

**i. Shop Drawings**

Shop drawings conform to the requirements outlined in the Contract Documents. The Contractor/DBE creates shop drawings and does not reproduce Contract Documents or copy standard information as the basis for shop drawings, or submit standard information prepared and submitted without specific reference to the project. The Construction Manager (CM) ensures that the Contractor/DBE does not use or allow others to use Shop Drawings which have been submitted but not approved.

**ii. Material Substitutions**

Substitutions may be allowed when the Contractor/DBE proposes to provide a contractually required item that is different than identified in the specifications. All substitutions require the review and approval of the District.

In the Specifications and District Standards, when any material, process, or article is indicated or named by grade, patent, proprietary name, or name of manufacturer, the Contractor/DBE may assume that name or indication is followed by the words “or equal.” The Contractor/DBE may, unless otherwise stated, offer any material, process, or article that is substantially equal or better in every respect to that so named or indicated.

No substitutions are made until approved, in writing, by the District. The burden of proof as to the quality of any material, process, or article rests with the Contractor/DBE. The Contractor/DBE warrants that if substitutes are approved:

- The proposed substitute is equal or superior in all respects to that specified.
- The Contractor/DBE provides the same warranties and guarantees for the substitute that would be provided for that specified.
- The Contractor/DBE is fully responsible for the installation

of the substitute.

- The Contractor/DBE is responsible for any re-design costs occasioned by District's acceptance of any substitute.

If the Contractor/DBE proposes to furnish a material, process, or article that is more expensive than the one specified, the Contractor/DBE bears the difference in cost.

#### **g. Requests for Information**

A Request for Information (RFI) is a written request submitted during the bid process or after award of contract, prepared by the Contractor/DBE, which asks the AOR/EOR/CM to provide additional information to clarify or resolve any issues that may arise from the Bid/Contract Documents, or to address issues that have arisen due to field conditions. The CM reviews a list of all outstanding RFI's at each Progress Meeting.

#### **h. DSA CCD Submittal Process**

##### **i. Construction Change Documents, Category A and B**

Changes to the DSA-Approved Construction Documents that impact Structural, Access Compliance, and Fire and Life Safety related portions of the project is made by means of a DSA Construction Change Document (CCD).

Changes that impact the Structural Safety, Access Compliance, or Fire and Life Safety portions of the project are classified as CCD Category A and are required to be submitted to and approved by DSA prior to commencement of the relevant work.

Changes that do not impact the Structural Safety, Access Compliance, or Fire and Life Safety portions of the project are classified as CCD Category B and are not required to be submitted to DSA unless specifically required, in writing, by DSA.

##### DSA Review and Approval:

DSA reviews a CCD Category A for minimum compliance with the codes regulating the Structural, Accessibility, and Fire and Life Safety portions of the project. DSA reviews a CCD Category B to provide concurrence that the changes do not affect the Structural, Accessibility, or Fire & Life Safety portions of the project.

The final verified report from the AOR must include a statement that all changes to the Structural Safety, Access Compliance, or

Fire and Life Safety portions of the project have been approved by DSA.

## **i. Change Management**

### **i. General Requirements**

Change Orders record and authorize changes in the Contract Amount and Contract Time. The CM is responsible for complying with the following policies when administering the change order process:

- All change work is completed prior to Completion.
- The administration of changes in the work follows prescribed contract provisions and mandated timelines.

### **ii. Price Requests**

Should it become necessary to alter the scope of work, the Construction Manager (CM) or the AOR/EOR issues a Price Request (PR) to the Contractor/DBE. This can be the result of a District-initiated change, a design error/omission (Design-Bid-Build), an unforeseen condition, and other causes. The PR includes all necessary information, including relevant Drawings and Specifications, to enable the Contractor/DBE to produce and submit an estimate for the effect of the proposed change on the Contract Amount and Time.

### **iii. Proposed Change Orders**

A Proposed Change Order (PCO) is a written request that the Contractor/DBE prepares to request that the District issue a Change Order (CO) based upon a proposed change to the work, and in any situation where the Contractor/DBE believes a change in the work has occurred. Every PCO that the District approves becomes a CO, which the CM prepares.

The Contractor/DBE provides the PCO on District-approved forms and include back-up documentation to support any and all additions, deletions, or revisions in the work, including a detailed cost breakdown for validating a proposed adjustment in the Contract Amount. The Contractor/DBE submits Drawings, Specifications, and sketches as necessary to illustrate their reasoning for a PCO.

Design-Bid-Build Back-up Documentation

The itemized breakdown in the PCO includes the following information:

- Material: quantities, types of products, and transportation costs as applicable.
- Labor: breakdown by trade classification, wage rates, and estimated hours.
- Equipment: breakdown by make, type, size, rental rates, equipment hours, and transportation costs as applicable.
- Overhead and Profit: this is used to compensate the Contractor/DBE for all administration, general conditions, and supervision-related costs.

**iv. Change Order Process**

The CM and the Contractor/DBE meet to review the PCO. Once the Contractor/DBE and District reach an agreement on proposed changes to Contract Cost and Time, the Construction Manager (CM) prepares a Change Order (CO) package for District review and approval. COs missing adequate backup documentation will not be processed.

Change Order packages includes the following documentation:

- Change Order Checklist
- Change Order Form (signatory page)
- Record of Negotiation / Justification for Change
- Approved Proposed Change Order with signatures (PCO)
- Price Request (if any)
- Request for Information (if any)

District Staff submits all COs to the Board for approval. Post-approval, the CM is responsible for notifying the Contractor/DBE and distributing the approved CO documents to the Project team and appropriate files. Once the Board approves the CO, the Contractor/DBE may include the CO in their next Payment Application. For more information about Board approval of COs, please see III.C.4. Board Authorization: Change Orders.

**v. Unilateral Change Order**

If agreement, in part or in whole, has not been reached, then the Construction Manager (CM) may issue a Unilateral Change Order.

Any dispute as to the sum of the Unilateral Change Order or timing of payment is resolved pursuant to the payment provisions and the Claims and Dispute Resolution Process. The District may issue a Unilateral Change Order in the absence of agreement on the terms of a Change Order. If there is partial agreement on a PCO, the Construction Manager may issue a Change Order for those portions of the PCO upon which the Contractor/DBE and the CM have mutually agreed.

The CM documents the additional amount or time the Contractor/DBE considers due for the change work in the description of the work on the Change Order form. The Contractor/DBE may initiate resolution of disputed amounts or time in accordance with the Dispute and Claim Resolution Process.

**j. Contractor/DBE Payments**

This procedure outlines actions required for the review and approval of Contractor/DBE submitted Schedule of Values and certified Payment Applications.

Submittal of Payment Application:

On or after the fifth (5th) day of each calendar month during the project, the Contractor/DBE submits to the CM, the Application for Payment on AIA Form G702 Application and Certificate for Payment and AIA Form G703 Continuation Sheet, or a District-approved form with the same information as these AIA forms, for work completed during the preceding month.

Retention and Withholds:

The District withholds five percent (5%) retention from all Progress Payments and permits the substitution of securities for retention in accordance with the Contract Documents.

Stop Notices:

## DRAFT COMPILATION

If the District receives a stop notices, then it will issue a Notice of Withhold with the amount to be withheld for the stop notice, plus administrative funds to cover potential expenses (total of 125% of the Stop Notice amount). Upon receipt of a Stop Notice Release, the District issues a Release of Withhold.

The District coordinates with the CM and fiscal to ensure that the Contractor/DBE's Payment Applications are processed with the current cumulative withhold amounts for the respective pay period.

### Pre-Approval Review:

Upon receipt of the initial "pencil draft" Payment Application, the CM conducts a pre- approval review with the Contractor/DBE, in conjunction with the Inspector of Record (IOR) and the AOR/EOR (for Design-Bid-Build projects) to ensure that all required forms are accurately completed and verify the completion of all contract requirements precedent to approval of the payment.

1. Review the Payment Application to ensure accuracy and completeness.
2. Review the percent of work completed with IOR and AOR/EOR (for Design-Bid-Build projects).
3. Compare "Description of Work" and "Scheduled Values" submitted against the approved Project Schedule of Values.
4. Verify approved Change Order Work is completed and/or the percentage completed is listed in each Change Order line item.
5. Verify with IOR that all stored material for which the Contractor/DBE seeks payment is stored in accordance with the requirements of the Contract Documents.
6. Verify submittal of Contract required submittals
7. Verify status of any potential and ongoing withhold

Upon completion of the pre-approval review, the CM directs the Contractor/DBE to revise any proposed payment values in accordance with the findings, submit required documentation, or incorporate other corrections as discussed prior to submitting a certified Payment Application.

### Contractor/DBE Submittal of Certified Application for Payment:

1. The Contractor/DBE submits each certified Payment Application to the CM.

## DRAFT COMPILATION

2. The CM must validate complete and accurate submittal of the payment and circulate for collection of all required approvals.
  - a. Once properly submitted, then the Construction Manager signs and dates the Application for Payment
  - b. If the Construction Manager has determined that the application is not complete and accurate or is otherwise disputed, the Construction Manager must return the invoice to Contractor/DBE within seven (7) days from the date of receipt with a written statement or Notice of Improper Submittal of Payment. Contractor/DBE must then resubmit the Application for Payment and supporting documentation to Construction Manager.

Per Public Contract Code, payment is made within thirty (30) days of receipt of a properly submitted payment request.

### Payment Application Processing:

The CM assembles a payment package consisting of complete sets of the following documents in the order listed:

1. Signed Payment Application
  - a. Copies of Contractor/DBE material or equipment rental invoices as required
  - b. Unconditional Waiver and Release for prior pay application.
  - c. Conditional Waiver and Release for current pay application.

### Final Payment at Completion:

Contractual requirements that must be reviewed and considered when processing a Final Payment include:

- A full and final waiver or release of all Stop Notices.
- A duly completed and executed Conditional Waiver and Release Upon Final Payment from the Contractor/DBE and each Subcontractor of any tier and supplier.
- A duly completed and executed Unconditional Waiver and Release Upon Final Payment from the Contractor/DBE and each Subcontractor of any tier and supplier that was paid from the previous progress payment;
- The Contractor/DBE has made all corrections to the work that are required to remedy any defects therein, to obtain compliance with the Contract Documents or any requirements of applicable

codes and ordinances, or to fulfill any of the orders or directions of District required under the Contract Documents.

- Each Subcontractor has delivered to the Contractor/DBE all written guarantees, warranties, applications, and bonds required by the Contract Documents for its portion of the work.
- Contractor has completed all completion and closeout requirements set forth in the Contract Documents including submission of an approved set of complete As-builts
- Contractor/DBE has delivered to the District all manuals and materials required by the Contract Documents.
- Contractor/DBE has completed final clean up.

Release of Retention:

The retention, less any amounts disputed by the District or that the District has the right to withhold pursuant to the Contract provisions, is paid thirty-five (35) days after the recording of the Notice of Completion or the final acceptance of the Project.

**3. Close-Out**

**a. Contract Closeout Procedures**

Completion of the contract occurs when the entire project has been completed pursuant to the Contract documents to the satisfaction of the District.

- All Punch List items are completed during the Contract Closeout period.
- All Change Order work is completed prior to Completion.
- All Change Orders are identified, negotiated, and processed during the Contract Closeout Period.

When the Contractor/DBE considers the work complete, they submit a written request to the CM. The decision to proceed with Inspection of the work requires verification that the following items have been completed:

- All contract work has been completed (including all Change Order work).
- All defects have been corrected.
- All issues cited in DSA Deviation Notices have been resolved.



## DRAFT COMPILATION

- All minor adjustments directed by the CM have been accomplished.
- All building utilities are functioning, and the installations have been accepted by all AHJs.
- Service connections have been made and existing services, if relevant, have been reconnected.
- Domestic water, irrigation, and fire sprinkler services have been tested.
- Natural gas, sanitary and storm sewers, power, and low-voltage electric services are complete and ready for use.
- Security and life-safety systems have been inspected and tested.
- All guarantees, warranties, and bonds have been submitted as required by the Contract Documents.
- The Contractor/DBE has submitted all operations and maintenance manuals as required by the contract; all training of District personnel has been completed.
- Testing and inspection of all equipment and systems has been completed and reports have been submitted, reviewed, and approved.
- Startup and commissioning processes have been completed, and all documentation has been submitted and approved.
- All operating permits have been submitted; all final inspections and approvals of off-site work have been completed.
- Documentation has been submitted and approved that all taxes, fees, and similar obligations have been paid.
- All tools, construction equipment, machinery, surplus material, scaffolding, temporary facilities, waste materials and rubbish, and any other similar materials or equipment of Contractor/DBE or any Subcontractor/DBE have been removed from and about the project site.

When the CM determines that the work meets these criteria, the CM, in consultation with the IOR and AOR/EOR, schedules a Completion Inspection of the work.

If the CM does not consider the work complete, they notify the Contractor/DBE in writing, stating the reasons for rejecting the request.

**i. Inspection for Completion: Punchlist Process**

If the work is judged to be incomplete, the CM issues written notification to the Contractor/DBE, with the list of corrective items and deficiencies attached, and that the request for Completion has been rejected and that the Contractor/DBE proceeds to complete the work.

If the list of work to complete represents minor and corrective actions to work that is already installed and in place, and not still requiring installation or completion, the CM issues the official Punch List and requests that the Contractor/DBE promptly proceeds to correct the items on the Punch List.

Final Acceptance of the Work

Upon completion of all items on the Punch List and any other uncompleted portions of the work, the Contractor/DBE notifies the CM. If the CM, in conjunction with the IOR and Architect, finds the work complete and acceptable under the Contract Documents, the CM:

1. Notifies the Contractor/DBE to submit the final Payment Application. If the Contractor/DBE fails to complete all minor corrective items within thirty-five (35) days after the date of the District's acceptance of Completion, the District may withhold from the final payment one hundred fifty percent (150%) of the estimated cost to complete the corrective items, as determined by the District. This withhold amount may be held until the item(s) are completed. For more information, please see Section II.B.2.b.ix Contractor/DBE Payments.
2. Verifies that all other conditions required for Completion and Acceptance of the contract have been met; and that the Notice of Completion (NOC) may be filed.
3. Reviews the Notice of Completion or Project Acceptance with District Staff.

**b. Project Occupancy, Certification, and Closeout**

**i. Fixtures, Furnishings, and Equipment (FF&E) Delivery and Installation**

The process for planning the Fixtures, Furnishings, and Equipment (FF&E) starts during the Design Development Phase of the project, when decisions regarding the architectural design, particularly the

floor plan, the locations of electrical outlets, hard-wire connections for office systems furniture, and access to hard-wired technology (as opposed to wireless) are determined in many locations by furniture layouts.

The procurement process is timed to align with the construction process. Installation of FF&E in the completed project is scheduled to follow completion of the building and precedes move-in of District personnel and materials and equipment. The District's Project Schedule allows for this sequence to occur and anticipates the time necessary for FF&E move-in and installation.

A formal Punch List inspection is conducted at completion of the installation to confirm that all issues documented during installation have been corrected, and no damage has been occurred to components.

#### **ii. Move Management and Occupancy**

Depending on the type of project, move management to temporary housing at the beginning of the project or move management into the new or renovated facilities at the completion of the project may be required. The key components to any successful move include ongoing coordination and communication with the Site. The move schedule should minimize any interruptions and provide clear milestones and packing procedures to follow. Coordination of movement and potential installation of fixtures, furniture, equipment and materials must be delineated in the overall move management scope and schedule of work.

#### **c. DSA Certification and Closeout**

Completed school building projects are required to be certified for compliance with Title 24, California Code of Regulations as to the safety of design and construction. The Project Certification Phase is the culmination of the DSA construction oversight program wherein DSA completes the verification that the constructed project complies with the DSA-Approved Construction Documents.

After DSA has completed their review of the files uploaded to the DSA Project Box and has verified that the required documents have been received and are correct, they issue a notification of the status of

certification. The notification is issued no more than sixty (60) days after the date that the Project Certification Phase began.

**d. Warranty Management**

For equipment or component parts of equipment put into service during construction with the District's permission, the Contractor/DBE submits a draft warranty for that equipment or component within ten (10) days after acceptance of that equipment or component.

On or before the date that the Contractor/DBE submits the application for final payment, the Contractor/DBE submits all warranties and related documents in final form.

**i. Maintenance of District Assets and Warranty Conditions Compliance**

All mechanical, plumbing, and electrical equipment installed during construction is covered by the manufacturer's recommendations for service and preventative maintenance, which are contained in the Operations and Maintenance manuals submitted by the Contractor/DBE. These service and maintenance tasks are extracted by District personnel and listed on a spreadsheet, with tasks keyed to calendar dates.

District personnel or service contractors performs these tasks as scheduled for long-term operation of the equipment, as well as to show compliance with the conditions required under the manufacturer's Warranty. Each completed task is documented with signed-off Work Orders or other District maintenance tracking documents. These documents are collected and organized to provide the District with an efficient method of verifying that required service has been performed. This enables the District to confirm to the manufacturer that the tasks required to maintain warranty coverage have been performed.

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# Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

## Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget	Commitments			Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>1 Bayview Elementary School</b>						
Legacy Project	19,850,802	19,850,802	100.0%	-	19,850,802	100.0%
	<b>19,850,802</b>	<b>19,850,802</b>	<b>100.0%</b>	-	<b>19,850,802</b>	<b>100.0%</b>
<b>1 Cameron</b>						
+ Critical Needs	-	-	-	-	-	-
Legacy Project	122,195	122,195	100.0%	-	122,195	100.0%
	<b>122,195</b>	<b>122,195</b>	<b>100.0%</b>	-	<b>122,195</b>	<b>100.0%</b>
<b>1 Castro Elementary School</b>						
Legacy Project	620,944	620,944	100.0%	-	620,944	100.0%
	<b>620,944</b>	<b>620,944</b>	<b>100.0%</b>	-	<b>620,944</b>	<b>100.0%</b>
<b>1 Chavez Elementary School</b>						
Critical Needs	72,847	72,847	100.0%	-	72,847	100.0%
Legacy Project	985,387	985,387	100.0%	-	985,387	100.0%
	<b>1,058,234</b>	<b>1,058,234</b>	<b>100.0%</b>	-	<b>1,058,234</b>	<b>100.0%</b>
<b>1 Collins Elementary School</b>						
+ Critical Needs	-	-	-	-	-	-
Legacy Project	1,638,871	1,638,871	100.0%	-	1,638,871	100.0%
	<b>1,638,871</b>	<b>1,638,871</b>	<b>100.0%</b>	-	<b>1,638,871</b>	<b>100.0%</b>
<b>1 Coronado Elementary School</b>						
Legacy Project	43,022,627	43,022,627	100.0%	-	43,022,627	100.0%
	<b>43,022,627</b>	<b>43,022,627</b>	<b>100.0%</b>	-	<b>43,022,627</b>	<b>100.0%</b>
<b>1 Dover Elementary School</b>						
Legacy Project	35,095,267	35,095,267	100.0%	-	35,095,267	100.0%
	<b>35,095,267</b>	<b>35,095,267</b>	<b>100.0%</b>	-	<b>35,095,267</b>	<b>100.0%</b>
<b>1 Downer Elementary School</b>						
Legacy Project	33,415,902	33,415,902	100.0%	-	33,415,902	100.0%
	<b>33,415,902</b>	<b>33,415,902</b>	<b>100.0%</b>	-	<b>33,415,902</b>	<b>100.0%</b>
<b>1 El Sobrante Elementary School</b>						
Legacy Project	536,231	536,231	100.0%	-	536,231	100.0%
	<b>536,231</b>	<b>536,231</b>	<b>100.0%</b>	-	<b>536,231</b>	<b>100.0%</b>
<b>1 Ellerhorst Elementary School</b>						
Legacy Project	13,931,806	13,931,806	100.0%	-	13,931,806	100.0%
	<b>13,931,806</b>	<b>13,931,806</b>	<b>100.0%</b>	-	<b>13,931,806</b>	<b>100.0%</b>
<b>1 Fairmont Elementary School</b>						
* Critical Needs	3,000,000	871,290	29.0%	2,128,710	831,606	27.7%
Legacy Project	3,864,259	3,864,259	100.0%	-	3,864,259	100.0%
	<b>6,864,259</b>	<b>4,735,548</b>	<b>69.0%</b>	<b>2,128,710</b>	<b>4,695,865</b>	<b>68.4%</b>
<b>1 Ford Elementary School</b>						
Legacy Project	30,817,526	30,817,526	100.0%	-	30,817,526	100.0%
	<b>30,817,526</b>	<b>30,817,526</b>	<b>100.0%</b>	-	<b>30,817,526</b>	<b>100.0%</b>
<b>1 Grant Elementary School</b>						
Critical Needs	211,467	211,467	100.0%	-	211,467	100.0%
Legacy Project	1,944,098	1,944,098	100.0%	-	1,944,098	100.0%
	<b>2,155,565</b>	<b>2,155,565</b>	<b>100.0%</b>	-	<b>2,155,565</b>	<b>100.0%</b>
<b>1 Hanna Ranch Elementary School</b>						
Legacy Project	783,349	783,349	100.0%	-	783,349	100.0%
	<b>783,349</b>	<b>783,349</b>	<b>100.0%</b>	-	<b>783,349</b>	<b>100.0%</b>
<b>1 Harbour Way</b>						
Legacy Project	121,944	121,944	100.0%	-	121,944	100.0%
	<b>121,944</b>	<b>121,944</b>	<b>100.0%</b>	-	<b>121,944</b>	<b>100.0%</b>



# Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

## Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget	Commitments			Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>1 Harding Elementary School</b>						
Legacy Project	22,632,446	22,632,446	100.0%	-	22,632,446	100.0%
	<b>22,632,446</b>	<b>22,632,446</b>	<b>100.0%</b>	<b>-</b>	<b>22,632,446</b>	<b>100.0%</b>
<b>1 Harmon Knolls</b>						
Critical Needs	406,946	406,946	100.0%	-	406,946	100.0%
Soil Testing	41,489	41,489	100.0%	-	41,489	100.0%
	<b>448,435</b>	<b>448,435</b>	<b>100.0%</b>	<b>-</b>	<b>448,435</b>	<b>100.0%</b>
<b>1 Highland Elementary School</b>						
* Water & Power Upgrade	747,125	-	0.0%	747,125	-	0.0%
Critical Needs	52,875	52,875	100.0%	-	52,875	100.0%
Legacy Project	1,879,839	1,879,839	100.0%	-	1,879,839	100.0%
	<b>2,679,839</b>	<b>1,932,714</b>	<b>72.1%</b>	<b>747,125</b>	<b>1,932,714</b>	<b>72.1%</b>
<b>1 Kensington Elementary School</b>						
Legacy Project	19,343,892	19,343,892	100.0%	-	19,343,892	100.0%
	<b>19,343,892</b>	<b>19,343,892</b>	<b>100.0%</b>	<b>-</b>	<b>19,343,892</b>	<b>100.0%</b>
<b>1 King Elementary School</b>						
Legacy Project	25,342,166	25,342,166	100.0%	-	25,342,166	100.0%
	<b>25,342,166</b>	<b>25,342,166</b>	<b>100.0%</b>	<b>-</b>	<b>25,342,166</b>	<b>100.0%</b>
<b>1 Lake Elementary School</b>						
* Campus Replacement	1,000,000	175,650	17.6%	824,350	49,650	5.0%
Legacy Project	1,500,322	1,500,322	100.0%	-	1,500,322	100.0%
Portable Demolition	147,501	147,501	100.0%	-	147,501	100.0%
	<b>2,647,823</b>	<b>1,823,473</b>	<b>68.9%</b>	<b>824,350</b>	<b>1,697,473</b>	<b>64.1%</b>
<b>1 Lincoln Elementary School</b>						
Legacy Project	17,676,561	17,676,561	100.0%	-	17,676,561	100.0%
	<b>17,676,561</b>	<b>17,676,561</b>	<b>100.0%</b>	<b>-</b>	<b>17,676,561</b>	<b>100.0%</b>
<b>1 Lupine Hills Elementary School</b>						
Legacy Project	15,395,678	15,395,678	100.0%	-	15,395,678	100.0%
	<b>15,395,678</b>	<b>15,395,678</b>	<b>100.0%</b>	<b>-</b>	<b>15,395,678</b>	<b>100.0%</b>
<b>1 Madera Elementary School</b>						
Legacy Project	12,233,801	12,233,801	100.0%	-	12,233,801	100.0%
	<b>12,233,801</b>	<b>12,233,801</b>	<b>100.0%</b>	<b>-</b>	<b>12,233,801</b>	<b>100.0%</b>
<b>1 Michelle Obama School</b>						
* Campus Replacement	40,300,000	39,570,219	98.2%	729,781	28,559,074	70.9%
Legacy Project	3,829,324	3,829,324	100.0%	-	3,829,324	100.0%
	<b>44,129,324</b>	<b>43,399,543</b>	<b>98.3%</b>	<b>729,781</b>	<b>32,388,399</b>	<b>73.4%</b>
<b>1 Mira Vista K-8</b>						
Legacy Project	16,651,130	16,651,130	100.0%	-	16,651,130	100.0%
	<b>16,651,130</b>	<b>16,651,130</b>	<b>100.0%</b>	<b>-</b>	<b>16,651,130</b>	<b>100.0%</b>
<b>1 Montalvin K-8</b>						
Additional New Classrooms	4,028,011	4,028,011	100.0%	-	4,028,011	100.0%
Legacy Project	12,763,017	12,763,017	100.0%	-	12,763,017	100.0%
	<b>16,791,028</b>	<b>16,791,028</b>	<b>100.0%</b>	<b>-</b>	<b>16,791,028</b>	<b>100.0%</b>
<b>1 Murphy Elementary School</b>						
Legacy Project	15,619,655	15,619,655	100.0%	-	15,619,655	100.0%
	<b>15,619,655</b>	<b>15,619,655</b>	<b>100.0%</b>	<b>-</b>	<b>15,619,655</b>	<b>100.0%</b>
<b>1 Nystrom Elementary School</b>						
Classroom Renovation	30,233,455	30,233,455	100.0%	-	30,233,455	100.0%
Demo Portable and Sitework	518,285	518,285	100.0%	-	518,285	100.0%
Legacy Project	5,442,234	5,442,234	100.0%	-	5,442,234	100.0%





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Budgets versus Commitments and Expenditures for multiple Projects

## Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

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School/Project Name	Budget	Commitments			Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
Multi-purpose Room	11,606,839	11,606,839	100.0%	-	11,606,839	100.0%
	<b>47,800,813</b>	<b>47,800,813</b>	<b>100.0%</b>	<b>-</b>	<b>47,800,813</b>	<b>100.0%</b>
<b>1 Ohlone Elementary School</b>						
Classroom and Admin Building	24,508,510	24,508,510	100.0%	-	24,508,510	100.0%
Critical Needs	623,885	623,885	100.0%	-	623,885	100.0%
Legacy Project	3,962,598	3,962,598	100.0%	-	3,962,598	100.0%
Portable Removal and Playground	5,397,758	5,397,758	100.0%	-	5,397,758	100.0%
	<b>34,492,752</b>	<b>34,492,752</b>	<b>100.0%</b>	<b>-</b>	<b>34,492,752</b>	<b>100.0%</b>
<b>1 Olinda Elementary School</b>						
Critical Needs	793,247	793,247	100.0%	-	793,247	100.0%
Legacy Project	1,286,942	1,286,942	100.0%	-	1,286,942	100.0%
	<b>2,080,188</b>	<b>2,080,188</b>	<b>100.0%</b>	<b>-</b>	<b>2,080,188</b>	<b>100.0%</b>
<b>1 Peres K-8</b>						
Legacy Project	21,424,293	21,424,293	100.0%	-	21,424,293	100.0%
	<b>21,424,293</b>	<b>21,424,293</b>	<b>100.0%</b>	<b>-</b>	<b>21,424,293</b>	<b>100.0%</b>
<b>1 RCP Charter School</b>						
Legacy Project	4,415,204	4,415,204	100.0%	-	4,415,204	100.0%
	<b>4,415,204</b>	<b>4,415,204</b>	<b>100.0%</b>	<b>-</b>	<b>4,415,204</b>	<b>100.0%</b>
<b>1 Riverside Elementary School</b>						
* Critical Needs	6,900,000	299,540	4.3%	6,600,460	130,220	1.9%
Legacy Project	14,611,005	14,611,005	100.0%	-	14,611,005	100.0%
	<b>21,511,005</b>	<b>14,910,545</b>	<b>69.3%</b>	<b>6,600,460</b>	<b>14,741,225</b>	<b>68.5%</b>
<b>1 Seaview Elementary School</b>						
Legacy Project	499,116	499,116	100.0%	-	499,116	100.0%
	<b>499,116</b>	<b>499,116</b>	<b>100.0%</b>	<b>-</b>	<b>499,116</b>	<b>100.0%</b>
<b>1 Shannon Elementary School</b>						
+ Critical Needs	-	-	-	-	-	-
Legacy Project	1,555,163	1,555,163	100.0%	-	1,555,163	100.0%
	<b>1,555,163</b>	<b>1,555,163</b>	<b>100.0%</b>	<b>-</b>	<b>1,555,163</b>	<b>100.0%</b>
<b>1 Sheldon Elementary School</b>						
Legacy Project	15,102,837	15,102,837	100.0%	-	15,102,837	100.0%
	<b>15,102,837</b>	<b>15,102,837</b>	<b>100.0%</b>	<b>-</b>	<b>15,102,837</b>	<b>100.0%</b>
<b>1 Stege Elementary School</b>						
* Critical Needs	2,900,000	35,900	1.2%	2,864,100	35,900	1.2%
Legacy Project	3,445,886	3,445,886	100.0%	-	3,445,886	100.0%
	<b>6,345,886</b>	<b>3,481,786</b>	<b>54.9%</b>	<b>2,864,100</b>	<b>3,481,786</b>	<b>54.9%</b>
<b>1 Stewart K-8</b>						
Legacy Project	16,737,037	16,737,037	100.0%	-	16,737,037	100.0%
	<b>16,737,037</b>	<b>16,737,037</b>	<b>100.0%</b>	<b>-</b>	<b>16,737,037</b>	<b>100.0%</b>
<b>1 Tara Hills Elementary School</b>						
Legacy Project	14,975,067	14,975,067	100.0%	-	14,975,067	100.0%
	<b>14,975,067</b>	<b>14,975,067</b>	<b>100.0%</b>	<b>-</b>	<b>14,975,067</b>	<b>100.0%</b>
<b>1 TLC Elementary School</b>						
Legacy Project	116,673	116,673	100.0%	-	116,673	100.0%
	<b>116,673</b>	<b>116,673</b>	<b>100.0%</b>	<b>-</b>	<b>116,673</b>	<b>100.0%</b>
<b>1 Valley View Elementary School</b>						
Critical Needs	1,091,447	1,091,447	100.0%	-	1,091,447	100.0%
Existing Campus Demo	33,096	33,096	100.0%	-	33,096	100.0%
Legacy Project	3,908,093	3,908,093	100.0%	-	3,908,093	100.0%
Portables	5,189,726	5,189,726	100.0%	-	5,189,726	100.0%



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Budgets versus Commitments and Expenditures for multiple Projects

## Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget	Commitments			Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
	<b>10,222,362</b>	<b>10,222,362</b>	<b>100.0%</b>	<b>-</b>	<b>10,222,362</b>	<b>100.0%</b>
<b>1 Verde K-8</b>						
Legacy Project	16,065,870	16,065,870	100.0%	-	16,065,870	100.0%
	<b>16,065,870</b>	<b>16,065,870</b>	<b>100.0%</b>	<b>-</b>	<b>16,065,870</b>	<b>100.0%</b>
<b>1 Washington Elementary School</b>						
Legacy Project	15,322,847	15,322,847	100.0%	-	15,322,847	100.0%
	<b>15,322,847</b>	<b>15,322,847</b>	<b>100.0%</b>	<b>-</b>	<b>15,322,847</b>	<b>100.0%</b>
<b>1 West Hercules</b>						
Legacy Project	56,847	56,847	100.0%	-	56,847	100.0%
	<b>56,847</b>	<b>56,847</b>	<b>100.0%</b>	<b>-</b>	<b>56,847</b>	<b>100.0%</b>
<b>2 Adams Middle School</b>						
Legacy Project	691,211	691,211	100.0%	-	691,211	100.0%
	<b>691,211</b>	<b>691,211</b>	<b>100.0%</b>	<b>-</b>	<b>691,211</b>	<b>100.0%</b>
<b>2 Crespi Middle School</b>						
* Critical Needs	5,300,000	4,969,589	93.8%	330,411	4,841,932	91.4%
Legacy Project	1,245,896	1,245,896	100.0%	-	1,245,896	100.0%
	<b>6,545,896</b>	<b>6,215,484</b>	<b>95.0%</b>	<b>330,411</b>	<b>6,087,827</b>	<b>93.0%</b>
<b>2 DeJean Middle School</b>						
Legacy Project	381,209	381,209	100.0%	-	381,209	100.0%
	<b>381,209</b>	<b>381,209</b>	<b>100.0%</b>	<b>-</b>	<b>381,209</b>	<b>100.0%</b>
<b>2 Helms Middle School</b>						
Legacy Project	83,432,888	83,432,888	100.0%	-	83,432,888	100.0%
	<b>83,432,888</b>	<b>83,432,888</b>	<b>100.0%</b>	<b>-</b>	<b>83,432,888</b>	<b>100.0%</b>
<b>2 Hercules Middle School</b>						
Legacy Project	699,000	699,000	100.0%	-	699,000	100.0%
	<b>699,000</b>	<b>699,000</b>	<b>100.0%</b>	<b>-</b>	<b>699,000</b>	<b>100.0%</b>
<b>2 Korematsu Middle School</b>						
* New Buildings	53,439,076	52,721,598	98.7%	717,478	52,713,808	98.6%
Legacy Project	19,943,103	19,943,103	100.0%	-	19,943,103	100.0%
	<b>73,382,179</b>	<b>72,664,701</b>	<b>99.0%</b>	<b>717,478</b>	<b>72,656,911</b>	<b>99.0%</b>
<b>2 Pinole Middle School</b>						
Legacy Project	56,689,430	56,689,430	100.0%	-	56,689,430	100.0%
	<b>56,689,430</b>	<b>56,689,430</b>	<b>100.0%</b>	<b>-</b>	<b>56,689,430</b>	<b>100.0%</b>
<b>3 De Anza High School</b>						
Legacy Project	132,236,248	132,236,248	100.0%	-	132,236,248	100.0%
	<b>132,236,248</b>	<b>132,236,248</b>	<b>100.0%</b>	<b>-</b>	<b>132,236,248</b>	<b>100.0%</b>
<b>3 DELTA NSS</b>						
Legacy Project	152,226	152,226	100.0%	-	152,226	100.0%
	<b>152,226</b>	<b>152,226</b>	<b>100.0%</b>	<b>-</b>	<b>152,226</b>	<b>100.0%</b>
<b>3 El Cerrito High School</b>						
Legacy Project	128,477,500	128,477,500	100.0%	-	128,477,500	100.0%
Stadium	18,372,605	18,372,605	100.0%	-	18,372,605	100.0%
	<b>146,850,105</b>	<b>146,850,105</b>	<b>100.0%</b>	<b>-</b>	<b>146,850,105</b>	<b>100.0%</b>
<b>3 Greenwood High School</b>						
Legacy Project	79,583,607	79,583,607	100.0%	-	79,583,607	100.0%
	<b>79,583,607</b>	<b>79,583,607</b>	<b>100.0%</b>	<b>-</b>	<b>79,583,607</b>	<b>100.0%</b>
<b>3 Hercules High School</b>						
+ Critical Needs	-	-	-	-	-	-
Legacy Project	3,295,019	3,295,019	100.0%	-	3,295,019	100.0%
	<b>3,295,019</b>	<b>3,295,019</b>	<b>100.0%</b>	<b>-</b>	<b>3,295,019</b>	<b>100.0%</b>



## Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

### Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget	Commitments			Expenditures	
	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>3 KAPPA NSS</b>						
Legacy Project	109,831	109,831	100.0%	-	109,831	100.0%
	<b>109,831</b>	<b>109,831</b>	<b>100.0%</b>	-	<b>109,831</b>	<b>100.0%</b>
<b>3 Kennedy High School</b>						
+ Critical Needs	-	-	-	-	-	-
Legacy Project	33,854,981	33,854,981	100.0%	-	33,854,981	100.0%
	<b>33,854,981</b>	<b>33,854,981</b>	<b>100.0%</b>	-	<b>33,854,981</b>	<b>100.0%</b>
<b>3 North Campus High School</b>						
Legacy Project	205,450	205,450	100.0%	-	205,450	100.0%
	<b>205,450</b>	<b>205,450</b>	<b>100.0%</b>	-	<b>205,450</b>	<b>100.0%</b>
<b>3 OMEGA NSS</b>						
Legacy Project	118,313	118,313	100.0%	-	118,313	100.0%
	<b>118,313</b>	<b>118,313</b>	<b>100.0%</b>	-	<b>118,313</b>	<b>100.0%</b>
<b>3 Pinole Valley High School</b>						
* Campus Replacement	154,564,387	154,414,386	99.9%	150,002	153,978,744	99.6%
* Fields/Sitework	19,184,130	178,105	0.9%	19,006,025	175,980	0.9%
* Interim Campus Demo	3,628,014	3,628,013	100.0%	1	3,628,013	100.0%
* Site Design	17,935,216	17,935,214	100.0%	2	17,240,571	96.1%
Detention Basin and Paving	3,517,521	3,517,521	100.0%	-	3,517,521	100.0%
Existing Building Demolition	2,511,397	2,511,397	100.0%	-	2,511,397	100.0%
Hillside Stabilization	2,199,821	2,199,821	100.0%	-	2,199,821	100.0%
Interim Campus	8,796,248	8,796,248	100.0%	-	8,796,248	100.0%
Legacy Furniture & Equipment	36,520	36,520	100.0%	-	36,520	100.0%
Legacy Program Cost	696,938	696,938	100.0%	-	696,938	100.0%
Legacy Restroom Renovation	167,601	167,601	100.0%	-	167,601	100.0%
Legacy Technology	37,165	37,165	100.0%	-	37,165	100.0%
Legacy Track	1,676,771	1,676,771	100.0%	-	1,676,771	100.0%
Off Site Parking and Traffic	1,240,584	1,240,584	100.0%	-	1,240,584	100.0%
Video Surveillance System	357,268	357,268	100.0%	-	357,268	100.0%
	<b>216,549,580</b>	<b>197,393,550</b>	<b>91.2%</b>	<b>19,156,030</b>	<b>196,261,141</b>	<b>90.6%</b>
<b>3 Richmond High School</b>						
* Gym and Seismic Classroom	21,000,000	20,695,863	98.6%	304,137	6,547,332	31.2%
Legacy Project	21,622,087	21,622,087	100.0%	-	21,622,087	100.0%
	<b>42,622,087</b>	<b>42,317,951</b>	<b>99.3%</b>	<b>304,137</b>	<b>28,169,420</b>	<b>66.1%</b>
<b>3 SIGMA NSS</b>						
Legacy Project	110,949	110,949	100.0%	-	110,949	100.0%
	<b>110,949</b>	<b>110,949</b>	<b>100.0%</b>	-	<b>110,949</b>	<b>100.0%</b>
<b>3 Vista High School</b>						
Legacy Project	7,236,543	7,236,543	100.0%	-	7,236,543	100.0%
	<b>7,236,543</b>	<b>7,236,543</b>	<b>100.0%</b>	-	<b>7,236,543</b>	<b>100.0%</b>
<b>4 Technology</b>						
* Infrastructure	15,004,976	14,324,188	95.5%	680,788	14,299,306	95.3%
Computer Common Core	3,903,858	3,903,858	100.0%	-	3,903,858	100.0%
District Network Backbone	568,416	568,416	100.0%	-	568,416	100.0%
IT Data Center	1,400,746	1,400,746	100.0%	-	1,400,746	100.0%
Teacher Equipment	112,360	112,360	100.0%	-	112,360	100.0%
Tech Communication	1,130,966	1,130,966	100.0%	-	1,130,966	100.0%
Technology Equipment	1,885,661	1,885,661	100.0%	-	1,885,661	100.0%
Technology Wireless	10,993,016	10,993,016	100.0%	-	10,993,016	100.0%
	<b>35,000,000</b>	<b>34,319,212</b>	<b>98.1%</b>	<b>680,788</b>	<b>34,294,330</b>	<b>98.0%</b>



# Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

## Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 05/31/2020

	Budget	Commitments			Expenditures	
School/Project Name	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>4 Central</b>						
District Support	54,964,766	52,308,264	95.2%	2,656,503	52,153,836	94.9%
Program Coordination	47,866,868	46,121,650	96.4%	1,745,218	45,346,446	94.7%
	<b>102,831,634</b>	<b>98,429,914</b>	<b>95.7%</b>	<b>4,401,720</b>	<b>97,500,283</b>	<b>94.8%</b>
<b>Totals</b>	<b>1,652,929,646</b>	<b>1,613,444,555</b>	<b>97.6%</b>	<b>39,485,091</b>	<b>1,585,727,506</b>	<b>95.9%</b>

Note 1: \* Site Projects are under planning, construction or in closeout.

Note 2: + Site Projects approved by the Board 2016 Master Plan to commence in the future.

Note 3: 1 School Name - Elementary school site name

Note 4: 2 School Name - Middle school site name

Note 5: 3 School Name - High school site name

Note 6: 4 Central/Program Name

Note 7: BOE approved supplemental funds for Michelle Obama school: Fund 25 of \$1.75M and Fund 01 MRAD of \$0.85M on 6/26/19

Note 8: BOE approved supplemental funds for Richmond HS: Fund 40 of \$1M on 11/06/19

Note 9: Measure 1998E is not covered under Proposition 39 regulations for school bonds, and is not ordinarily reported in the Bond Program expenditure reports. The following report shows Measure 1998E projects by site with state funded DeJean middle school project.

**Measure 1998E Project**

DeJean Middle School	36,836,215.33	36,836,215.33	100.0%	-	100.0%
1998E Project	23,994,285.33	23,994,285.33	100.0%	-	100.0%
State Fund Project	12,841,930.00	12,841,930.00	100.0%	-	100.0%
Pinole Valley High School	190,570.61	190,570.61	100.0%	-	100.0%
Central Program Coordination	16,276,517.57	16,276,517.57	100.0%	-	100.0%
<b>Total</b>	<b>53,303,303.51</b>	<b>53,303,303.51</b>	<b>100.0%</b>	<b>-</b>	<b>100.0%</b>



## Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

**Budget vs. Commitments and Expenditures**  
**2016 MASTER PLAN PROJECT**  
 Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget			Commitments			Expenditures	
	Original Budget	Approved Budget Changes	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>1 Cameron</b>								
+ Critical Needs	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>1 Chavez Elementary School</b>								
Critical Needs	600,000	(527,153)	72,847	72,847	100.0%	-	72,847	100.0%
	<b>600,000</b>	<b>(527,153)</b>	<b>72,847</b>	<b>72,847</b>	<b>100.0%</b>	<b>-</b>	<b>72,847</b>	<b>100.0%</b>
<b>1 Collins Elementary School</b>								
+ Critical Needs	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>1 Fairmont Elementary School</b>								
* Critical Needs	3,000,000	-	3,000,000	871,290	29.0%	2,128,710	831,606	27.7%
	<b>3,000,000</b>	<b>-</b>	<b>3,000,000</b>	<b>871,290</b>	<b>29.0%</b>	<b>2,128,710</b>	<b>831,606</b>	<b>27.7%</b>
<b>1 Grant Elementary School</b>								
Critical Needs	900,000	(688,533)	211,467	211,467	100.0%	-	211,467	100.0%
	<b>900,000</b>	<b>(688,533)</b>	<b>211,467</b>	<b>211,467</b>	<b>100.0%</b>	<b>-</b>	<b>211,467</b>	<b>100.0%</b>
<b>1 Harmon Knolls</b>								
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%
	<b>300,000</b>	<b>148,435</b>	<b>448,435</b>	<b>448,435</b>	<b>100.0%</b>	<b>-</b>	<b>448,435</b>	<b>100.0%</b>
<b>1 Highland Elementary School</b>								
* Water & Power Upgrade	-	747,125	747,125	-	0.0%	747,125	-	0.0%
Critical Needs	800,000	(747,125)	52,875	52,875	100.0%	-	52,875	100.0%
	<b>800,000</b>	<b>-</b>	<b>800,000</b>	<b>52,875</b>	<b>6.6%</b>	<b>747,125</b>	<b>52,875</b>	<b>6.6%</b>
<b>1 Lake Elementary School</b>								
* Campus Replacement	1,000,000	-	1,000,000	175,650	17.6%	824,350	49,650	5.0%
Portable Demolition	500,000	(352,499)	147,501	147,501	100.0%	-	147,501	100.0%
	<b>1,500,000</b>	<b>(352,499)</b>	<b>1,147,501</b>	<b>323,151</b>	<b>28.2%</b>	<b>824,350</b>	<b>197,151</b>	<b>17.2%</b>
<b>1 Michelle Obama School</b>								
* Campus Replacement	40,300,000	-	40,300,000	39,570,219	98.2%	729,781	28,559,074	70.9%
	<b>40,300,000</b>	<b>-</b>	<b>40,300,000</b>	<b>39,570,219</b>	<b>98.2%</b>	<b>729,781</b>	<b>28,559,074</b>	<b>70.9%</b>
<b>1 Ohlone Elementary School</b>								
Critical Needs	800,000	(176,115)	623,885	623,885	100.0%	-	623,885	100.0%
	<b>800,000</b>	<b>(176,115)</b>	<b>623,885</b>	<b>623,885</b>	<b>100.0%</b>	<b>-</b>	<b>623,885</b>	<b>100.0%</b>
<b>1 Olinda Elementary School</b>								
Critical Needs	1,000,000	(206,753)	793,247	793,247	100.0%	-	793,247	100.0%
	<b>1,000,000</b>	<b>(206,753)</b>	<b>793,247</b>	<b>793,247</b>	<b>100.0%</b>	<b>-</b>	<b>793,247</b>	<b>100.0%</b>
<b>1 Riverside Elementary School</b>								
* Critical Needs	6,900,000	-	6,900,000	299,540	4.3%	6,600,460	130,220	1.9%
	<b>6,900,000</b>	<b>-</b>	<b>6,900,000</b>	<b>299,540</b>	<b>4.3%</b>	<b>6,600,460</b>	<b>130,220</b>	<b>1.9%</b>
<b>1 Shannon Elementary School</b>								
+ Critical Needs	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>1 Stege Elementary School</b>								
* Critical Needs	2,900,000	-	2,900,000	35,900	1.2%	2,864,100	35,900	1.2%
	<b>2,900,000</b>	<b>-</b>	<b>2,900,000</b>	<b>35,900</b>	<b>1.2%</b>	<b>2,864,100</b>	<b>35,900</b>	<b>1.2%</b>
<b>1 Valley View Elementary School</b>								
Critical Needs	1,000,000	91,447	1,091,447	1,091,447	100.0%	-	1,091,447	100.0%
	<b>1,000,000</b>	<b>91,447</b>	<b>1,091,447</b>	<b>1,091,447</b>	<b>100.0%</b>	<b>-</b>	<b>1,091,447</b>	<b>100.0%</b>
<b>2 Crespi Middle School</b>								
* Critical Needs	3,100,000	2,200,000	5,300,000	4,969,589	93.8%	330,411	4,841,932	91.4%
	<b>3,100,000</b>	<b>2,200,000</b>	<b>5,300,000</b>	<b>4,969,589</b>	<b>93.8%</b>	<b>330,411</b>	<b>4,841,932</b>	<b>91.4%</b>



## Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

**Budget vs. Commitments and Expenditures**  
**2016 MASTER PLAN PROJECT**  
 Fund 21 and Fund 35

Data as of 05/31/2020

School/Project Name	Budget			Commitments			Expenditures	
	Original Budget	Approved Budget Changes	Total Budget	Total Commitments	% Budget Committed	Remaining Against Budget	Total Expenditures	% Budget Spent
<b>3 Hercules High School</b>								
+ Critical Needs	-	-	-	-		-	-	
<b>3 Kennedy High School</b>								
+ Critical Needs	-	-	-	-		-	-	
<b>3 Richmond High School</b>								
* Gym and Seismic Classroom	15,100,000	5,900,000	21,000,000	20,695,863	98.6%	304,137	6,547,332	31.2%
	<b>15,100,000</b>	<b>5,900,000</b>	<b>21,000,000</b>	<b>20,695,863</b>	<b>98.6%</b>	<b>304,137</b>	<b>6,547,332</b>	<b>31.2%</b>
<b>4 Central</b>								
Program Coordination (Ed Specs & School Size)	200,000	-	200,000	148,128	74.1%	51,872	148,128	74.1%
	<b>200,000</b>	<b>-</b>	<b>200,000</b>	<b>148,128</b>	<b>74.1%</b>	<b>51,872</b>	<b>148,128</b>	<b>74.1%</b>
<b>Totals</b>	<b>78,400,000</b>	<b>6,388,828</b>	<b>84,788,828</b>	<b>70,207,882</b>	<b>82.8%</b>	<b>14,580,946</b>	<b>44,585,545</b>	<b>52.6%</b>

Note 1: \* Site Projects are under planning, construction or in closeout.

Note 2: + Site Projects approved by the Board 2016 Master Plan to commence in the future.

Note 3: 1 School Name - Elementary school site name

Note 4: 2 School Name - Middle school site name

Note 5: 3 School Name - High school site name

Note 6: 4 Central/Program Name

Note 7: BOE approved supplemental funds for Michelle Obama school: Fund 25 of \$1.75M and Fund 01 MRAD of \$0.85M on 6/26/19

Note 8: BOE approved supplemental funds for Richmond HS: Fund 40 of \$1M on 11/06/19



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Financial Status**  
**As of May 31, 2020**

**Cash Projection to June-2021**

		<u>Notes</u>
<b><u>Adjusted Cash Balance</u></b>	<b>37,279,407</b>	<b>1</b>
<b><u>Projected Revenues</u></b>		
Bond Sales 2010 Measure D	\$ 65,000,000	2
Bond Sales 2012 Measure E	\$ 65,000,000	2
Less: Cost of Issuance	\$ (510,000)	2
Interest Earning & Other Revenue	\$ 3,519,000	2
	<u>\$ 133,009,000</u>	
<b><u>Projected Available Funds</u></b>	<b>\$ 170,288,407</b>	
<b><u>Budget Balance</u></b>		
Board Approved Budget	\$ 1,652,929,646	3
Less Expenses to Date	<u>\$ (1,585,727,506)</u>	3
<b><u>Current budget balance</u></b>	<b>\$ 67,202,140</b>	
<b>Projected Cash Balance June 2021</b>	<b>\$ 103,086,266</b>	

**State Facility Grants Pending State Approval**

Estimated during current planning period:	\$ 23,400,090	4
Estimated after current planning period:	\$ 7,615,578	4

**Items Pending Board Approval**

Future Facilities Master Plan Projects	\$ 103,400,000	5
Future Bond Sale 2020 Measure R	\$ 575,000,000	
2022-2023 Estimated Central Cost	\$ 5,927,011	6
2022-2023 Estimated Other Revenue	\$ 2,530,000	2



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Financial Status**  
**As of May 31, 2020**

**Note 1 Adjusted Cash Balance**

Description	Amount	Comments
Cash & Equivalents Building Fund 21	\$ 37,751,087	A
Cash & Equivalents County School Facilities Fund 35	\$ -	B
Cash with Fiscal Agent (contract retentions)	\$ 5,447,617	C 3rd-Party held Retention
Accounts Receivable	\$ -	
Accounts Payable	\$ -	D
Contract Retention	\$ (5,919,297)	C District held Retention
<b>Adjusted Cash Balance</b>	<b>\$ 37,279,407</b>	

**Comments**

A. The cash balance is reflective of financial data from MUNIS.

B. California School Facilities Grants are deposited into the County School Facilities Fund 35 and subsequently transferred to the Building Fund 21.

C. This liability is deducted from the contractor's process payment and retained; it is deposited in a Third party escrow account or accumulated and held by the district. The amounts are reflective of financial data from MUNIS.

D. Accounts payable is reflective of financial data from MUNIS.





**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Financial Status**  
**As of May 31, 2020**

**Note 2 Projected Revenues**

Fiscal Year	Bond Sales 2010 Measure D	Bond Sales 2012 Measure E	Less: Cost of Bond Issuance	Interest Earnings & Other Revenue	Total
FY2020	\$ 65,000,000	\$ 65,000,000	\$ (510,000)	\$ 149,000	\$ 129,639,000
FY2021				\$ 3,370,000	\$ 3,370,000
Sub-Totals	\$ 65,000,000	\$ 65,000,000	\$ (510,000)	\$ 3,519,000	\$ 133,009,000
FY2022				\$ 1,530,000	\$ 1,530,000
FY2023				\$ 1,000,000	\$ 1,000,000
Sub-Total	\$ -	\$ -	\$ -	\$ 2,530,000	\$ 2,530,000
<b>Grand Total</b>	<b>\$ 65,000,000</b>	<b>\$ 65,000,000</b>	<b>\$ (510,000)</b>	<b>\$ 6,049,000</b>	<b>\$ 135,539,000</b>

The average issuance cost for the last two issues is \$ 505,549.60.

The Projected Cash Balance June 2021 is less \$510,000 because the Cost of Bond Issuance is included in both Revenue and Board Approved Budget (Central Program Budget).

**Note 3 Budget Balance**

Description	Note
Board Approved Budget	This represents the current board approved budget amount and should agree with Report#2, Bond Program Spending by Site.
Expenses to Date	This is total expended amount from FY 1999-01 thru Current Fiscal Year Period and should agree with Report#2, Bond Program Spending by Site.



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Financial Status**  
**As of May 31, 2020**

**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.

<b>School</b>	<b>Funding</b>	<b>OPSC * Status</b>	<b>SAB** Approval<sup>1</sup></b>	<b>SAB** Funded</b>	<b>Amount</b>
Pinole Valley HS	Modernization	Unfunded Approval 8/28/19	May 27, 2020	Est: Jul-20	\$ 23,400,090
Helms MS	Modernization	On Workload List	Est: 01/23-06/23	Est: Jul-23	\$ 4,133,414
Crespi MS	Modernization	On Workload List	Est: 07/23-12/23	Est: Feb-24	\$ 3,482,164
				<b>Total</b>	<b>\$ 31,015,668</b>

\*Office of Public School Construction - OPSC

\*\*State Allocation Board - SAB

<sup>1</sup> Last updated 05/27/20



## WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

### Bond Program Financial Status

#### As of May 31, 2020

The Board of Education received the Implementation Plan with the draft Master Plan on June 15, 2016 and approved them unanimously. The Board approved Implementation Plan - Model one, which includes the following projects with the project cost, including inflation:

School	Project Type	FMP 2016	Current Budget
Ed Specs & School Size		\$ 200,000	\$ 200,000
Chavez Elementary School	Critical Needs	\$ 600,000	\$ 72,847
Crespi Middle School	Critical Needs	\$ 3,100,000	\$ 5,300,000
Fairmont Elementary School	Critical Needs	\$ 3,000,000	\$ 3,000,000
Grant Elementary School	Critical Needs	\$ 900,000	\$ 211,467
Harmon Knolls	Critical Needs	\$ 200,000	\$ 406,946
Harmon Knolls	Soils Testing	\$ 100,000	\$ 41,489
Highland Elementary School	Critical Needs	\$ 800,000	\$ 800,000
Lake Elementary School	Critical Needs	\$ -	\$ 147,501
Lake Elementary School	RS Replacement	\$ -	\$ 1,000,000
M Obama Elementary School*	RS Replacement	\$ 40,300,000	\$ 40,300,000
Ohlone Elementary School	Critical Needs	\$ 800,000	\$ 623,885
Olinda Elementary School	Critical Needs	\$ 1,000,000	\$ 793,247
Richmond High School**	Critical Needs	\$ 15,100,000	\$ 21,000,000
Riverside Elementary School	Critical Needs	\$ 6,900,000	\$ 6,900,000
Stege Elementary School	Critical Needs	\$ 2,900,000	\$ 2,900,000
Valley View Elementary School	Critical Needs	\$ 1,000,000	\$ 1,091,447
<b>Sub Total</b>		<b>\$ 76,900,000</b>	<b>\$ 84,788,828</b>

#### Note 5: Future Facilities Master Plan Projects

School	Project Type	FMP 2016	Current Budget
Cameron School	Critical Needs	\$ 1,300,000	\$ 1,300,000
Collin Elementary School	Critical Needs	\$ 3,500,000	\$ 3,500,000
Hercules Middle School	Critical Needs	\$ 7,500,000	\$ 7,500,000
Hercules High School	Critical Needs	\$ 7,200,000	\$ 7,200,000
Kennedy High School	Critical Needs	\$ 12,200,000	\$ 12,200,000
Lake Elementary School-Campus Replace	RS Replacement	\$ 66,100,000	\$ 64,600,000
Shannon Elementary School	Critical Needs	\$ 7,100,000	\$ 7,100,000
<b>Sub Total</b>		<b>\$ 104,900,000</b>	<b>\$ 103,400,000</b>

**TOTAL IMPLEMENTATION PLAN MODEL 1**                      **\$ 181,800,000**    **\$ 188,188,828**

\* BOE approved supplemental funds for Obama ES: Fund 25 of \$1.75M and Fund 01 MRAD of \$0.85M on 06/26/19

\*\* BOE approved supplemental funds for Richmond HS: Fund 40 of \$1M on 11/06/19

#### Definition of ROM<sup>1</sup>

Five percent inflation has been applied from mid-2016 to the scheduled midpoint of construction, compounded yearly, to account for inflation. These "Rough Order of Magnitude" (R.O.M.) cost estimates, which are based on general cost per square foot, do not include market-based contract escalation (if any) above 5% annual inflation.

Additionally, the cost of temporary housing has been included where it was known to be required at the time of the Master Plan (e.g., at Lake Elementary). It has not been included where it was not anticipated prior to the release of the Master Plan (e.g., at M Obama Elementary).

Note that further Architectural and Engineering studies are required, including scoping and budgeting, for all Critical Needs.

\*In June 2016 the Board approved \$181,800,000 FMP since then the following budget revisions have been approved by the Board:

- Harmon Knolls \$250,000 and Valley View \$150,000 on 08/09/17; Grant <\$688,533>, Harmon Knolls <\$101,565>, Lake <\$352,499>, Ohlone <\$176,115>, & Valley View <\$58,553> on 07/25/18; Richmond \$3,900,000 on 11/14/18; Crespi \$2,200,000 on 03/20/19; Chavez <\$572,153> on 06/26/19; Richmond \$2,000,000 on 11/06/19; Olinda <\$206,753.35> on 02/26/20



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Financial Status**  
**As of May 31, 2020**

**Note 6 Unbudgeted Central Services Projected Expenses FY2021-22 & 2022-23**

Description	FY 2021-22	FY 2022-23	Total
Salaries & Benefits	\$ 1,530,600	\$ 1,591,344	\$ 3,121,944
Services & Other Cost	\$ 1,532,177	\$ 1,272,890	\$ 2,805,067
<b>Total Projection</b>	<b>\$ 3,062,777</b>	<b>\$ 2,864,234</b>	<b>\$ 5,927,011</b>



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Financial Impact of Report 13 Analysis**  
**From April 2020 to May 2020**

Updated 06/01/2020

Items	Beginning Balance	Ending Balance	Variance	Notes
<b>Adjusted Cash Balance</b>	<b>43,184,803</b>	<b>37,279,407</b>	<b>(5,905,396)</b>	<b>&lt;\$5,905,396.46&gt; expended in May.2020</b>
<b>Projected Revenue</b>				
Bond Sales 2010 Measure D	65,000,000	65,000,000	-	
Bond Sales 2010 Measure E	65,000,000	65,000,000	-	
Less: Cost of Issuance	(510,000)	(510,000)	-	
Other Revenues estimated to 2021	3,519,000	3,519,000	-	
<b>Projected Revenue Total</b>	<b>133,009,000</b>	<b>133,009,000</b>	<b>-</b>	
<b>Projected Available Funds</b>	<b>176,193,803</b>	<b>170,288,407</b>	<b>(5,905,396)</b>	<b>&lt;\$5,905,396.46&gt; expended in May.2020</b>
<b>Budget Balance</b>				
Board Approved Budget	1,652,929,646	1,652,929,646	-	
Less Expenses to Date	(1,579,822,109)	(1,585,727,506)	(5,905,396)	
<b>Budget Balance Total</b>	<b>73,107,537</b>	<b>67,202,140</b>	<b>(5,905,396)</b>	<b>&lt;\$5,905,396.46&gt; expended in May.2020</b>
<b>Projected Cash Balance June 2021</b>	<b>103,086,266</b>	<b>103,086,266</b>	<b>0</b>	
<b>State Facility Grants</b>				
Estimated during current planning period	23,400,090	23,400,090	-	
Estimated after current planning period	7,615,578	7,615,578	-	
Future Facilities Master Plan Projects	103,400,000	103,400,000	-	
Future Bond Sale 2020 Measure R	575,000,000	575,000,000	-	
2022-2023 Estimated Central Cost	6,033,211	5,927,011	(106,200)	FY 2022 & 2023 Central Cost Revised
2022-2023 Estimated Other Revenue	2,530,000	2,530,000	-	



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Spending to Date by Site**  
**Data as of 05/31/2020**

Updated 06/01/2020

Site Name	Original Budget *	Board Approved Budget 02/26/20	Expended FY 99-01 thru FY 18-19	Expended FY 19-20 Jul-May	Expended Total thru 05/31/20	Committed Balance as of 05/31/20	Budget Balance as of 05/31/20	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	1,638,871	1,638,871	-	1,638,871	-	-	Footnote 4
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	6,864,259	4,213,128	482,736	4,695,865	39,684	2,128,710	Footnote 3
FORD	11,839,322	30,817,526	30,817,526	-	30,817,526	-	-	Footnote 1
GRANT	1,409,600	2,155,565	2,155,565	-	2,155,565	-	-	Footnote 1
HANNA RANCH	680,923	783,349	783,349	-	783,349	-	-	Footnote 1
HARDING	15,574,211	22,632,446	22,632,446	-	22,632,446	-	-	Footnote 1
HARMON KNOLLS	-	448,435	448,435	-	448,435	-	-	Footnote 1
HIGHLAND	13,504,714	2,679,839	1,932,714	-	1,932,714	-	747,125	Footnote 3
KENSINGTON	16,397,920	19,343,892	19,343,892	-	19,343,892	-	-	Footnote 1
KING	16,688,732	25,342,166	25,342,166	-	25,342,166	-	-	Footnote 1
LAKE	822,657	2,647,823	1,647,823	49,650	1,697,473	126,000	824,350	Footnote 3
LINCOLN	15,225,821	17,676,561	17,676,561	-	17,676,561	-	-	Footnote 1
LUPINE HILLS	16,111,242	15,395,678	15,395,678	-	15,395,678	-	-	Footnote 1
MADERA	11,088,764	12,233,801	12,233,801	-	12,233,801	-	-	Footnote 1
MICHELLE OBAMA**	13,673,885	44,129,324	9,664,279	22,724,120	32,388,399	11,011,145	729,781	Footnote 3
MIRA VISTA	13,928,364	16,651,130	16,651,130	-	16,651,130	-	-	Footnote 1
MONTALVIN	15,904,716	16,791,028	16,791,028	-	16,791,028	-	-	Footnote 1
MURPHY	13,554,495	15,619,655	15,619,655	-	15,619,655	-	-	Footnote 1
NYSTROM	20,999,690	47,800,813	45,461,314	2,339,500	47,800,813	-	(0)	Footnote 1
OHLONE	14,174,928	34,492,752	34,492,752	-	34,492,752	-	-	Footnote 1
OLINDA	1,170,596	2,080,188	1,582,078	498,111	2,080,188	-	-	Footnote 1
PERES	19,752,789	21,424,293	21,424,293	-	21,424,293	-	-	Footnote 1
RIVERSIDE	13,439,831	21,511,005	14,723,012	18,213	14,741,225	169,320	6,600,460	Footnote 3
SHANNON	1,157,736	1,555,163	1,555,163	-	1,555,163	-	-	Footnote 4
SHELDON	14,968,745	15,102,837	15,102,837	-	15,102,837	-	-	Footnote 1
STEGE	13,000,749	6,345,886	3,481,786	-	3,481,786	-	2,864,100	Footnote 3
STEWART	12,710,427	16,737,037	16,737,037	-	16,737,037	-	-	Footnote 1
TARA HILLS	14,160,935	14,975,067	14,975,067	-	14,975,067	-	-	Footnote 1
VALLEY VIEW	11,117,405	10,222,362	10,222,362	-	10,222,362	-	-	Footnote 1
VERDE	15,709,690	16,065,870	16,065,870	-	16,065,870	-	-	Footnote 1
WASHINGTON	14,051,720	15,322,847	15,322,847	-	15,322,847	-	-	Footnote 1
<b>Elementary Total</b>	<b>438,263,142</b>	<b>623,862,105</b>	<b>572,509,101</b>	<b>26,112,330</b>	<b>598,621,431</b>	<b>11,346,149</b>	<b>13,894,526</b>	



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**  
**Bond Program Spending to Date by Site**  
**Data as of 05/31/2020**

Updated 06/01/2020

Site Name	Original Budget *	Board Approved Budget 02/26/20	Expended FY 99-01 thru FY 18-19	Expended FY 19-20 Jul-May	Expended Total thru 05/31/20	Committed Balance as of 05/31/20	Budget Balance as of 05/31/20	Notes
CRESPI MS	1,205,711	6,545,896	2,553,745	3,534,082	6,087,827	127,657	330,411	Footnote 3
DEJEAN MS	64,929	381,209	381,209	-	381,209	-	-	Footnote 1
HELMS MS	61,287,986	83,432,888	83,432,888	-	83,432,888	-	-	Footnote 1
HERCULES MS	602,982	699,000	699,000	-	699,000	-	-	Footnote 1
KOREMATSU MS	37,937,901	73,382,179	72,655,201	1,710	72,656,911	7,790	717,478	Footnote 2
PINOLE MS	38,828,979	56,689,430	56,689,430	-	56,689,430	-	-	Footnote 1
<b>Middle Sch Total</b>	<b>139,928,488</b>	<b>221,130,602</b>	<b>216,411,473</b>	<b>3,535,792</b>	<b>219,947,265</b>	<b>135,447</b>	<b>1,047,890</b>	
DE ANZA HS	105,389,888	132,236,248	132,236,248	-	132,236,248	-	-	Footnote 1
EL CERRITO HS	93,605,815	146,850,105	146,850,105	-	146,850,105	-	-	Footnote 1
GREENWOOD	35,315,772	79,583,607	79,583,607	-	79,583,607	-	-	Footnote 1
HERCULES HS	12,603,343	3,295,019	3,295,019	-	3,295,019	-	-	Footnote 4
KENNEDY HS	89,903,130	33,854,981	33,854,981	-	33,854,981	-	-	Footnote 4
PINOLE VALLEY HS	124,040,286	216,549,580	185,963,019	10,298,122	196,261,141	1,132,409	19,156,030	Footnote 2
RICHMOND HS	94,720,910	42,622,087	22,854,818	5,314,602	28,169,420	14,148,531	304,137	Footnote 3
VISTA HS	3,566,208	7,236,543	7,236,543	-	7,236,543	-	0	Footnote 1
<b>High Sch Total</b>	<b>559,145,352</b>	<b>662,228,170</b>	<b>611,874,340</b>	<b>15,612,724</b>	<b>627,487,064</b>	<b>15,280,940</b>	<b>19,460,166</b>	
ADAMS MS	703,660	691,211	691,211	-	691,211	-	-	Footnote 1
CAMERON	284,012	122,195	122,195	-	122,195	-	-	Footnote 4
CASTRO	11,901,504	620,944	620,944	-	620,944	-	-	Footnote 1
DELTA NSS	152,564	152,226	152,226	-	152,226	-	-	Footnote 1
EL SOBRANTE	187,343	536,231	536,231	-	536,231	-	-	Footnote 1
HARBOUR WAY	121,639	121,944	121,944	-	121,944	-	-	Footnote 1
KAPPA NSS	109,809	109,831	109,831	-	109,831	-	-	Footnote 1
NORTH CAMPUS	169,849	205,450	205,450	-	205,450	-	-	Footnote 1
OMEGA NSS	117,742	118,313	118,313	-	118,313	-	-	Footnote 1
SEAVIEW	178,534	499,116	499,116	-	499,116	-	-	Footnote 1
SIGMA NSS	110,728	110,949	110,949	-	110,949	-	-	Footnote 1
TLC	118,020	116,673	116,673	-	116,673	-	-	Footnote 1
WEST HERCULES	-	56,847	56,847	-	56,847	-	-	Footnote 1
<b>Closed/Program Total</b>	<b>14,155,404</b>	<b>3,461,930</b>	<b>3,461,930</b>	<b>-</b>	<b>3,461,930</b>	<b>-</b>	<b>-</b>	
CENTRAL	67,713,312	102,831,634	94,934,549	2,565,733	97,500,283	929,631	4,401,720	Budget thru 20-21
RCP CHARTER	8,148,550	4,415,204	4,415,204	-	4,415,204	-	-	Footnote 1
TECHNOLOGY	35,000,000	35,000,000	34,294,330	-	34,294,330	24,882	680,788	Footnote 2
<b>Admin/Other Total</b>	<b>110,861,862</b>	<b>142,246,838</b>	<b>133,644,083</b>	<b>2,565,733</b>	<b>136,209,816</b>	<b>954,513</b>	<b>5,082,509</b>	
<b>GRAND TOTAL</b>	<b>1,262,354,248</b>	<b>1,652,929,646</b>	<b>1,537,900,927</b>	<b>47,826,579</b>	<b>1,585,727,506</b>	<b>27,717,049</b>	<b>39,485,091</b>	

\* Original Budget provided is based on Report#2 dated April 30, 2018, and has not been reconciled.

\*\* Board approved renaming of Wilson Elementary school to Michelle Obama School on 02/12/20.

Footnote 1: Site projects are completed.

Footnote 2: Site Legacy projects are under planning, construction or in closeout.

Footnote 3: Site Legacy projects are completed and 2016 Facilities Master Plan Projects are under planning, construction or in closeout.

Footnote 4: Site projects are part of the 2016 Facilities Master Plan Projects to commence in future.

Note.: Measure 1998E is not covered under Proposition 39 regulations for school bonds, and is not ordinarily reported in the Bond Program expenditure reports.

The following report shows Measure 1998E projects by site with state funded DeJean middle school project.

Measure 1998E Project	Budget	Expended	
DeJean Middle School	36,836,215	36,836,215	-
1998E Project	23,994,285	23,994,285	-
State Fund Project	12,841,930	12,841,930	-
Pinole Valley High School	190,571	190,571	-
Central Program Coordination	16,276,518	16,276,518	-
<b>Total</b>	<b>53,303,304</b>	<b>53,303,304</b>	<b>-</b>





# AP Check List

May, 2020

Fund 21

Updated 06/01/2020

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
<b>Site 000 - UNDISTRIBUTED</b>						<b>54,161.02</b>	
LATHROP CONSTRUCTION ASSOCIATE	194381	05/19/20	21-9745-9135-000	1000003023-00016ATRU	04/02/20	54,161.02	Contract 1000003023 retainage 11/01/2018 to
<b>Site 150 - RIVERSIDE</b>						<b>2,320.00</b>	
ALAN KROPP AND ASSOCIATES INC	194473	05/27/20	21-9745-6190-150	26985	04/29/20	2,320.00	RIVERSIDE ES GEOTECHNICAL ENGI
<b>Site 165 - MICHELLE OBAMA</b>						<b>3,305,948.06</b>	
AQUATECH CONSULTANCY, LLC	194476	05/27/20	21-9745-5860-165	48166	05/14/20	337.50	WILSON ES WATERPROOFING CONSTR
C OVERAA & CO	194489	05/27/20	21-9745-6201-165	1000002635-21A	05/18/20	29,533.00	WILSON ES - DESIGN & CONSTRUCT
C OVERAA & CO	194489	05/27/20	21-9745-6211-165	1000002635-21	05/18/20	3,087,428.56	WILSON ES - DESIGN & CONSTRUCT
C OVERAA & CO	194489	05/27/20	21-9745-6211-165	20-STOP NOTICE	05/21/20	89,263.84	WILSON ES - DESIGN & CONSTRUCT
INSPECTION SERVICES INC	194371	05/19/20	21-9745-5890-165	256012	05/06/20	21,639.38	WILSON ES DSA SPECIAL TESTING
MICHAELS TRANSPORTATION	194250	05/12/20	21-9745-5890-165	114100 CREDIT	03/10/20	(297.50)	WILSON ES MASTER PLAN TRANSPOR
PACIFIC GAS AND ELECTRIC	194105	05/05/20	21-9745-6219-165	114514579	04/27/20	40,275.28	OBAMA NEW CAMPUS GAS & ELECTRI
STATE WATER RESOURCES CONTROL	194442	05/19/20	21-9745-6205-165	SW-0191959	05/06/20	568.00	M OBAMA SCHOOL-ANNUAL PERMIT F
STRUCTURE GROUPS	194443	05/19/20	21-9745-6214-165	190933-9	04/30/20	37,200.00	WILSON ES PROJECT INSPECTOR SE
<b>Site 206 - CRESPI JR HIGH</b>						<b>37,663.04</b>	
BRADLEY J WILLIAMSON	194318	05/12/20	21-9745-6214-206	1760	04/30/20	570.00	CRESPI MS GYM DSA INSPECTOR OF
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	254978	04/30/20	12,440.46	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255088	04/30/20	7,213.16	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255171	04/30/20	889.38	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255247	04/30/20	13,409.34	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255331	04/30/20	1,903.20	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255367	04/30/20	75.00	CRESPI MS GYM SEISMIC RETROFIT
INSPECTION SERVICES INC	194527	05/27/20	21-9745-5890-206	255695	04/30/20	1,162.50	CRESPI MS GYM SEISMIC RETROFIT
<b>Site 214 - KOREMATSU MIDDLE</b>						<b>1,710.00</b>	
BRADLEY J WILLIAMSON	194135	05/05/20	21-9748-6214-214	1756	03/31/20	570.00	KOREMATSU MS PROJECT INSPECTOR
BRADLEY J WILLIAMSON	194318	05/12/20	21-9748-6214-214	1763	04/30/20	1,140.00	KOREMATSU MS PROJECT INSPECTOR
<b>Site 362 - PINOLE VALLEY HIGH</b>						<b>251,398.46</b>	
CITY OF PINOLE	194037	05/05/20	21-9745-5610-362	PVHS2020	04/17/20	954.75	SPRING 2020 BASEBALL SEASON-PV
METEOR EDUCATION LLC	194248	05/12/20	21-9745-6400-362	102779	02/24/20	7,513.06	PVHS FURNITURE PROJECT
WLC ARCHITECTS INC	194319	05/12/20	21-9745-6201-362	0101970104	04/29/20	242,930.65	PINOLE VALLEY DESIGN CONTRACT
<b>Site 364 - RICHMOND HIGH</b>						<b>1,949,773.26</b>	
AQUATECH CONSULTANCY, LLC	194010	05/05/20	21-9745-5860-364	48017	04/13/20	7,512.50	RICHMOND HS WATERPROOFING CONS
LATHROP CONSTRUCTION ASSOCIATE	194235	05/12/20	21-9745-6201-364	1000003023-00016	04/02/20	36,236.90	RICHMOND HS - DESIGN-BUILD FOR
LATHROP CONSTRUCTION ASSOCIATE	194235	05/12/20	21-9745-6211-364	1000003023-00016A	04/02/20	1,029,059.43	RICHMOND HS - DESIGN-BUILD FOR
LATHROP CONSTRUCTION ASSOCIATE	194545	05/27/20	21-9745-6201-364	1000003023-00017A	05/11/20	36,236.90	RICHMOND HS - DESIGN-BUILD FOR
LATHROP CONSTRUCTION ASSOCIATE	194545	05/27/20	21-9745-6211-364	1000003023-00017	05/11/20	823,127.53	RICHMOND HS - DESIGN-BUILD FOR
STRUCTURE GROUPS	194443	05/19/20	21-9745-6214-364	190934-7	05/08/20	17,600.00	RICHMOND HS DSA PROJECT INSPEC
<b>Site 615 - OPERATIONAL SUPPT SRVS CE</b>						<b>47,062.96</b>	
AA OFFICE EQUIPMENT CO INC	194139	05/12/20	21-9745-5640-615	AR74544	04/30/20	40.62	FOC COPIERS- SERVICE MAINT. AG
BXPRESS REPROGRAPHICS	194333	05/19/20	21-9748-6207-615	BE00147087	05/06/20	1,996.99	FOC - DOCUMENT REPRODUCTION SE
COLBI TECHNOLOGIES	194343	05/19/20	21-9745-5850-615	5702	04/30/20	6,255.25	FOC-PROGRAM MANAGEMENT SOFTWARE
EMPLOYERS ADVOCATE INC	194509	05/27/20	21-9748-5890-615	11251	05/15/20	200.00	PROGRAM-WIDE PROJECT LABOR AGR
LISA NAGAI	194252	05/12/20	21-9745-6217-615	42	05/01/20	8,025.00	CONSTRUCTION MANAGEMENT-PROJEC
MELISSA TRUITT	194306	05/12/20	21-9745-6203-615	0044	04/30/20	15,200.00	PROGRAM MANAGEMENT- PLANNING/C
ORBACH HUFF AND SUAREZ LLP	194401	05/19/20	21-9745-5895-615	90456	05/05/20	9,892.09	CONTINUING AGREEMENT
ORBACH HUFF AND SUAREZ LLP	194401	05/19/20	21-9745-5895-615	90457	05/05/20	4,191.21	CONTINUING AGREEMENT
WEST COUNTY TIMES	194507	05/27/20	21-9748-5890-615	0001251764	04/30/20	1,261.80	FOC - BID ADVERTISEMENTS
<b>Grand Total</b>						<b>5,650,036.80</b>	





# AP Check List

May, 2020

Fund 21

Updated 06/01/2020

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
<b>AP CHECKS TOTAL</b>						<b>5,650,036.80</b>	
Non expense account - RETENTION TO VENDOR'S ESCROW ACCOUNT						(54,161.02)	
unpaid RETENTION WITHHOLD AMOUNT						264,677.86	
May.2020 PAYROLL						111,547.42	
Refund Check from Vendor						(5,796.00)	
MANUAL JOURNAL ENTRY						(60,908.60)	
<b>TOTAL Mar.2020 EXPENSE AMOUNT</b>						<b>5,905,396.46</b>	

Object 9570 - Retention withhold amount:

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
C OVERAA & CO	194489	05/27/20	21-9745-6211-165	1000002635-21	05/18/20	162,496.24	WILSON ES - DESIGN & CONSTRUCT
C OVERAA & CO	194489	05/27/20	21-9745-6211-165	20-STOP NOTICE	05/21/20	4,698.10	WILSON ES - DESIGN & CONSTRUCT
LATHROP CONSTRUCTION ASSOCIATE	194235	05/12/20	21-9745-6211-364	1000003023-00016A	04/02/20	54,161.02	RICHMOND HS - DESIGN-BUILD FOR
LATHROP CONSTRUCTION ASSOCIATE	194545	05/27/20	21-9745-6211-364	1000003023-00017	05/11/20	43,322.50	RICHMOND HS - DESIGN-BUILD FOR
<b>Grand Total</b>						<b>264,677.86</b>	

Payroll

Project#	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Notes
66901396-01		05/29/20				85,657.49	Facility Program Staff
67001396-01		05/29/20				25,889.93	Assoc Supt Operation Staff
<b>Grand Total</b>						<b>111,547.42</b>	

Refund Checks

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Notes
COLLINS ELECTRICAL COMPANY	638223	05/06/20	21-9745-6211-362	32601377-05	05/06/20	(5,796.00)	Credit for Vault CV-4
<b>Grand Total</b>						<b>(5,796.00)</b>	

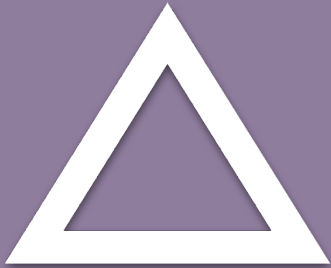
Manual Journal

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Notes
66901396-01						(27,593.38)	April Payroll adjustment thru Time Study
67001396-01						(14,227.63)	April Payroll adjustment thru Time Study
MOSS ADAMS LLP			21-9745-5830-615			(8,705.00)	Performance Audit Msr D to GF Unrest
MOSS ADAMS LLP			21-9748-5830-615			(8,705.00)	Performance Audit Msr E to GF Unrest
MOSS ADAMS LLP			21-9745-5830-615			(838.79)	Forensic Audit Ph01 Msr D to GF Unrest
MOSS ADAMS LLP			21-9748-5830-615			(838.80)	Forensic Audit Ph01 Msr E to GF Unrest
<b>Grand Total</b>						<b>(60,908.60)</b>	



# WCCUSD Annual Bond Program Facility Planning and Construction June 2020

# Our Driving Philosophies and Strengths



**Adapting to  
Conditions**



**Being Budget-  
driven**



**Earning Public  
Trust**

# Facilities Master Plan 2020 Project Updates/ Considerations

# 2016 Facilities Master Plan Project Status

Board Approved 2016 Facilities Master Plan Implementation Project Status

School	Project Type	R.O.M. Cost (In Millions)	Total BOE Adjustments	Revised BOE Approved 02/26/20	Status
Ed Specs & School Size		0.2		0.2	Completed
Including All Sites in Master		TBD			
Cameron School	Critical Needs	1.3		1.30	Future Project
Chavez ES	Critical Needs	0.6	-0.53	0.07	Completed
Collins ES	Critical Needs	3.5		3.50	Future Project
Crespi MS	Critical Needs	3.1	2.20	5.30	Construction
Fairmont ES	Critical Needs	3		3.00	Construction
Grant ES	Critical Needs	0.9	-0.69	0.211	Completed
Harmon Knolls	Critical Needs	0.2	0.21	0.407	Completed
Harmon Knolls	Soils Testing	0.1	-0.06	0.041	Completed
Hercules HS	Critical Needs	7.2		7.20	Future Project
Hercules MS	Critical Needs	7.5		7.50	Future Project
Highland ES	Critical Needs	0.8		0.80	Design/Planning
Kennedy HS	Critical Needs	12.2		12.20	Future Project
Lake ES	RS Replacement	66.1	-1.50	64.60	Future Project
Lake ES	RS Replacement		1.00	1.00	Design/Planning
Lake ES	Critical Needs		0.15	0.148	Completed
Ohlone ES	Critical Needs	0.8	-0.18	0.624	Completed
Obama ES	RS Replacement	40.3		40.30	Construction
Olinda ES	Critical Needs	1.0	-0.21	0.793	Completed
Richmond HS	Critical Needs	15.1	5.9	21.00	Construction
Riverside ES	Critical Needs	6.9		6.90	Design/Planning
Shannon ES	Critical Needs	7.1		7.10	Future Project
Stege ES	Critical Needs	2.9		2.90	Design/Planning
Valley View ES	Critical Needs	1	0.09	1.091	Completed
<b>Total</b>		<b>181.8</b>	<b>6.389</b>	<b>188.189</b>	

## Projects in Design, Construction, or Closeout

Michelle Obama Replacement Campus

Riverside ES Critical Needs Project

Richmond HS Critical Needs Project

Fairmont ES Critical Needs Project Phase 1 & 2

Lake Replacement Campus

Stege ES Critical Needs Project

Crespi MS Critical Needs Project

Highland ES Critical Needs Project

## Projects to Commence

Kennedy HS Critical Needs Project

Cameron Critical Needs Project

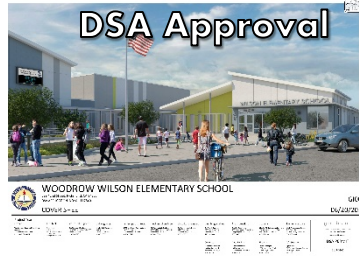
Hercules MS/HS Critical Needs Project

Collins ES Critical Needs Project

Shannon ES Critical Needs Project



# Michelle Obama School Timeline





# Richmond High School Timeline

Seismic retrofit & ADA upgrades



Demolition of the old dance room & locker room which will soon be a new quad



New Gym, weight, dance, & locker room



# Fairmont Elementary Update

## Fairmont Site Expansion



## Fairmont Critical Needs Project

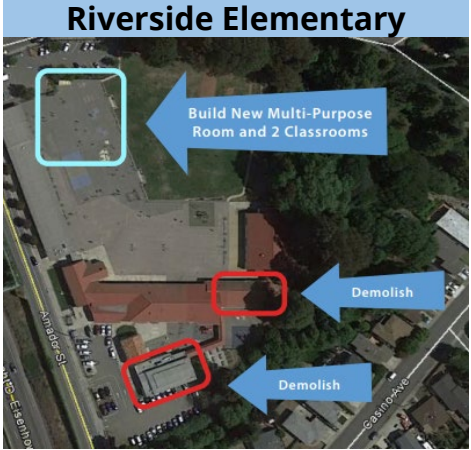


Project Scope	Next Steps
<p><b>Fairmont Site Expansion</b></p> <ul style="list-style-type: none"> <li>● Demolish unoccupied senior center</li> <li>● Install new playground structure with safety mat</li> <li>● Install 6 portables (providing space for special programs and additional restrooms)</li> </ul>	<p>Installation of 3 remaining portables and PG&amp;E</p>
<p><b>Fairmont - FMP Critical Needs Project</b></p> <ul style="list-style-type: none"> <li>● ADA stage lift</li> <li>● Replace existing fire alarm (campus-wide)</li> <li>● Add new staff and special education restrooms</li> <li>● Classrooms Improvements                             <ul style="list-style-type: none"> <li>○ Plumbing repairs</li> <li>○ Improve ADA accessibility in student restrooms</li> <li>○ Replace existing classroom whiteboards</li> <li>○ Paint classrooms &amp; replace flooring</li> </ul> </li> </ul>	<p>Remaining interior improvements</p>

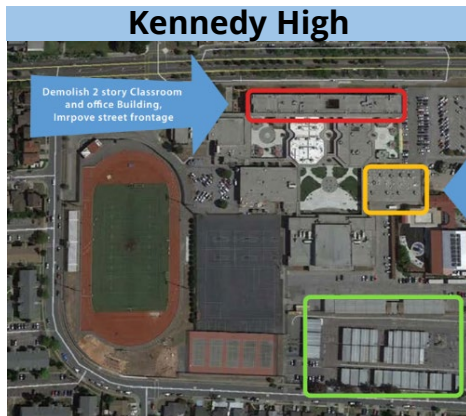
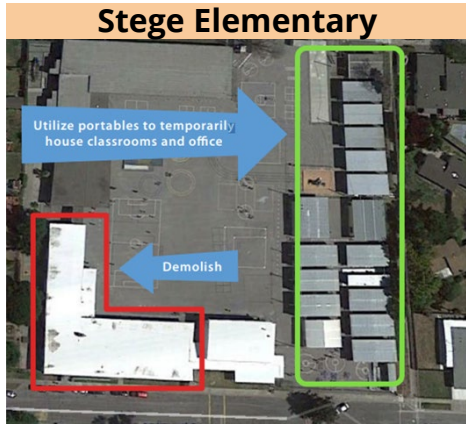


# Lake & Riverside Elementary Update

FMP Scope of Work & Current Work	Next Steps
<p><b>Lake Elementary – Campus Replacement</b></p> <ul style="list-style-type: none"> <li>• Architect is developing bridging documents including phased construction options</li> <li>• Stakeholder meetings are being conducted</li> <li>• Survey and other site investigation being conducted</li> </ul> <p>Remaining Budget: \$65.6M</p>	<ol style="list-style-type: none"> <li>1. Complete the RFQ/RFP process for a design build team – <b>Fall 2020</b></li> <li>2. Design Build Team completes the design and construction – <b>Construction timeline will be dependent on phasing</b></li> </ol>
<p><b>Riverside Elementary – Critical Needs Project</b></p> <ul style="list-style-type: none"> <li>• FMP scope included resolving soil stabilization by relocating the multipurpose room and some of the classroom buildings</li> <li>• Staff is pursuing a soil stabilization scope which will create stable soil and mitigate the need to relocate buildings</li> </ul> <p>Budget \$6.9M</p>	<ol style="list-style-type: none"> <li>1. Complete the RFQ/RFP process for a design build team</li> <li>2. Design build team to finalize stabilization measures and complete the project</li> </ol>



# Projects Dependent on Measure R Prioritization



FMP Scope of Work	Next Steps
<p><b>Stege Elementary – Critical Needs Project</b></p> <ul style="list-style-type: none"> <li>• Master plan scope included moving school functions to existing portables and demolish Building 1</li> <li>• Creating a new drop off and portable office location</li> <li>• Interior improvements to the existing building</li> </ul> <p>Budget: \$2.9M</p>	<p>Project on hold until prioritization of master plan projects is confirmed because of potential rebuild</p>
<p><b>Kennedy High – Critical Needs Project</b></p> <ul style="list-style-type: none"> <li>• Master plan scope included demolishing the front building, reorienting the campus and using the portables on site as a temporary campus until a larger rebuild could occur</li> </ul> <p>Budget: \$12.2M</p>	<p>Project on hold until prioritization of master plan projects is confirmed because of potential rebuild</p>

# Next Phase of 2016 Master Plan Projects

## Shannon Elementary



### Shannon Elementary – Critical Needs Project

- Replace multipurpose room in a new location.

Budget: \$7.1M

### Next Steps

1. Confirm program requirements and define scope
2. Request Board approval of project budget

## Collins Elementary



### Collins Elementary – Critical Needs Project

- Install new heating, ventilation, and air conditioning to replace boiler system
- Remove or repair stage in Multipurpose Room

Budget: \$3.5M

1. Investigate and select best option for HVAC system replacement
2. Request Board approval of project budget

# Next Phase of 2016 Master Plan Projects

## Hercules Middle & High



## Cameron



### FMP Recommendations

#### Hercules Middle & High – Critical Needs Project

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

Hercules Middle School Budget: \$7.5M

Hercules High School Budget: \$7.2M

#### Cameron – Critical Needs Project

- Critical Needs: ~\$1M for various critical needs

Budget: \$1.3M

### Next Steps

1. Confirm program requirements and define scope
2. Request Board approval of project budget

1. Prioritize facilities needs and define scope
2. Request Board approval of project budget

# Legacy Projects

*bond - funded Projects that were approved or completed prior to the 2016 Facilities Master Plan*



# Pinole Valley HS Update

Site Plan: Field (bottom), Locker Rooms (right) & Bleachers



## Project Timeline:

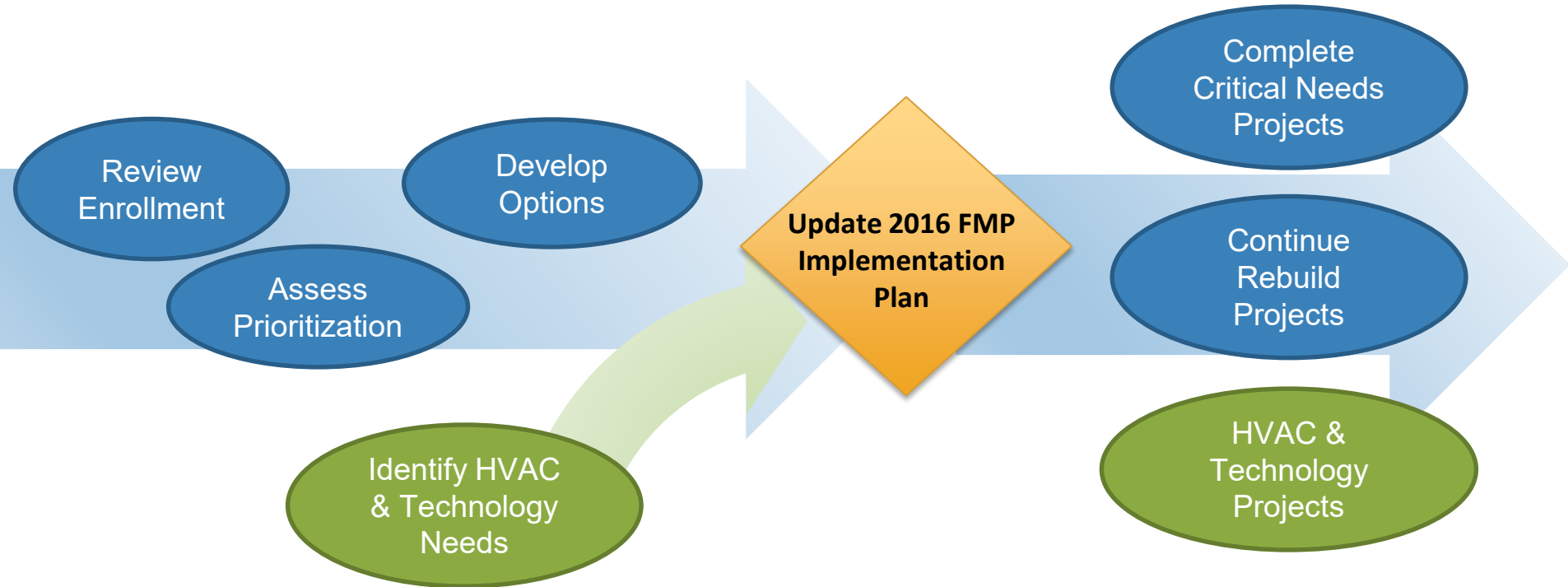
Bleachers pending DSA  
Approval  
Bidding Process ~ 2 months  
Project Duration 18 months

PVHS BOE Approved Project Budget	\$216,549,580
Completed Projects	(\$197,365,450)
Remaining Project: Sports Fields/Bleachers	(\$19,184,130)
Supplemental funds from MRAD	\$1,500,000

# Updating the 2016 Facilities Master Plan

*Incorporating Measure R*

# Master Plan Process – Incorporating Measure R





# What is next...

- Schedule Board Facilities Workshop this Summer to review and update the Facilities Master Plan to include passage of Measure R
  - Assess prioritization
  - Review Enrollment & parameters for school capacity calculations
  - Analyze school utilization across the District including programs with planned growth
  - Develop options



# Bond, Facility Planning and Construction Department June 2020

# Project Status Update - June 2020

	SITE	PROJECT	TYPE	STATUS
<b>CONSTRUCTION</b>	Pinole Valley HS	Solar Carport Installation	Power Purchase	Under Construction
	Fairmont ES	Critical Needs Phase 2	Bond	Under Construction
	Korematsu MS	Fall Protection	Bond	Under Construction
	Michelle Obama School	New Campus	Bond	Under Construction
	Richmond HS	Critical needs	Bond	Under Construction
	SITE	PROJECT	TYPE	STATUS
<b>PROCUREMENT</b>	Pinole Valley HS	Fields Restoration & Site Work	Bond	Approved by DSA
	Riverside ES	Critical Needs (Soils Stabilization)	Bond	Pending Reissuance
	E-Rate Y23	Wireless Upgrade @ Various	Bond & E-Rate	Awarded; Pending E-Rate approval
	Fairmont ES	Campus Expansion Phase II	Non-Bond	Bids due 6/15/20
	SITE	PROJECT	TYPE	STATUS
<b>DESIGN</b>	Richmond HS	Health Center	Non-Bond	Pending DSA Approval
	Pinole Valley HS	Bleachers	Bond	DSA Review
	Stege ES	Critical Needs	Bond	Scope confirmation
	Highland ES	Critical Needs	Bond	Assessing Water & Power Upgrades
	SITE	PROJECT	TYPE	STATUS
<b>PLANNING</b>	Lake ES	Campus Replacement	Bond	Bridging Documents being prepared
	West County Mandarin	Campus Expansion	Non-Bond	Evaluating Facility Options

# Michelle Obama School



**Administration Entry with Canopy**

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# Michelle Obama School



**Learning Suite North and MPR Exterior Painting**



**Learning Suite South with Paint Ceiling**



# Michelle Obama School



**Kindergarten Play Area Formwork**



**Preschool Play Area Curbs Poured**

# Richmond High School Critical Needs



Page 131 of 142  
**New Gym Aerial View**



# Richmond High School Critical Needs



Page 132 of 142  
**Old Gym Demolition in Process**



# Richmond High School Critical Needs



**Science Quad Paving Removed**

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**Science Building Ceiling Replaced**

# Crespi Middle School Gym Seismic Retrofit



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**Elevator Second Floor**




# PVHS Solar Installation



Foundations are being installed on site

**Project Status Report: 06/03/2020**

	<b>Michelle Obama School</b> <b>Campus replacement</b>
	629 42nd Street Richmond CA, 94805

Project No: **1000002635**      DSA No: **01-117849**

<b>Project Scope</b>	New construction of single and two story k-6 academic buildings. The buildings include kindergarten/pre-kindergarten classrooms, administration office/reception, library, community rooms, multi-purpose room, kitchen, special education, flex office, learning suites, and supporting space. Site design includes public quads, parking, library patio, outdoor learning spaces, outdoor student dining, court and play yards.
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<b>Project Team</b>	Owner	WCCUSD
	DBE	C.Overaa & Co.
	Construction Manager	Swinerton
	Inspector	Structure Groups

<b>Schedule</b>	NTP	08/02/2019	
	Original Project Duration	362	
	Final Completion	07/28/2020	
	Approved Time Extensions	0	
	<b>Revised Project Duration</b>	<b>362</b>	
	<b>Revised Completion Date</b>	<b>07/28/2020</b>	
	Calendar Days Lapsed	307	85%



<b>Contract Summary</b>	Original Scope	\$ 33,441,281		
	District Contingency	\$ 836,032		
	Project Contingency	\$ 836,032		
	<b>Original Contract Amount</b>	<b>\$ 35,113,345</b>		
	Amendment to Scope	\$ 849,748		
	Amendment to District Contingency	\$ 0		
	Amendment to Project Contingency	\$ 0		
	<b>Amendments to Date</b>	<b>\$ 849,748</b>		
	<b>Revised Contract Amount</b>	<b>\$ 35,963,093</b>		
	<b>District Contingency</b>		<b>\$ 836,032</b>	
	Executed CO	4	\$ 699,541	84%
	Remaining Contingency		\$ 136,491	16%
<b>Project Contingency</b>		<b>\$ 836,032</b>		
Executed CO	2	\$ 450,818	54%	
Remaining Contingency		\$ 385,214	46%	
Pending PCOs	18	\$ 841,766	50%	
Rejected PCOs	1	\$ 161,000	10%	
<b>Completed &amp; Stored \$ Billed to Date</b>		<b>\$ 24,739,571</b>	<b>69%</b>	
Stop Notices		\$ 40,131		

<b>Project Status</b>	<b>Completed Work:</b> Kinder. N. Bldg – Install Ceiling Tiles, Marker Boards/Tack Boards, Door Hardware (partial) Kinder. E. Bldg – Install Ceiling Tiles, Marker Boards/Tack Boards, Door Hardware (partial). Admin. Bldg -- Exterior Paint, Glazing (partial), Casework, Marker Boards/Tack Boards in progress. Door Hardware (partial), MEPF Rough in and Trim Complete. MPR Bldg – Ceiling installed. Rooftop Units hoisted. Gypboard in kitchen. Learning Suite S. – Plaster, Exterior Paint, Interior Paint, Ceiling Grid in progress, MEPF Rough in, Marker Boards/Tack Boards/Misc Finishes and Mechanical Units set. Learning Suite N. – Exterior Paint, Interior Paint, Ceiling Grid, MEPF Rough in, Marker Boards/Tack Boards/Misc Finishes and Mechanical Units set. Site - Underground electric in progress, Soil overexcavation, Prep for Grease Interceptor. Pour Light Pole Bases and Curb Pours at Kinder Play Areas in progress. East side retaining wall in progress.
	<b>Upcoming Work:</b> Kinder. N. Bldg – Flooring, Operable windows, Plumbing fixtures. MEF Trim. Kinder. E. Bldg – Flooring, Operable windows, Plumbing fixtures. MEF Trim. Admin. Bldg – Exterior Paint, Ceiling Tiles, Glazing, Casework, Marker Boards/Tack Boards, Flooring, Partition Doors. MPR Bldg – Interior Paint, Storefront, Flooring. MEPF Trim Learning Suite S. – Exterior Paint, Exterior Stairs, Ceiling Tile, MEPF Trim, Door Hardware, Casework, Partitions and Scaffold Removal Ongoing. Learning Suite N. – Exterior Paint, Exterior Stairs, Ceiling Tile, MEPF Trim, Door Hardware, Casework, Partitions. Site - Grading, AC Paving, Underground Utilities, Retaining Walls, Play Structures, Bioswale structure.
	<b>Project Issues:</b> Electrical and gas service - Pending PG&E permitting of poles. Domestic water service - EBMUD will accept master meter with a submeter at each building (4 total) in lieu of early May requirement for separate meters for each building. Site compaction - poor soils anticipated to be encountered during site work. COVID 19 Pandemic - Impact to misc metal detailing.



**Project Status Report: 6/3/2020**



**Richmond High School**

**Critical Needs Project**

1250 23rd Street  
Richmond CA, 94804

Project No: 1000003023      DSA No: 01-118099

<b>Project Scope</b>	New construction of a single story gymnasium, demolition of old gymnasium and new plaza sitwork. Seismic upgrade of existing two-story Science Building and sitwork surrounding the building, including adding a new exterior elevator to the building. Demolition of existing Building A (old auto-shop building) and repavement of area to prepare for new Health Clinic portable buildings.
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<b>Project Team</b>	Owner	WCCUSD
	DBE	Lathrop Construction
	Construction Manager	Swinerton
	Inspector	Structure Groups

<b>Schedule</b>	NTP	11/11/2019
	Original Project Duration	459
	Final Completion	2/11/2021
	Approved Time Extensions	0
	<b>Revised Project Duration</b>	<b>459</b>
	<b>Revised Completion Date</b>	<b>2/11/2021</b>
	Calendar Days Lapsed	206      45%



<b>Contract Summary</b>	Scope	\$16,399,899		
	District Contingency	\$0		
	Project Contingency	\$1,639,990		
	<b>Original Contract Amount</b>	<b>\$18,039,889</b>		
	Scope	\$1,092,952		
	District Contingency	\$800,000		
	Project Contingency	\$0		
	<b>Amendments</b>	<b>\$1,892,952</b>		
	<b>Revised Contract Amount</b>	<b>\$19,932,841</b>		
	<b>District Contingency</b>		<b>\$800,000</b>	
	Executed CO	0	\$0	0%
	Remaining Contingency		\$800,000	100%
<b>Project Contingency</b>		<b>\$1,639,990</b>		
Executed CO	0	\$0	0%	
Remaining Contingency		\$1,639,990	100%	
Pending PCOs	25	\$572,641	23%	
Rejected PCOs	0	\$0	0%	
<b>Completed &amp; Stored \$ Billed to Date</b>		<b>\$6,040,409</b>	<b>30%</b>	
Stop Notices		\$0		

<b>Project Status</b>	<b>Completed Work:</b> At new Auxiliary Gymnasium: Installed structural steel framing at north half of building (locker room side). Installed exterior and interior demising wall metal stud framing. Installed exterior wall sheathing. Installed rough plumbing and electrical in walls, and fire sprinkler piping. Completed demolition of old Auxiliary Gym and Locker Room.  At Science Building: Installed drywall at remodeled bathrooms. New ceiling tiles installed in all classrooms.  At new Health Clinic site (old Building A): Site cleared of old in-ground auto lift cylinder. PG&E provided new gas meter design.
	<b>Upcoming Work:</b> At new Auxiliary Gymnasium: Continue metal joist installation. Continue metal stud wall framing and MEP rough-in  Start grading and utility work at new Quad space between Gym and Sci Bldg.  At Science Building: Continue to install finishes at rebuilt bathrooms Continue to replace acoustical ceiling tiles.  At new Health Center site: Start grading/utility work at site for new paving.

<b>Project Issues</b>	Schedule PG&E to provide new gas meter and underground piping.
	Some demolition and sitework scheduling has been moved up in sequence due to campus covid-19 closures.

**Project Status Report: 06/03/2020**



**Juan Crespi Middle School**  
**Gym Seismic Retrofit**  
 1121 Allview Avenue  
 El Sobrante CA, 94803

Project No: **1000003031** DSA No: **01-117076**

<b>Project Scope</b>	Seismic upgrades to an existing two story concrete gymnasium building and adjacent one story modular classroom building.
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<b>Project Team</b>	Owner	WCCUSD
	Architect	HMC Architects
	Construction Manager	Lisa Nagai
	Contractor	Strawn Construction
	Inspector	Brad Williamson

<b>Schedule</b>	NTP	05/01/2019
	Original Project Duration	224
	Final Completion	12/10/2019
	Approved Time Extensions	71
	<b>Revised Project Duration</b>	<b>295</b>
	<b>Revised Completion Date</b>	<b>02/19/2020</b>
	Calendar Days Lapsed	400



<b>Contract Summary</b>	Original Contract Amount	\$ 3,997,407		
	<b>BOE Executed CO's</b>	<b>4</b>	<b>\$ 215,392</b>	<b>5%</b>
	(1) Unforeseen Conditions	2	\$ 155,357	4%
	(2) Owner Requested	0	\$ 0	0%
	(3) Design Changes	1	\$ 60,034	2%
	(4) Outside Agency/Other	1	\$ 0	0%
	<b>Revised Contract Amount</b> (Contract + \$ Executed CO)	<b>\$ 4,212,799</b>		
	<b>No. of PCOs</b>	<b>8</b>	<b>\$ 55,220.16</b>	<b>1.38%</b>
	Pending PCOs	8	\$ 55,220.16	1.38%
	Rejected PCOs	0	\$ 0	0%
	<b>Contractor Net \$ Billed to Date</b>	<b>4,108,363.56</b>		<b>97%</b>
Stop Notices Amount	\$ 0			

<b>Project Status</b>	<b>Completed Work:</b> Punch List Walk 100% completed
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<b>Project Status</b>	<b>Upcoming Work:</b> State Elevator Inspection June 30, 2020
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<b>Project Status</b>	<b>Project Issues:</b> No issues to report at this time.
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## OVERVIEW

Welcome to our monthly newsletter issued to inform neighbors and the campus community about construction activities and updates to the **Michelle Obama School Reconstruction project**.

We understand that a construction project does not make the best neighbor. While we strive to make the experience as pleasant as possible, we are working hard to reach the long-term goal of providing a [new 21<sup>st</sup> century Elementary School](#) for our community here in Richmond.

**Please don't hesitate to email us at [facilitiesplanning@wccusd.net](mailto:facilitiesplanning@wccusd.net) to request to be removed or added to this newsletter mailing list.**



## UPCOMING ACTIVITIES

### PLANNED CONSTRUCTION WORK THIS MONTH

- Above ceiling mechanical, electrical
- Continue exterior painting
- Start installation of sidewalks
- Install Pre-K play structure



## POTENTIAL IMPACTS TO NEIGHBORS

- *Truck traffic on 41<sup>st</sup> and 42<sup>nd</sup> Street*
- *Noise due to construction*
- *Increased site security patrols*



## MITIGATION MEASURES

- Water down trucks before exiting if muddy
- Maintain gravel at construction entry/ exit for tracking control



## COMPLETED WORK

- Curbs in Pre-K play area
- Install casework in Kinder buildings
- Frame acoustical panel ceilings Learning Suite

### Pre-K Play Area Curbs:



### Learning Suite South 2<sup>nd</sup> Floor:



## CONTACT INFORMATION

**Contractor: C. Overaa Construction, Inc.**

Frank Driscoll 510-234-0926  
Niall Walsh 510-234-0926

**Construction Manager: Swinerton Management & Consulting**

Peter Hempel 415-516-1250





Gym / Main Entry & Student Quad

## CONSTRUCTION ACTIVITIES

### Previous Month:

Metal Framing continued through the month  
MEP Rough-In started in the lockers/ Dance/ Weights

Science Structural Repairs Completed  
Ceiling Tiles Installation Completed

Existing GYM and Locker Room Demolished

### Upcoming Month:

Metal Joist Installation at the GYM

Metal Framing will continue

MEP Rough-In will continue

Science Bathroom Finishes will start

Earthwork/ Grading activities will continue around the Science and GYM



## PROJECT FACTS

**New Auxiliary Gym Square Footage:** 15,500

**Completion:** The Science Classroom Building is scheduled to be finished in the Summer of 2020, and the new Auxiliary Gym in the first quarter of 2021.

**Design Build Contractor:**  
Lathrop Construction Associates  
[www.lathropconstruction.com](http://www.lathropconstruction.com)

**Design Build Architect:**  
HKIT Architects  
[www.hkit.com](http://www.hkit.com)

## CONTACT INFORMATION

To subscribe to this monthly newsletter or to submit project questions, please email:

[Facilitiesplanning@wccusd.net](mailto:Facilitiesplanning@wccusd.net)

### Construction Manger

**Peter Hempel**

Project Manager

Swinerton Management & Consulting

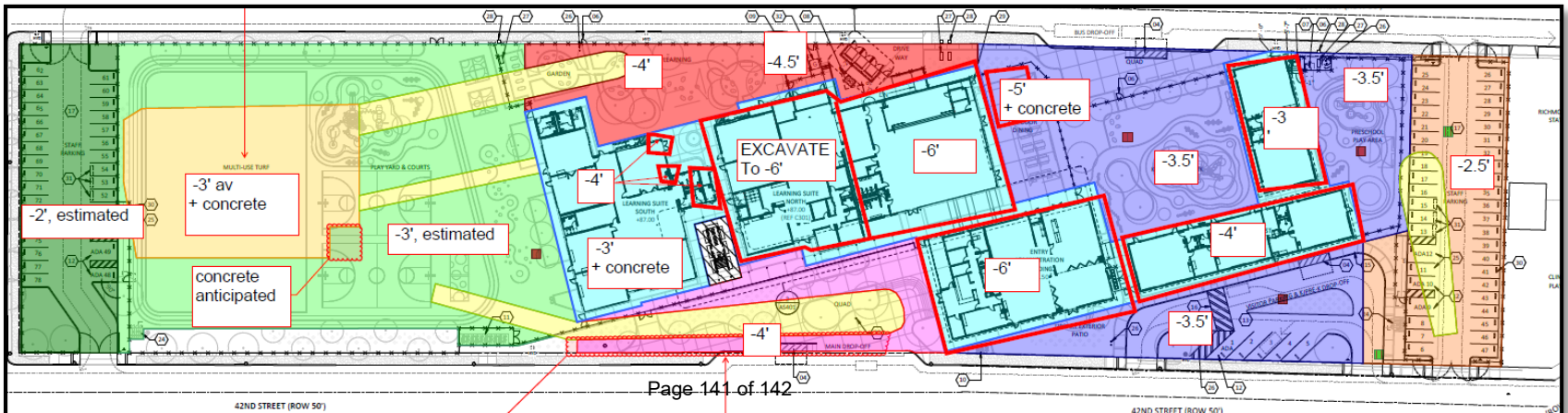
415.516.1250





# Unforeseen Soils Conditions at Michelle Obama Site

Notes detail the actual depths required on site



# Michelle Obama Budget Impact

## Michelle Obama Budget Summary

Original Project Budget	\$40,300,000
Project Budget Amendment #1 (MRAD, Fund 25)	<u>\$2,600,000</u>
<b>Project Budget as of 6/26/19</b>	<b>\$42,900,000</b>
Remaining Project Budget Balance as of 5/31/20	\$1,062,983

## Proposed Amendment, Increase Project Budget – BOE 6/24/2020

Current Project Budget	\$42,900,000
<b>Proposed Project Budget Amendment #2</b>	<b>\$2,000,000</b>
<b>Proposed Project Budget</b>	<b>\$44,900,000</b>

## Proposed Amendment, Increase Design Build Contract – BOE 6/24/20

Design Build Contract	\$35,113,345
Contract Amendment, 6/26/19	\$849,748
<b>Proposed Contract Amendment to Increase District Contingency</b>	<b>\$1,800,000</b>