

**WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT**

**MEASURES D, M, AND J
MIDYEAR REPORT
DECEMBER 31, 2007**



**TOTAL SCHOOL SOLUTIONS
4751 MANGELS BOULEVARD
FAIRFIELD, CA 94534**

West Contra Costa Unified School District

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December 31, 2007

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INTRODUCTION

On March 5, 2002, the West Contra Costa Unified School District submitted for voter approval Measure D, a bond election measure to authorize the sale of \$300 million in bonds to improve school facilities. The measure was approved by 71.6 percent of the voters. Because the bond measure was placed on the ballot in accordance with Proposition 39, it required 55 percent of the vote for passage.

Subsequently, on November 8, 2005, the West Contra Costa Unified School District submitted for voter approval Measure J, a measure to authorize the sale of \$400 million in bonds to improve school facilities. The measure was approved by 56.85 percent of the voters. Because the bond measure, like Measure D, was placed on the ballot in accordance with Proposition 39, it too required 55 percent of the vote for passage.

Article XIII of the California State Constitution requires an annual independent performance audit of bond funds passed under the legal statute associated with Proposition 39. The district has engaged Total School Solutions (TSS) to conduct this independent performance audit and to report its findings to the Board of Education and to the independent Citizens' Bond Oversight Committee.

The district also decided to include Measure M funded projects in the scope of the examination even though Measure M was not subject to the performance audit requirements of Proposition 39. Voters previously approved Measure M, a \$150 million two-thirds majority general obligation bond, on November 7, 2000. Because, as of the end of Fiscal Year 2006-07, most of the funds generated through Measure M have been expended, this midyear report for the period of July 1, 2007, through December 31, 2007, and any future reports will not include an examination of Measure M projects and related expenditures. However, Measure M will continue to be included in the historical perspective of the bond program for reference and to explain the historical progression of the facilities program. For reference, a Measure M Close-out report is presented in Appendix A.

Besides ensuring that the district uses bond proceeds from each bond measure in conformance with the provisions listed in the corresponding ballot language, the scope of the examination includes a review of design and construction schedules and cost budgets; change orders and claim avoidance procedures; compliance with state law and funding formulas; district policies and guidelines for facilities and procurement; and the effectiveness of communication channels among stakeholders, and other facilities-related issues. TSS's performance audits are designed to meet the requirements of Article XIII of the California State Constitution, to inform the community of the appropriate use of funds generated through the sale of bonds authorized by Measure D, Measure J, and Measure M and to help the district improve its overall bond program.

This midyear report covers the Measure D, Measure J, and Measure M funded facilities program and related activities for the period of July 1, 2007, through December 31, 2007, documenting the performance of the bond program for that six-month period.

DISTRICT FACILITIES PROGRAM – A PERSPECTIVE

While the scope of the annual performance audit and midyear reports is limited to measures M, D, and J, it is useful to review the history of the district’s facilities program to place the current program into full context.

The financial status of the district’s facilities program, documented in the audits and financial reports for the past six fiscal years, is presented in the table below.

Facilities Program – Financial Status

Source	Fiscal Year (as of June 30 for each Fiscal Year)						
	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Bonds Outstanding ¹	\$54,340,000	\$122,450,000	\$216,455,000	\$315,155,000	\$380,634,377	\$544,027,483	\$536,503,51
Developer Fees Revenues ²	\$6,069,815	\$2,749,539	\$9,094,400	\$10,498,724	\$7,759,844	\$8,813,402	\$4,840,067
Developer Fees Ending Balance	\$3,526,019	\$1,293,876	\$8,928,225	\$21,037,513	\$27,533,708	\$34,162,499	\$10,730,179
State School Facilities Program New Construction Revenues	None	None	\$12,841,930	None	None	None	None
State School Facilities Program Modernization Revenues	None	None	\$3,494,161	\$10,159,327	\$13,562,949	None	None

¹ Bonds authorized, sold and outstanding include the bond measures listed below. The sold column is for all bonds sold through June 30, 2007. Bonds outstanding include adjustments for refunding of prior bond issues and repayment of principal.

² Developer fees are imposed on residential additions and commercial projects (Level 1) and new residential construction (Level 2). Total revenues include interest earnings.

Facilities Program – Funding Resources

Bond Measure (Passage Date)	Authorized	Sold (June 30, 2007)	Outstanding (June 30, 2006)	Outstanding (June 30, 2007)
Measure E (June 2, 1998)	\$40 million	\$40 million	\$33.2 million	\$32.1 million
Measure M (November 7, 2000)	150 million	150 million	145.9 million	142.8 million
Measure D (March 5, 2002)	300 million	300 million	294.9 million	291.6 million
Measure J (November 8, 2005)	400 million	70 million	70 million	70.0 million
Total	\$890 million	\$560 million	\$544.0 million	\$536.5 million

Education Code Section 15106 states that the debt limit for unified school districts “may not exceed 2.5 percent of the taxable property of the district.” Education Code Section 15103 clarifies that “the taxable property of the district shall be determined upon the basis that the district’s assessed valuation has not been reduced by the exemption of the assessed valuation of business inventories in the district or reduced by the homeowner’s property tax exemption.”

On July 10, 2002, the Board of Education of the West Contra Costa Unified School District authorized the administration to submit a waiver request to the California State Board of Education (SBE) to increase the district's bonding limit from 2.5 percent to 3.0 percent of assessed valuation (A/V). At the SBE meeting of November 13-14, 2002, the SBE approved the waiver request for measures E, M, and D only. Resolution No. 25-0506 ordering the Measure J bond election stated that "no series of bonds may be issued unless the District shall have received a waiver from the State Board of Education of the District's statutory debt limit, if required."

EXECUTIVE SUMMARY

This midyear report, prepared between July 2007 and April 2008, includes a review of the following aspects of the district's facilities program:

- Compliance with Ballot Language
- District and Professional Services Staffing Plan for the Bond Program
- District Policies and Guidelines for Facilities Program
- Master Architect/Engineer Plan
- Design and Construction Schedules
- Design and Construction Cost Budgets
- Bidding and Procurement Procedures
- Change Order and Claim Avoidance Procedures
- Payment Procedures
- Best Practices in Procurement
- Quality Control Program
- Participation by Local Firms
- Effectiveness of Communication within the Bond Program

In accordance with the scope of this assignment, TSS reviewed and examined the documentation and processes pertaining to the facilities program for the period from July 1, 2007, through December 31, 2007.

The district's official financial records for the Measure D, Measure M, and Measure J bond programs are presented in the tables in Appendix E.

COMPLIANCE WITH BALLOT LANGUAGE

MEASURE D

On November 28, 2001, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$300 million bond measure (Measure D) on the ballot with the adoption of Resolution No. 42-0102. Measure D, a Proposition 39 bond measure requiring a 55 percent affirmative vote, passed with 71.6 percent of the vote on March 5, 2002.

The complete ballot language contained in Measure D is included in Appendix B. The following appeared as the summary ballot language:

To complete repairing all of our schools, improve classroom safety and relieve overcrowding through such projects as: building additional classrooms; making seismic upgrades; repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs, and fire safety systems; shall the West Contra Costa Unified School District issue \$300 million in bonds at authorized interest rates, to renovate acquire, construct and modernize school facilities, and appoint a citizens' oversight committee to monitor that funds are spent accordingly?

While the Measure D ballot focused on secondary school projects, the bond language was broad enough to cover the following three categories of projects for all district schools (taken from Bond Project List, Appendix B, Exhibit A):

I. All School Sites

- Security and Health/Safety Improvements
- Major Facilities Improvements
- Site Work

II. Elementary School Projects

- Complete any remaining Measure M projects as specified in the Request for Qualifications (RFQ) of January 4, 2001, including projects specified in the Long Range Master Plan of October 2, 2000
- Harbour Way Community Day Academy

III. Secondary School Projects

- Adams Middle School
- Juan Crespi Junior High School
- Helms Middle School
- Hercules Middle/High School
- Pinole Middle School
- Portola Middle School
- Richmond Middle School
- El Cerrito High School

- Kennedy High School and Kappa High School
- Richmond High School and Omega High School
- Pinole Valley High School and Sigma High School
- De Anza High School and Delta High School
- Gompers High School
- North Campus High School
- Vista Alternative High School
- Middle College High School

As required by Proposition 39, the district established a citizens' bond oversight committee. On April 19, 2003, the Board of Education merged the Measure M and Measure D oversight committees into one body, with the caveat that the new committee would use the more stringent requirements for oversight committees set forth in Proposition 39.

As of June 30, 2007, the district had expended \$207,226,515 (69.1%) of the \$300 million Measure D bond funds. All of the expenditures of Measure D funds were for projects within the scope of the ballot language. TSS finds the West Contra Costa Unified School District in compliance with the language contained in Resolution 42-0102.

MEASURE J

On July 13, 2005, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$400 million bond measure (Measure J) on the ballot with the adoption of Resolution No. 25-0506. Measure J, a Proposition 39 bond measure requiring a 55 percent affirmative vote, passed with 56.85 percent of the vote on November 8, 2005.

As a Proposition 39 bond measure, Measure J is subject to the requirements of California State Constitution, Article XIII which states "every district that passes a 'Proposition 39' bond measure must obtain an annual independent performance audit."

The complete ballot language contained in Measure J is included as Appendix C. The following appeared as the summary ballot language:

To continue repairing all school facilities, improve classroom safety and technology, and relieve overcrowding shall the West Contra Costa Unified School District issue \$400 million in bonds at legal interest rates, with annual audits and a citizens' oversight committee to monitor that funds are spent accordingly, and upon receipt of a waiver of the District's statutory debt limit from the State Board of Education, if required?

The Measure J ballot language focused on the continued repair, modernization, and reconstruction of district school facilities in the following broad categories:

I. All School Sites

- Security and Health/Safety Improvements
- Major Facilities Improvements
- Special Education Facilities

- Property
- Sitework

II. School Projects

- Complete Remaining Elementary School Projects
- Complete Remaining Secondary School Projects
- Reconstruction Projects
 - a. Health and Life Safety Improvements
 - b. Systems Upgrades
 - c. Technology Improvements
 - d. Instructional Technology Improvements
- Specific Sites Listed for Reconstruction or New Construction
 - De Anza High School
 - Kennedy High School
 - Pinole Valley High School
 - Richmond High School
 - Castro Elementary School
 - Coronado Elementary School
 - Dover Elementary School
 - Fairmont Elementary School
 - Ford Elementary School
 - Grant Elementary School
 - Highland Elementary School
 - King Elementary School
 - Lake Elementary School
 - Nystrom Elementary School
 - Ohlone Elementary School
 - Valley View Elementary School
 - Wilson Elementary School

As required by Proposition 39, the West Contra Costa Unified School District certified the results of the November 8, 2005 bond (Measure J) election at the school board meeting of January 4, 2006. At the same meeting, the school board established the required Citizens' Bond Oversight Committee for Measure J fund expenditures. The Measure D committee now serves as the Measure J committee as well.

As of June 30, 2007, the district had expended \$4,727,264 (1.2%) of the \$400 million Measure J bond funds. All of the expenditures of Measure J funds were for projects within the scope of the ballot language. The West Contra Costa Unified School District is in compliance with all requirements for Measure J as set forth in Resolution 25-0506.

FACILITIES PROGRAM HISTORY/STATUS

To assist the community in understanding the district's facilities program and the chronology of events and/or decisions that resulted in the increased scopes and costs for projects, this report documents the events that have taken place since July 1, 2007. For a discussion of prior Board agenda items and actions, refer to earlier annual and midyear reports. Major actions of the Board of Education are listed in the table below.



Chronology of Facilities Board Agenda items since July 1, 2007.

DATE	ACTION	AMOUNT
July 11, 2007 (D.2)	Citizens' Bond Oversight Committee Report	
July 11, 2007 (F.2)	Status Reports – Facilities Planning and Construction	
July 11, 2007 (G.15)	Ratification and Approval of Engineering Services Contracts (2 contracts)	\$101,040
July 11, 2007 (G.16)	Ratification and Approval of Negotiated Change Orders (Measure D, 4 projects)	\$51,550
July 11, 2007 (G.18)	Rejection of all bids for Richmond High School Renovations Phase II and authorization to re-bid (2 bids)	
July 11, 2007 (G.19)	Award of contract to Bay Cities Paving and Grading for Montalvin Manor Kay Road extension project. (Capital Facilities Fund, 4 bids)	\$1,570,000
July 11, 2007 (G.21)	Performance Audit Midyear Report for period July 1, 2006, through December 31, 2006	
July 11, 2007 (G.22)	Award of contract to Bollo Construction for Coronado Fire Repair project (Insurance proceeds, 4 bids)	\$1,003,850
July 11, 2007 (G. 23)	Award of Architectural Services contract to Hamilton + Aitken Architects and Siegel & Strain for Maritime Center project (Measure J, 4 firms interviewed)	Fee to be negotiated
August 1, 2007 (F.1)	Status Reports – Facilities Planning and Construction	
August 1, 2007 (G.6)	Notice of Completions: Bid M06053 Vista Hills Portable Buildings & Site Improvements Bid, D06047 Kennedy High School Track & Field project	
August 1, 2007 (G.16)	Ratification and Approval of Negotiated Change Orders (Measure D, 3 projects)	\$171,625
August 1, 2007 (G.17)	Ratification and approval of Engineering Services contracts (3 contracts)	\$141,944
August 1, 2007 (G.19)	Ratification of Contracts to SCR Group, Inc. and Solar Integrated Technologies, Inc. for El Cerrito High School Energy Services (Photovoltaic system)	No cost change-see August 6, 2006 Agenda
August 1, 2007 (G.20)	Award of Contracts to three firms for Custodial Equipment (Measure J, 5 bids)	\$197,208
August 1, 2007 (G.21)	Approval of Amendment to District standards for equipment, products, and materials for District construction projects	Unknown cost
August 1, 2007 (G.22)	Ratification of previously awarded contracts (5 contracts)	No cost change

DATE	ACTION	AMOUNT
August 15, 2007 (C.2)	Citizens' Bond Oversight Committee report	
August 15, 2007 (G.13)	Ratification and approval of Engineering Services contracts (Measure J, 3 contracts)	\$74,800
August 15, 2007 (G.14)	Ratification and approval of Negotiated Change Orders (6 projects)	\$765,355
August 15, 2007 (G.16)	Citizens' Bond Oversight Committee: Reappointment of Richmond Councilmember Tony Thurmond and appointment of Councilmember Ludmyrna Lopez, alternate	
September 12, 2007 (F.2)	Status Reports – Facilities Planning and Construction	
September 12, 2007 (G.18)	Ratification and approval of Engineering Services contracts (8 contracts)	\$147,520
September 12, 2007 (G.19)	Ratification and approval of Negotiated Change Orders (7 projects)	\$284,524
September 12, 2007 (G.22)	Award of contract to Nick Stavrianopoulos Construction for Kennedy High School Portables Repair (Measure J, 3 bids)	\$389,500
September 12, 2007 (G.23)	Award of contract to IMR Contractor for Richmond High School Renovations Phase II (Deferred Maintenance, 3 bids)	\$1,250,000
September 12, 2007 (G.24)	Award of contract to ERA Construction for Kensington Portable sitework (Reserve for Capital Outlay, 5 bids)	\$209,000
September 12, 2007 (G.26)	Approval of Architectural & Engineering fees for Maritime Center project (Measure J, see July 11, 2007 Board item)	\$688,361
September 12, 2007 (G.27)	Citizens' Bond Oversight Committee: Appointment of Scott Brown, representing Public Employees Union, Local 1	
October 3, 2007 (E.4)	Presentation of Pinole Valley High School Master Plan (Measure J)	
October 3, 2007 (F.1)	Status Reports – Facilities Planning and Construction	
October 3, 2007 (G.10)	Ratification and approval of Engineering contracts (9 contracts)	\$384,736
October 3, 2007 (G.11)	Ratification and approval of Negotiated Change Orders (10 projects)	\$448,836
October 3, 2007 (G.17)	Approval of Architectural Fees to WLC Architects for Pinole Valley High School renovations and new construction (Measure J)	\$17,225,000 (Construction) \$2,128,000 (Architect Fees)
October 3, 2007 (G.18)	Approval to rescind RFQ for Construction Services and Use List of previously approved firms	
October 3, 2007 (G.20)	Citizens' Bond Oversight Committee: Appointment of Sandi Potter, El Cerrito City Councilmember as Alternate	

DATE	ACTION	AMOUNT
October 17, 2007 (C.5)	Citizens' Bond Oversight Committee: Recognition of Past Members Michael Mahoney, Robert Studdiford, Youra Pepa, David Duer, John Wolfe, Don Lewis, and Sandi Potter	
October 17, 2007 (C.8)	Citizens' Bond Oversight Committee Report	
October 17, 2007 (G.12)	Ratification and approval of Engineering Services contracts (2 contracts)	\$42,150
October 17, 2007 (G.13)	Ratification and approval of Negotiated Change Orders (7 projects)	\$707,693
November 7, 2007 (F.1)	Status Reports – Facilities Planning and Construction	
November 7, 2007 (F.2)	Information Regarding Update of Board Policies Section 7000 Facilities	
November 7, 2007 (G.6)	Notice of Completion: Bid M06070 Community Kitchens at Bayview, Tara Hills, and Montalvin	
November 7, 2007 (G.12)	Ratification and approval of Engineering Services contracts (6 contracts)	\$389,746
November 7, 2007 (G.13)	Ratification and approval of Negotiated Change Orders (3 projects)	\$495,223
November 28, 2007 (C.1)	Citizens' Bond Oversight Committee Report	
November 28, 2007 (E.4)	Approval of Kennedy High School Master Plan (Measure J)	
November 28, 2007 (G.7)	Notices of Completions: W06061 Collins Re-Roof J068090 Washington Partial Re-Roof W06073 Murphy Pre-School Portable M06078 Community Kitchens Package 3: Kensington, Mira Vista, Sheldon M06076 Community Kitchens Package 2: Verde, Peres, Washington M06084 Community Kitchens Package 4: Harding, Madera, Lincoln M06085 Community Kitchens Package 5: Ellerhorst, Lupine Hills, Stewart M06086 Community Kitchens Package 6: Murphy, Riverside	
November 28, 2007 (G.14)	Ratification and approval of Engineering Services contracts (5 projects)	\$269,950
November 28, 2007 (G.15)	Ratification and approval of Negotiated Change Orders (9 projects)	\$384,447
November 28, 2007 (G.17)	Award of contract to Powell and Partners + HMC Architects for Kennedy High School renovations and approval of fees.	\$625,000
November 28, 2007 (G.18)	Ratification of Non-Bond Funded Projects included in Project Labor Agreement (4 projects)	
December 12, 2007 (C.2)	Citizens' Bond Oversight Committee Report	
December 12, 2007 (E.5)	Adoption of Resolution No. 49-0708 approving Level II Developer Fees (Decrease from \$3.92/square foot to \$3.48/square foot)	
December 12, 2007 (F.1)	Status Reports – Facilities Planning and Construction	

DATE	ACTION	AMOUNT
December 12, 2007 (G.9)	Ratification and approval of Negotiated Change Orders (6 projects)	\$18,016
December 12, 2007 (G.12)	Citizens' Bond Oversight Committee: Appointment of Chester Stevens, Alternate for Charleen Raines, Representing the City of Hercules	
January 9, 2008 (E.4)	Presentation and approval of June 30, 2007, Performance Audit of Measures D, M, and J by Total School Solutions	
January 9, 2008 (F.2)	Status Reports – Facilities Planning and Construction	
January 9, 2008 (G.12)	Ratification and approval of Engineering Services contracts (3 contracts)	\$311,100
January 9, 2008 (G.13)	Ratification and approval of Negotiated Change Orders (10 projects)	\$856,115
January 9, 2008 (G.21)	Citizens' Bond Oversight Committee: Appointment of Alex Gomez, Alternate for Maureen Toms, Representing the City of Pinole	

The Board of Education approved a facilities master plan on October 18, 2000, prior to any board action or direction with respect to construction quality standards, a true discussion of educational specifications, a thorough needs assessment, grade-level configuration, school/site sizes (minimum and maximum), potential school closures/consolidation, replacement vs. modernization threshold, the impact of project labor agreements, local bidding climate, school needs assessments, and other facilities-related items. That facilities master plan might have provided useful information on the age and conditions of existing schools, inventory of sites and facilities, the need for new schools, replacement needs of some schools and modernization/renovation needs in accordance with prevailing state-wide modernization practices. The plan, in absence of a complete set of directions outlined above, estimates total cost of the facilities program at approximately \$500 million, including the new construction and modernization; resulting in a severe underestimation of the district's actual needs.

The original facilities master plan dated October 18, 2000, was updated by the same consultant firm, as documented in a report dated June 26, 2006. The updated plan analyzed land use planning, enrollment trends, and established attendance boundaries based on school capacities. The updated plan still fails to include updated costs normally required by a comprehensive long-range facilities master plan and did not address many issues raised in the preceding paragraph. Overall, the updated facilities master plan projects a continuing decline in enrollment from 32,197 in 2005-06 to the lowest point of 30,046 in 2012-13, with slow increases thereafter. The existing school capacity identified by the updated plan ranges from 31,108 for a "working" capacity to 38,146 for a "maximum" capacity.

Subsequently, the administration has prepared a "2007 Facilities Master Plan," which incorporates information from numerous sources to compile a facilities renovation and construction plan. That master plan was presented to the board on January 3, 2007, and approved by the board on January 17, 2007. The "2007" master plan identifies the following revenues from Measures M, D, and J and other sources, and includes budget adjustments as of June 30, 2007.

Revenue Source	M	D	J	Total
New Bonds	\$150,000,000	\$300,000,000	\$400,000,000	\$850,000,000
Interest Income	6,000,000	7,000,000	14,000,000	27,000,000
Developer Fee Income	24,900,038	2,885,528	10,500,000	38,285,566
State Funds	30,101,817	16,316,744	76,157,758	122,576,319
E-Rate	2,413,150	888,654		3,301,804
FEMA (Riverside)	1,000,000			1,000,000
County (Verde)	900,000			900,000
Joint Use		4,250,000	3,000,000	7,250,000
Deferred Maintenance	0	1,200,000	0	1,200,000
Totals	\$215,315,005	\$332,540,926	\$503,657,758	\$1,051,513,689

In addition to a discussion of the funded projects, the newly approved master plan identifies numerous unfunded future projects that would require additional revenues for the facilities program before work can proceed. The unfunded projects include twelve elementary school renovation projects; five secondary school renovation projects; five alternative and special education facilities renovation projects; three charter schools; and three district support facilities that house grounds, operations, maintenance, and administration.

More recent cost estimates Measures D and J (September 13, 2004; August 22, 2006; and August 22, 2007) are presented, respectively, in Tables 1 and 2 in this section. For Measure M data, refer to Appendix A. A summary of associated costs is presented below.

Summary of Cost Estimates

Table	Phase	Capital Projects Cost Estimates (September 13, 2004)	Capital Projects Cost Estimates (August 22, 2006)	Capital Projects Cost Estimates (August 22, 2007)
Appendix A	M-1A	\$113,204,174	\$125,423,947	\$124,801,848
Appendix A	M-1B	127,810,707	142,624,581	143,237,197
	Other Elementary ¹		53,155,596	56,235,726
	Subtotal		321,204,124	324,274,771
1	D-1A	220,858,164	238,049,634	295,819,495
	Other Secondary ²		31,625,449	27,441,820
	Subtotal		269,675,083	323,261,315
2	J-I		78,431,150	137,660,703
	J-II		49,268,575	0
	J-III		59,095,372	0
	J-Secondary		230,000,000	200,300,000
	Other ³		42,361,073	66,046,897
	Subtotal		459,156,170	404,007,600
	Total	\$461,873,045	\$1,050,035,377	\$1,051,543,686

¹ Quick start projects, M-2A and M-3 projects, e-rate projects, furniture and equipment, program coordination, miscellaneous portables, renovation and reconciled expenses.

² D-2A and D-3 projects, e-rate projects, furniture and equipment, and program coordination.

³ Furniture and equipment, e-rate projects, program coordination, program contingency, and escalation.

While the \$150 million in Measure M funds were originally supposed to address the facilities improvement and renovation needs at all 39 elementary schools, the total facilities needs and costs at those schools remained undetermined when the scope of work and the amount funding needed to address those needs were initially established on July 24, 2000. After the passage of Measure M, the district solicited proposals for the Master Architect/Bond Management services, culminating in a contract with WLC/SGI on August 15, 2001. As WLC started the design work for Phase 1 schools, the WLC/SGI team also proceeded with Quick-Start projects at the 39 Measure M schools, addressing some of the more critical health and safety needs. The board authorized the Quick-Start projects on March 6, 2002, and approved construction contracts in June 2002, which totaled \$5,558,367.

To provide direction to the WLC/SGI team as well as the future project architects, the board considered various design and construction quality standards for Measure M projects. At its meeting of May 15, 2002, the board was presented with a number of options ranging in cost from \$181 million (the estimated total revenues for Measure M including interest) to \$465 million. Those options are presented in the table below.

Options (Quality Standards)	Measure M Estimated Expenditures in millions of dollars (\$1,000,000s)
1 Modernization Standard (\$100/square foot)	181
1A Base Standard (\$145/square foot)	246
1B Base Standard (\$145/square foot)	319
1C Base Standard (\$145/square foot)	345
2A Reconstruction Standard (\$175/square foot)	387
2B Reconstruction Standard (\$175/square foot)	440
2C Reconstruction Standard (\$175/square foot)	465

The Board of Education selected Option 1C (with a projected cost of \$345 million). The available funding at that time was estimated to be sufficient to complete the work at the first 18 elementary schools. The board was aware that work at the remaining 21 elementary schools would have to be funded through future funding, thus needing passage of additional local bonds (such as Measure D) or other future funding sources. As such, the board was aware that additional revenues would be needed prior to the adoption of Option 1C standards on May 15, 2002. The board authorized placing Measure D, a \$300 million bond measure on the ballot. That measure was approved by the voters on March 5, 2002. While the primary purpose of Measure D was to address secondary school facilities needs, the bond language allowed funds to be used on elementary school projects as well.

After the adoption of the Option 1C standards and the passage of Measure D, projects were phased into M-1A consisting of nine (9) schools; M-1B, consisting of nine (9) schools; and D-1, involving five (5) schools. The district adjusted project budgets to reflect Option 1C quality standards, and the WLC/SGI contract was amended to incorporate the increased budget amounts. For a discussion of the implementation of Option 1C standards on the bond program, refer to the section in this report on Quality Control.

The district administration and the board recognized that, as the facilities program reached the construction stage from the initial planning stage, appropriate and adequate program

management to manage the construction processes would also be needed. To address these needs, the board authorized the employment of eight (8) new positions; hired project architects and on-site DSA inspectors; approved a project labor agreement and a labor compliance program; authorized the lease of interim-use portable classrooms; prequalified general contractors; and employed the services of a material testing laboratory.

Many variables have impacted the school district’s construction costs including, but not limited to, the following:

- Establishment of Option 1C quality standards
- Project labor agreements
- Acceleration of construction costs nationwide at a rate higher than projected
- Passage of Proposition 39 and the 55 percent threshold for local bonds and resulting construction
- Passage of Proposition 1A (November 1998), \$9.2 billion bonds and resulting construction
- Passage of Proposition 47 (November 2002), \$13.05 billion bonds and resulting construction
- Passage of Proposition 55 (March 2004), \$10.0 billion bonds and resulting construction
- Passage of Proposition 1D (November 2007), \$7.3 billion bonds and resulting construction
- Labor compliance law requirements
- International procurement of construction materials by developing economies
- Reconstruction of Iraq and Afghanistan

The district has selected Phase D-1A project architects, and a number of projects are under construction. As of June 30, 2007, funding applications (SAB 50-04) were submitted to OPSC for the El Cerrito High School and Downer Elementary School construction projects.

The district initiated a new “Prequalification of General Contractors” process for Measure D-1A projects, Downer Elementary, and Measure J funded projects. At the board meeting of June 28, 2006, twenty-one firms were prequalified for larger construction projects as follows:

General Contractor Prequalification Process (June 28, 2006)	
Requests sent to firms	60+
Firms Responding	23
Firms Prequalified	21

The district also initiated a prequalification process for Architect of Record (AOR) for Measure J projects. The results of that process were presented to the board on August 16, 2006, as follows:

Architect Prequalification Process (August 16, 2006)	
Requests sent to firms	30+
Firms responding	20+
Firms prequalified	22

Table 1. Measure D-1A Projects. Total Estimated Costs. (Construction and Soft Costs)


School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ²	Capital Projects Cost Estimates ³
El Cerrito High	1938	97,145,328	\$106,186,778	\$119,000,180
Helms Middle	1953	52,559,865	56,201,795	69,670,649
Pinole Middle	1966	36,859,208	39,891,906	47,148,666
Portola Middle	1950	34,140,175	35,769,154	60,000,000
Total		\$220,704,576	\$238,049,634	\$295,819,495

¹ Budgets from Capital Assets Management Plan/Reconciliation Report, September 13, 2004

² Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006

³ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007

Table 2a. Measure J-I Projects. Total Estimated Costs. (Construction and Soft Costs)

School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ³
Castro Elementary ²	1950	\$13,886,250	 50,000
Dover Elementary	1958	13,218,099	30,439,500
Ford Elementary	1949	11,679,584	26,208,000
King Elementary	1943	17,051,831	26,500,001
Nystrom Elementary	1942	22,595,384	26,208,002
Ohlone Elementary	1965	N/A	27,955,200
Total		\$78,431,150	137,660,703

¹ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006

² Subsequent to the estimate of January 23, 2007, a decision was made to defund Castro.

³ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007

Table 2b. Measure J-II Projects. Total Estimated Costs. (Construction and Soft Costs)

School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ²
Coronado Elementary	1952	\$12,064,373	\$0
Fairmont Elementary	1957	11,120,592	0
Highland Elementary	1958	14,492,253	0
Valley View Elementary	1962	11,591,355	0
Total		\$49,268,575	\$0

¹ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006

² Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007

Table 2c. Measure J-III Projects. Total Estimated Costs. (Construction and Soft Costs).

School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ²
Grant Elementary	1945	\$16,167,942	\$0
Lake Elementary	1956	13,172,375	0
Ohlone Elementary	1965	14,670,642	0
Wilson Elementary	1953	15,084,411	0
Total		\$59,095,372	\$0

¹Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006

²Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007

Table 2d. Measure J-III Projects. Total Estimated Costs. (Construction and Soft Costs)

School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ^{2/3}
De Anza High	1955	\$100,000,000	\$161,600,000
Pinole Valley High	1968	65,000,000	25,000,000
Richmond High	1946	4,000,000	5,100,000
Kennedy High	1965	61,000,000	8,600,000
Total		\$230,000,000	200,300,000

¹Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006

²Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007

³ According to the board-adopted “2007 Facilities Master Plan,” the following explanations were presented for Measure J-III projects:

De Anza High: The board approved the De Anza Master Plan in December 2006, “which involves the complete demolition and reconstruction of the campus.” Because of the expanded scope of work, the revised budget is substantially higher than the original budget.

Pinole Valley High: Measure J funds have been allocated to complete Measure D major secondary projects and to complete De Anza reconstruction. Due to limited Measure J funds, partial renovations only will be done at Pinole Valley High.

Richmond/Kennedy: As explained above, due to limited Measure J funds, limited renovations only will be done at Richmond and Kennedy high schools, including restroom renovations, security projects, building upgrades, parking improvements, track and field, and stadium building.

EXPENDITURE REPORTS FOR MEASURES D, M, AND J

MEASURE D

To ensure a comprehensive performance audit, TSS reviewed all Measure D projects. As of June 30, 2007, the district has spent \$207,226,515 (69.1 percent) of the total Measure D bond funds.

Measure D Bond Issuance and Expenditures as of June 30, 2007

Total bond authorization	\$300,000,000
Total bond issues as of June 30, 2007 (Series A, B, C and D)	\$300,000,000
Expenditures through June 30, 2007	\$207,226,515
	(69.1 percent of total authorization)

Measure D Expenditures Report (June 30, 2007)

School	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Bayview	104		\$9,308,844	0.00%	
Chavez	105	-	16,294	0.00%	
Collins	110	-	15,068	0.00%	
Coronado	112	-	13,515	0.00%	
Dover	115	-	14,487	0.00%	
Downer	116	-	16,298,318	0.00%	
Ellerhorst	117	-	7,216,692	0.00%	
Highland	122	-	21,181	0.00%	
Fairmont	123	-	7,911	0.00%	
Ford	124	-	12,239	0.00%	
Grant	125	-	15,328	0.00%	
Lupine Hills	126	-	66,989	0.00%	
Harding	127	-	3,199,890	0.00%	
Kensington	130	-	12,370,567	00.00%	
Transition LC	131	118,020	104,611	11.36%	88.64%
Lake	134	-	7,918	0.00%	
Lincoln	135	-	546,349	0.00%	
Madera	137	-	74,923	0.00%	
Mira Vista	139	-	10,071,730	0.00%	
Montalvin	140	-	1,137,839	0.00%	
Murphy	142	-	1,618,914	0.00%	
Ohlone	145	-	7,942	0.00%	
Olinda	146	-	7,959	0.00%	
Peres	147	-	296,146	0.00%	
Riverside	150	-	395,440	0.00%	
Seaview	152	-	10,300	0.00%	
Shannon	154	-	483,186	0.00%	
Sheldon	155	-	10,629,467	0.00%	

School	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Stege	157	-	14,038	0.00%	
Stewart	158	-	1,504,502	0.00%	
Tara Hills	159	-	9,345,164	0.00%	
Valley View	160	-	612	0.00%	
Verde	162	-	484,592	0.00%	
Vista Hills	163	119,235	6,239,248	0.00%	
Washington	164	-	8,722,912	0.00%	
Harbor Way	191	121,639	96,737	20.47%	79.53%
Adams MS	202	657,299	596,955	9.18%	90.82%
Crespi MS	206	446,245	425,087	4.74%	95.26%
DeJean MS	208	226,879	7,421	96.73%	3.27%
Helms MS	210	70,666,844	10,802,738	84.71%	15.29%
Hercules MS	211	-	694,153	0.00%	
Pinole MS	212	47,752,405	13,767,762	71.17%	28.83%
Portola MS	214	60,711,011	3,488,512	94.25%	5.75%
DeAnza HS	352	124,320	3,736,898	0.00%	
El Cerrito HS	354	120,469,493	46,877,515	61.09%	38.91%
Gompers HS	358	811,818	675,621	16.78%	83.22%
Kennedy HS	360	4,442,738	4,288,578	3.47%	96.53%
Pinole Valley HS	362	2,455,136	2,299,488	6.34%	93.66%
Richmond HS	364	5,096,242	5,032,358	1.25%	98.75%
Vista HS	373	35,789	92,369	0.00%	
North Campus	374	201,662	25,997	87.11%	12.89%
Hercules HS	376	1,293,516	2,934,579	0.00%	
Delta HS	391	152,564	132,932	12.87%	87.13%
Kappa HS	393	109,809	101,648	7.43%	92.57%
Omega HS	395	118,638	103,788	12.52%	87.48%
Sigma HS	396	110,728	102,586	7.35%	92.65%
Fiscal	606	460,572	313,816	31.86%	68.14%
Operations	615	6,528,713	10,347,862	0.00%	
Program Total		\$ 3,23,231,315	\$ 207,226,515	35.89%	64.11%

MEASURE J

To ensure a comprehensive performance audit, TSS reviewed all Measure J projects with expenditures. As of June 30, 2007, the district has spent \$4,727,264 (1.2 percent) of the total Measure J bond authorization.

Measure J Bond Issuance and Expenditures as of June 30, 2007

Total bond authorization	\$400,000,000
Total bond issues to date	\$ 70,000,000
Expenditures through June 30, 2007	\$ 4,727,264
	(1.2 percent of total authorization)

Measure J Expenditures Report (June 30, 2007)

School	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Bayview	104	\$ -	\$ 1,216	0.00%	
Castro	109	350,000	190,175	45.66%	54.34%
Dover	115	30,439,501	354,317	98.84%	1.16%
Fairmont	123	-	7,407	0.00%	
Ford	124	26,208,000	451,944	98.28%	1.72%
King	132	26,500,001	301,923	98.86%	1.14%
Lake	134	5,680	5,636	0.77%	99.23%
Montalvin	140	-	1,216	0.00%	
Murphy	142	-	20,751	0.00%	
Nystrom	144	26,708,002	475,040	98.22%	1.78%
Ohlone	146	27,955,198	56,129	99.80%	0.20%
Stewart	158	-	96	0.00%	
Tara Hills	159	-	1,216	0.00%	
Vista Hills	163	-	58,038	0.00%	
Portola	214	-	891	0.00%	
De Anza HS	352	161,599,999	497,349	99.69%	0.31%
Gompers	358	23,000,000	3,621	99.98%	0.02%
Kennedy HS	360	8,600,000	30,425	99.65%	0.35%
Pinole Valley HS	362	25,000,000	254,754	98.98%	1.02%
Richmond HS	364	9,850,000	109,346	98.89%	1.11%
Richmond Charter	512	-	21,250	0.00%	
Nystrom Comm	544	-	16,228	0.00%	
Fiscal	606	4,458,773	8,000	99.82%	0.18%
Operations	615	21,435,549	1,860,296	91.32%	8.68%
Totals		\$ 392,110,703	\$ 4,727,264	98.79%	1.21%

STATE SCHOOL FACILITIES PROGRAM

The district has filed facilities applications under the following programs:

50	-	New Construction
52	-	Joint Use
57	-	Modernization
58	-	Rehabilitation

As of June 30, 2007, the district received state grant amounts summarized in the table below. Between June 30, 2007, and December 31, 2007, the district has received no additional state funds. All of the following financial data have been extracted from the OPSC Internet Web site, which maintains a record of the current project status for all school districts in California.

State Program	SAB#	State Grant Amount	District Match
New Construction	50/001 ¹	\$12,841,930	\$12,841,930
Modernization	57/001-57/009 ²	3,863,449	2,609,434
Modernization	57/010-57/017 and 57/019 ³	9,943,161	6,801,923
Modernization	57/018 and 57/020-57/026 ⁴	12,282,748	8,320,619
Rehabilitation	58/001 ⁵	654,579	0
Joint Use	52/001 ⁶	1,500,000	1,500,000
Totals		\$41,085,867	\$32,073,906

¹ Lovonya DeJean Middle School was approved for state funding on December 18, 2002, with a 50/50 match. The major funding for the project came from the district's \$40 million Measure E bonds.

² These nine projects were Quick-Start projects funded with 60/40 matches and Measure M bonds.

³ These nine projects were Measure M-1A projects funded with 60/40 matches and Measure M bonds.

⁴ These eight projects were Measure M-1B projects funded with 60/40 matches and Measure M bonds.

⁵ This was a 100 percent state-funded project for work at Lincoln Elementary School to correct structural problems.

⁶ This is a joint-use project at Pinole Middle School.

To date, the district has received a total of \$41,085,867 through various state programs available to the district.

STATE NEW CONSTRUCTION STATUS

As originally reported in the annual performance audit for the period ending June 30, 2004, new construction eligibility was initially established separately in the Hercules and Pinole Valley High School attendance areas based on CBEDS enrollment data through the 2002-03 school year (SAB 50-01, 50-02 and 50-03). Based on CBEDS data through 2007-08, the district filed updated SAB 50-01s for four high school attendance areas, with subsequent certified eligibility for 124 students in grades 9-12, 246 non-severe special education students, and 44 severe special education students.

New construction eligibility must be calculated based on the most recent CBEDS enrollment data when a district files an application for a new construction project (SAB 50-04). The filing cannot occur until a project has completed the California Environmental Quality Act (CEQA) process, has obtained clearance from the Department of Toxic Substances Control (DTSC), and has approvals from the Division of State Architect (DSA) and from the California Department of Education (CDE). The district cannot submit a state application for funding unless the new construction eligibility is reaffirmed or reestablished,

New School Site

The district has been collaborating with the city of Hercules to identify and acquire a suitable property for a new school. The status of the site currently under consideration is described below.

Wastewater Treatment Plant Site

This 12-acre property, located in Hercules at the northeast corner of the Sycamore Avenue and Willett Street intersection, is the primary site currently under consideration for a new school. A "Preliminary Endangerment Assessment" report prepared by the Department of Toxic Substances Control dated April 26, 2005, identifies a number of issues with the site, which will require additional investigation and possible mitigation. These identified issues, among other things, include arsenic and lead levels in the soil samples, possible groundwater contamination, and potential impact of adjacent wetlands. Due to a lack of information on any contaminants, their levels and the methodologies needed for mitigation, the ultimate site development cost to construct a new school remains unknown at this time.

According to the District's Program Status Report of September 7, 2005:

The District and City of Hercules are in the final stages of negotiation for the purchase of the Wastewater Treatment Plant site by the District. This purchase must be completed by September 30th in order for the District to maintain its eligibility for the Federal EPA Brownfield Cleanup Grant which it has received. In anticipation of the sale, the District has prepared and circulated a Request for Qualifications and Request for Proposal (RFQ/RFP) for Environmental Services and Consulting on this project site. The work will include the design and management of all major environmental remediation at the site: preparation of a Supplemental Site Investigation; Geotechnical/Geohazard Preliminary Review and Coordination with conceptual architectural/structural team;

management of site cleanup; coordination and management of the EPA Brownfields Grant; coordination of public outreach; and all associated environmental coordination leading to a clean site, ready for the design and construction of a new school. The Environmental proposals are due September 21st and will be evaluated by staff prior to preparation of a recommendation to the Board.

Subsequently, the District's Program Status Report of October 5, 2005, reported the following:

The District notified the US EPA of the failure of the City and District to reach agreement on sale of the proposed school site property. The District will not be eligible to receive the previously awarded 2005 Brownfields Cleanup Grant for the site. EPA staff has indicated that it will be possible to reapply for the current funding cycle when the District can meet the ownership criteria. Staff will review next steps with the City of Hercules, focusing on a consideration of completing Supplemental Site Investigations to more accurately characterize the required environmental cleanup and costs for the site.

On November 16, 2005, the district approved the purchase of the above identified Wastewater Treatment Plant property contingent upon a Supplemental Site Investigation regarding cleanup issues. Once the extent of the required cleanup costs are established, the district can approve a final contract or cancel a purchase agreement.

The district reports that discussions with the city of Hercules and the study of site issues continue and are ongoing; no final agreements have been reached.

STATE MODERNIZATION STATUS

This section provides information on the current status of the modernization of the 65 existing campuses in the District.

Eligibility for a modernization project is established when the Form SAB 50-03 is filed with the state, and the State Allocation Board (SAB) approves the application. A school district designs and submits a project to the Division of State Architect (DSA) and the California Department of Education (CDE). The district awaits both agencies' approvals before filing Form SAB 50-04, which establishes project funding. If financially advantageous, a district may file a revised SAB 50-03 to reflect the most recent enrollment data. Once the bidding process for a project is complete, the district files form SAB 50-05 to request a release of the state's share of modernization funds for the project.

Twenty-six elementary school projects that have completed the SAB 50-03, SAB 50-04, and SAB 50-05 processes to date include nine Quick-Start projects, nine Phase M-1A projects, and eight Phase M-1B projects for which the district has respectively received \$3,863,449; \$9,943,161; and \$12,282,748. All available Measure M bond funds have been allocated to these 26 elementary school projects, and no future projects are planned through Measure M at the remaining 16 elementary schools.

Several secondary schools to be funded under Measure D are under construction. Applications for funding (SAB 50-04) have been filed for Downer and El Cerrito High, and the Downer project was approved by the SAB, on December 12, 2007, as follows:

State Allocation Board Modernization Funding for Measure D Projects.

SAB # 57/	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
27	Downer Elementary		\$4,834,933	\$3,223,289

Existing Campuses. Elementary Schools. Updated December 31, 2007

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05) ²	SAB Grant Amount (%) ³
104	Bayview (1952)	K-6	M(1B)	024	07/26/00	585	09/22/04	10/18/04 05/09/05	\$2,513,112 (60%) 21,962
108	Cameron (Spec. Ed)	K-6							
109	Castro (1950) ⁴	K-6	J(1)	000	07/26/00	372			
105	Chavez (1996)	K-5		N/A	New school Not eligible				
110	Collins (1949) ⁴	K-6		000	07/26/00	498			
112	Coronado (1952) (1993)	K-5	J(2)	004	03/22/00	125	04/23/03	05/27/03	\$401,400 (60%)
115	Dover (1958)	K-5	J(1)	006	07/26/00	121	04/23/03	05/27/03	\$366,330 (60%)
116	Downer (1955) ⁴	K-6	M(1B)	027	03/22/00	916	12/12/07		
120	El Sobrante (1950)	K-6		002	02/23/00	101	03/26/03	04/28/03	\$369,339 (60%)
117	Ellerhorst (1959)	K-6	M(1B)	020	03/22/00	444	08/25/04	10/14/04 05/09/05	\$1,333,337 (60%) 19,533
123	Fairmont (1957) ³	K-6	J(2)	009	03/22/00	178	04/23/03	05/27/03	\$571,594 (60%)
124	Ford (1949) ⁴	K-5	J(1)	000	03/22/00	500			
125	Grant (1945)	K-6	J(3)	008	02/23/00	115	05/28/03	07/16/03	\$369,288 (60%)
128	Hanna Ranch (1994)	K-5		N/A	New school Not eligible				
191	Harbour Way (1998)	K-6		N/A	New school Not eligible				
127	Harding (1943)	K-6	M(1A)	019	03/22/00	353	08/27/03	09/25/03 05/09/05	\$1,927,340 (60%) 21,009
126	Hercules (1966)	K-5	M(1A)	017	03/22/00	350	08/27/03	09/25/03 05/09/05	\$1,129,032 (60%) 18,065
122	Highland (1958) (1993)	K-6	J(2)	000	03/28/07	125			
130	Kensington (1949) (1994)	K-6	M(1B)	023	03/22/00	275	08/25/04	10/14/04 05/09/05	\$1,255,504 (60%) 19,339
132	King (1943) ⁴	K-5	J(1)	000	07/26/00	555			
134	Lake (1956) (1991)	K-6	J(3)	007	03/22/00	110	04/23/03	05/27/03	\$309,937 (60%)

Note: This table presents the actual tracking of district/state match projects from the time an eligibility application (SAB 50-03) is filed until funding is received (SAB 50-05). Many of the projects have not yet had eligibility applications filed but are eligible; as such, anticipated state funds have been included in the budget

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05) ²	SAB Grant Amount (%) ³
135	Lincoln (1948) (1994)	K-5	M(1A)	015 58/001 ^{1a}	07/26/00	61	08/27/03	09/25/03 05/09/05	\$320,804 (60%) 9,600
137	Madera (1955)	K-5	M(1A)	014	07/26/00	350	05/03/05 07/23/03	05/26/05 09/02/03	654,579 (100%) 19,164
139	Mira Vista (1949)	K-6	M(1B)	025	07/26/00	366	08/25/04	10/14/04 05/09/05	\$1,508,020 (60%) 20,245
140	Montalvin (1965) (1994)	K-6	M(1A)	013	02/23/00	75	08/27/03	10/02/03 05/09/05	\$303,687 (60%) 9,600
142	Murphy (1952)	K-6	M(1B)	018	03/22/00	425	08/04/04	10/14/04 05/09/05	\$1,575,213 (60%) 20,359
144	Nystrom (1942) (1994)	K-5	J(1)	003	03/22/00	205	04/23/03	05/27/03	\$861,390 (60%)
146	Ohlone (1970) ⁴	K-5	J(3)	000	07/26/00	480			
145	Olinda (1957) ⁴	K-6		000	03/22/00	325			
147	Peres (1948) ³	K-6	M(1A)	011	07/26/00	422	08/27/03	09/25/03 05/09/05	\$1,448,206 (60%) 20,273
150	Riverside (1940)	K-6	M(1A)	016	03/22/00	283	08/27/03	09/25/03 05/09/05	\$1,172,709 (60%) 18,763
152	Seaview (1972) ⁴	K-6		000	03/22/00	340			
154	Shannon (1967) ⁴	K-6		000	03/22/00	369			
155	Sheldon (1951) (1994)	K-6	M(1B)	022	07/26/00	99	08/25/04	10/14/04 05/09/05	\$321,711 (60%) 9,600
157	Stege (1943)	K-5		N/A	Not eligible				
158	Stewart (1963) (1994)	K-8	M(1A)	012	03/22/00	408	08/27/03	09/25/03 05/09/05	\$1,128,998 (60%) 18,064
159	Tara Hills (1958)	K-6	M(1B)	021	07/26/00	420	08/25/04	10/14/04 05/09/05	\$1,481,926 (60%) 19,905
131	Transition Learning Center	K-6		N/A	Not eligible				
160	Valley View (1962)	K-6	J(2)	001	07/26/00	103	03/26/03	04/28/03	\$290,214 (60%)
162	Verde (1950)	K-6	M(1A)	010	02/23/00	320	07/23/03	09/02/03 05/09/05	\$1,161,510 (60%) 18,584
163	Vista Hills								
164	Washington (1940)	K-5	M(1B)	026	03/22/00	350	08/25/04	10/14/04 05/09/05	\$2,141,769 (60%) 21,213
165	Wilson (1953)	K-5	J(3)	005	07/26/00	111	04/23/03	05/27/03	\$323,957 (60%)
Total 42 Elementary Schools⁴									\$26,743,937

Existing Campuses. Middle Schools. Updated December 31, 2007

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05) ²	SAB Grant Amount (%) ³
202	Adams (1957) ⁴	6-8		000	03/22/00	1,059			
206	Crespi (1964) ⁴	7-8		000	03/22/00	1,053			
208	Lovonya DeJean (2003)	6-8		N/A	New school Not eligible				
210	Helms (1953) (1991) ⁴	6-8	D(1A)	000	07/26/00	634			
211	Hercules Middle (2000)	6-8		N/A	New school Not eligible				
212	Pinole Middle (1966) ⁴	7-8	D(1A)	000	07/26/00	934			
214	Portola Middle (1950) ⁴	6-8	D(1A)	000	07/26/00	440			
Total 7 Middle Schools									

Existing Campuses. High Schools. Updated December 31, 2007

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05) ²	SAB Grant Amount (%) ³
352	De Anza (1955) ⁴	9-12	J(3)	000	07/26/00	1,495			
391	Delta Continuation	9-12							
354	El Cerrito (1938) ⁴	9-12	D(1A)	028	03/22/00	1,332	Application complete		
376	Hercules High (2000)	9-12		N/A	New school Not eligible				
360	Kennedy (1965) ⁴	9-12	J(3)	000	03/22/00	1,158			
393	Kappa Continuation	9-12	J(3)						
362	Pinole Valley (1968) ⁴	9-12	J(3)	000	07/26/00	2,087			
396	Sigma Continuation	9-12	J(3)						
364	Richmond (1946) ⁴	9-12	J(3)	000	03/22/00	1,764			
395	Omega Continuation	9-12	J(3)						
Total 10 High Schools									

Existing Campuses. Alternative Schools. Updated December 31, 2007

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05) ²	SAB Grant Amount (%)
358	Gompers (1934)	9-12		000	7/26/00	261			
369	Middle College	9-12							
373	Vista High	K-12							
374	North Campus	9-12		000	3/22/00	123			
408	Adult Education-Serra								
102	Adult Education-Alvarado								
Total 6 Alternative Schools									

Total Schools (65)

\$26,743,937

⁰ When the “Bond (Phase)” column is blank, the school has not been assigned as a project under measures M, D, or J. Note: Q=Quick-start; M=Measure M; D=Measure D; J=Measure J.

¹ A “000” indicates that form SAB 50-03 had previously been filed to establish eligibility, but the applications were rescinded when the projects did not move forward. A project number is assigned when form SAB 50-04 is filed, which requires DSA-stamped plans and CDE approval. A blank indicates that the status is unknown or that eligibility has not been established.

^{1a} Application for rehabilitation of facilities due to special structural (Title 24) problems. State funding is 100 percent; no district match was required.

² Fund releases for 17 projects (57/010-57/026) on May 9, 2005, were for the state-mandated Labor Compliance Program (LCP), totaling \$305,278.

³ The state grant amount is 60 percent of the total state modernization budget for project applications (SAB 50-04) filed after April 29, 2002. (Applications filed before April 29, 2002, receive 80 percent in state matching funds.) State funding is released to the district after the project has gone to bid, a construction contract has been awarded, and form SAB 50-05 has been filed. The district must provide its matching share of the project budget.

⁴ Nine elementary schools, five middle schools, and five high schools previously had state modernization eligibility approved in 2000 (SAB 50-03). The applications were rescinded, however, when the projects did not move forward. Applications (SAB 50-04) for Downer and El Cerrito High have now been submitted, and the Downer application was approved by the SAB on December 12, 2007, as follows: state grant, \$4,834,933 and district match, \$3,223,289.

**DISTRICT AND PROFESSIONAL SERVICES STAFFING PLAN
FOR THE BOND PROGRAM**

The governance and management of the bond management plan have evolved over time to address the changing needs, functions, and funding of the district's facilities program. This section provides information on the changes in the administration of the facilities program since July 1, 2007.

FACILITIES STAFFING FOR THE BOND PROGRAM

The table below lists district staff and the funding allocations for the bond program for Fiscal Year 2007-08.

District Staffing for the Facilities Bond Program. (Source: District records)

District Staff Position	General Fund %	Bond Fund %	Object Code
Bond Finance Office			
Sr. Director of Bond Finance	25	75	2310
Principal Accountant ¹	25	75	2410
Principal Accountant	0	100	2410
Accountant II	50	50	2410
Senior Account Clerk ²	50	50	2410
Administrative Secretary	25	75	2410
Bond Finance Office Subtotal	1.75 FTE	4.25 FTE	
Bond Management Office			
Associate Superintendent of Facilities, Maintenance and Construction	50	50	2130
District Engineering Officer	10	90	2310
Staff Secretary ³	0	100	2410
Facilities Planning Specialist - Classified	0	100	2410
Director of Bond Facilities	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Network Planner ⁴	10	90	2310
Bond Management Office Subtotal	1.0 FTE	7.0 FTE	
Total for Management and Finance	2.75 FTE	11.25 FTE	

¹ The position of Director of Capital Projects, which had been vacant, has been replaced by a second Principal Accountant Position; however, the position remains vacant.

² This position replaces an Accountant II position.

³ This position remains vacant.

⁴ This position remains vacant.

The estimated annual costs for the FTE's noted above, charged to the bond program, are \$435,546 for the bond finance office and \$923,774 for the bond management office.

The facilities-related personnel (full-time equivalent or FTE) assigned to the program—including the internal staff and project and construction management personnel—are presented in the table below. These numbers exclude architects/engineers of record, project specialty consultants, inspectors, the communication consultant, the outreach consultant, and the labor compliance consultant.

Category	FTE¹
District Staff	
Bond Finance Office	4.25
Bond Management Office	7.00
Subtotal	11.25
Bond Program Manager (SGI)	
Program/Project Management	6.00
Design Management	0.75
Construction Management	12.00
Other (Network Admin., PS2 Coordinator, Receptionist)	3.00
Subtotal	21.75
Construction Management (Other)	3.00
Amanco (SGI Subcontractor), RGM, Van Pelt	
Master Architect (WLC)	3.00
Design Phase Management (Measure D1-A)	2.00
Don Todd Associates	
Subtotal	8.00
TOTAL Full-Time Equivalent Positions	41.00

¹ Full-time equivalent (1.0 FTE is a full-time 8 hours per day/12 month employee.)

There has been no change in the number of FTEs charged to the bond program during the period covered in this audit. Although some personnel changes have been made, the total FTE remains the same.

CONSTRUCTION MANAGEMENT

Updated cost data on construction management for the period from July 1, 2007, through December 31, 2007, was not provided. Therefore, the data used below is taken from the Year End Audit dated June 30, 2007.

The data that summarize the number of construction managers employed by SGI, (including subcontractor, Amanco), RGM, and Van Pelt are presented in this section. As a percentage of the total construction budgets, the bond project management/construction management costs are listed below.

Measure	PM/CM Cost ¹	% of Construction Budget	Construction Budget
M & D ²	\$31,138,767	7.0%	\$445,148,045
J ³	23,808,289	8.7%	274,588,131
Total	\$54,947,056	7.5%	\$719,736,176

¹ PM/CM Cost: Project Management/Construction Management Cost taken from the above table “Capital Assets Management Plan Report” dated January 23, 2007; categories of “Bond Program Manager” and “Construction Manager.”

² Includes Measure M-1A, Measure M-1B and Measure D-1A.

³ Includes Measure J elementary and secondary schools.

It should be noted that the above data are budget figures only and are subject to change as services are negotiated and provided.

BOND FINANCE OFFICE

TSS performed an analysis of the duties associated with personnel paid from the bond funds. Currently, the bond program funds four fiscal services positions and one clerical position ranging from 50 percent to 100 percent, as follows:

- Senior Director of Bond Finance (funded at 75 percent from bond funds)
- Principal Accountant – Bond Fund (funded at 100 percent from bond funds)
- Accountant II (funded at 50 percent from bond funds)
- Senior Account Clerk (funded at 50 percent from bond funds)
- Administrative Secretary (funded at 75 percent from bond funds)

Prior performance audit reports identified difficulties with the bond program’s fiscal aspects, particularly with respect to vendor payment delays, accounting reconciliation between the district and SGI systems, and duplication of work due to several SGI and district personnel assigned to various accounting functions. TSS recommended that the district consider reorganizing functions to improve internal controls and accountability of funds for district projects.

Midyear Update

District management and finance staff have indicated a strong commitment to correcting the payment problems that have been thoroughly discussed in previous audits. The change in leadership in the fiscal office appears to have resulted in clearer communications among the bond finance office, bond management office, and the construction management team. These changes should result in fewer issues between groups and should result in fewer payment delays.

TSS will continue to evaluate these working relationships and their impact on the overall bond program during the Year End Audit.

DISTRICT POLICIES AND GUIDELINES FOR THE FACILITIES PROGRAM

Process Utilized

In the performance of this examination, TSS interviewed district staff and reviewed available documentation on the policies and administrative regulations of the district.

Background

In previous performance audits and midyear reports, TSS recommended that the district administration and staff update policies and regulations related to the facilities program due to the number of policies and regulations that were out of date with respect to current law or legislative changes that have taken place in recent years.

At the school board meeting of February 8, 2006, the board voted to establish a policy subcommittee to analyze, review, and revise policies, as needed.


Midyear Update

Since January 3, 2007, the Series 0000: Philosophy, Goals, Objectives and Comprehensive Plans; Series 9000: Bylaws of the Board; Series 6000: Instruction; Series 2000: Administration; and Series 1000: Community Relations have all been introduced, amended as needed, and approved by the Board of Education.

At the board meeting of November 7, 2007, Series 7000: Facilities was presented for a first reading. After initial review by community members and interested parties, a revised Series 7000 will return to the board for another reading and approval. The facilities policies that were presented cover the following facilities-related topics: Concepts and Roles in New Construction; Facilities Master Planning; Educational Facilities Design Standards; Assembling and Preserving Important Facility Documents; Relations with Local Agencies; Architectural and Engineering Services; Facilities Site Selection and Development; Methods of Financing; Citizens' Bond Oversight Committee; General Obligation Bonds; Naming of Facilities; Inspection of Completed Projects; and Acceptance/Dedication of Facility Projects.

The policies presented represent typical school district facility policies and conform to the standard templates recommended by the California School Boards Association. Noted below are two specific policies, for which previous performance audits have indicated need and which will provide the framework needed for future facility program planning.

Policy 7100: Facilities Master Planning outlines the parameters under which the district shall develop a facilities master plan and provides an outline for how the district will determine the district's short- and long-term facility needs. It is noted that the top five criteria are: (1) current and projected enrollment; (2) district educational goals; (3) current and projected educational program requirements; (4) student safety and welfare; and (5) evaluations of existing facilities.

Policy 7214.2: Citizen’s Bond Oversight Committee (CBOC) outlines the regulations that govern Proposition 39 bond elections and the subsequent establishment of a Citizen’s Bond Oversight Committee. It is noted that this policy states the following: “The Superintendent or designee shall establish the procedures for selection and appointment of Committee members, conduct of meetings, an outline of the duties of the Committee and the scope of the Committee’s responsibilities to the public and the Board.” While the Superintendent is responsible for managing the establishment of the committee and providing necessary and relevant information on the role of the committee, the Proposition 39 legislation outlines a defined process for selecting members to ensure the greatest representation of the entire school district community. These criteria are not determined by the district although the final appointment of members is made by the Board of Education. It is, therefore, recommended that the above noted policy language be amended to state, “The Superintendent or designee shall establish the procedures for selection and appointment of members based on the Proposition 39 criteria for required committee membership....” 

MASTER ARCHITECT/ENGINEER PLAN

Background

In 2002, the West Contra Costa Unified School District contracted for bond management services through one comprehensive joint contract with Wolf Lang Christopher Architects (WLC) and the Seville Group, Inc. (SGI). The contracted services included a full spectrum of facilities construction and planning related work from overall initial conceptual development through construction contract management services.

In most California school construction programs, various participants fulfill a few well-defined and distinct roles. Significant functions or roles generally include the following:

- Owner
- Architect
- Contractor
- Construction Manager

School districts usually contract with individuals, firms, or agents for services associated with the general functions listed above. This separation of responsibilities allows for a set of checks and balances based on the relationships of the separate entities performing their respective functions.

The master architect contract combined all of the elements above except for the contractor. Program management design services and construction management services were, to various degrees, provided under this one contract. This mechanism potentially delivered the advantage of continuity. However, this arrangement also had an inherent flaw in that it runs contrary to the concept of checks and balances typical of more traditional construction programs. Although the master architect contract was creative and potentially productive, this contractual arrangement had the potential for difficulty without the appropriate checks and balances in place.

The annual performance audit report in 2003 found that the master architect arrangement could create the impression that the bond management team functions in a district staff role. This potential for confusion of roles placed the master architect in a number of difficult situations, including (1) providing services beyond the scope of the contract without payment, (2) declining to provide services, or (3) providing additional services for additional fees. It was recommended that district staff and the leadership of the bond management team meet regularly to review work in progress, planned work, and the scope of provided services. The district responded to this finding by strengthening in-house staff to assume more responsibility and provide leadership in defining, and even limiting, consultants' roles. The most effective effort in this regard was to create and fill the position of District Engineering Officer.

The 2003 audit report also found that the two architectural firms under one contract have created, or have the potential of creating, uncertainty in the division of roles, duties, and responsibilities.

The report contained a finding indicating that a conflict of interest was created when one firm reviewed the work of its partner.

In the 2004 annual performance audit report, it was noted that the district and bond management team had undertaken a thorough review of the master architect contract and initiated a process to bifurcate the contract into two separate contracts. The 2005 annual performance audit noted that the bifurcation of the contract had been accomplished.

The reorganization now appears to have settled and become more functional. WLC's role as master architect is now significantly clearer. In particular, the roles of the Architects of Record for various projects are well defined. Similarly, SGI's role as manager of construction management services, including providing CM services for certain projects and coordination of other construction management providers for all projects, is better defined. TSS believes that the district is served well with this new arrangement since there is an improved system of checks and balances and better clarity than the previous system offered. In addition, it appears that other district consultants and contractors are managed more effectively due to improved lines of communication. For a comparison of the costs associated with bond program management services, refer to "District and Professional Services Staffing Plan for the Bond Program" section of this report.

The current Agreement for Master Architectural Services identifies nine sections delineating Responsibilities and Services of Master Architect. These sections articulate the responsibilities of the Master Architect, as well as others with whom the Master Architect interacts. The document defines a "dovetailed" set of services provided by various bond program participants and the Master Architect.

The complexity of the relationships virtually provides an infinite number of possible combinations when considering revisions. However, the current Master Architect agreement includes a number of onetime services that may not need repetition in the Measure J program. Furthermore, contracting for a more traditional set of services from the Architects of Record should further reduce the scope of needed Master Architect services.

Midyear Update:

There has been no further change to the arrangements and roles of the Master Architect, Architects of Record, and Construction Management services since its reorganization in 2005. The arrangement significantly improved the delivery of professional services to the district with proper checks and balances and improved lines of communication.

DESIGN AND CONSTRUCTION SCHEDULES

Process Utilized

TSS reviewed and analyzed documents, schedules, and systems related to construction design and schedule in the course of this examination. The master schedule was compared to the actual schedule for M-1A, M-1B, D-1A, and J. The projects scheduled for master planning, programming, district review, and other similar activities were also reviewed.

Background

The bond management team has developed documentation systems that include schedules for the Measure M, D, and J programs. For the purpose of program management, the Measure M and Measure D master schedule is the most useful of these schedules. The master schedule includes the facilities programs for Measure M and Measure D, beginning with the master planning for Measure M in October 2001 and ending with the completion of the final Measure D projects in August 2010.

The bidding for those initial projects was delayed beyond the period of the 2003 annual performance audit. At that time, insufficient data existed to make an overall determination of schedule compliance. In that annual report, TSS recommended that the bond management team publish updated schedules reflecting adjustments necessary in the process of facilities planning and construction. For the most part, the bond management team has complied with that recommendation.

In prior reports after 2003, it was noted that the bond management team had begun to provide clear, easily understandable, and regularly updated schedule information. The project status reports and the engineering officer's reports have continued to serve as this excellent resource of data regarding project schedules.

The following bullets highlight the status of the projects by bond measure:

- Fifteen Measure D-1A projects were complete as of January 30, 2008, while nine others were substantially complete and in the process of project close-out and documentation. Five other projects are in various stages of construction (25 percent to 67 percent complete), which include the following: El Cerrito High School New Campus project; Pinole Middle School New Campus construction project; El Cerrito High School Administration, Theater, and Library Project; Helms Middle School New Campus Project; and Downer Elementary School Project.
- Measure J Phase 1 – Elementary Schools Projects has five projects in various stages of master planning and design as of January 30, 2008. DSA reviews are anticipated through the early months of 2008. Bidding and construction are scheduled to occur from mid-2008 through late 2010.

- Measure J Phase 1 – Secondary School Schools Projects includes four school sites with projects in various stages of master planning and design as of January 30, 2008.

Midyear Update

Measure M bond-funded construction projects are substantially complete with the remaining field activities related to project close-out and documentation. Measure D bond-funded construction projects' overall percentage of completion on active projects is 87 percent. Measure J bond funded construction projects are in the planning and design phases.

DESIGN AND CONSTRUCTION COST BUDGETS

Process Utilized

TSS conducted interviews with the district staff and members of the bond management team. These interviews included a variety of topics, including project costs and budgets. Available documentation on project bidding and contract award processes were also reviewed and analyzed. The bond management team provided TSS with project budgets for review.

Background

California public school districts are permitted to develop building standards based on their individual and unique educational, aesthetic, and fiscal needs. The California Department of Education (CDE) reviews and approves projects based on a set of criteria that includes toxics review, minimum classroom size, compliance with the California Environmental Quality Act (CEQA), and other standards. The Division of the State Architect (DSA) reviews and approves projects based on their compliance with requirements related to structural (seismic) integrity, fire and life safety, and the Americans with Disabilities Act (ADA). The Office of Public School Construction (OPSC) approves projects based on established district eligibility, CDE approval, and DSA approval. All of these required approvals are based on “minimum standards” criteria established by each respective agency. There are no existing state standards or minimum requirements in many areas common in school construction and modernization, such as technology, architectural style, aesthetics, specialty educational space (e.g., art, science, industrial shop areas, etc.), and other similar features. Local communities determine these standards or requirements based on local educational programmatic needs, available funds, and individual site conditions.

Most California school districts adhere strictly to the state’s School Facilities Program (SFP) budgetary standards. In those districts, projects are designed based on the total revenues produced through the SFP calculations, which are generally the sum of the SFP per pupil grant and the required local district match. Generally, school districts simply use this formula for the purpose of determining available SFP revenues from the state. Under this scenario, project budgets usually exceed the state formula. The amount in excess of the state formula is referred to as “additional” local match, which is permitted by SFP regulations. With respect to SFP funding, the only state requirement for eligible projects is that the school district provides its minimum match through local funds.

Through actions of the Board of Education, the West Contra Costa Unified School District has established standards known as “Option 1C Standards” to guide its projects. These standards result in individual project budgets significantly higher than the budgets would be solely under the SFP formula. Furthermore, the total amounts of these project budgets exceed the total facilities program revenues currently available to the district. It appears that the Board of Education anticipates generating additional local revenues to balance program budget. It is expected that these funds will become available through local sources, including the authorization and issuance of additional local general obligation bonds.

As noted above and in the “Design and Construction Schedules” section in this report, detailed data for measures M, D, and J projects are presented in preceding sections of this report.

Midyear Update

Fourteen projects were bid and awarded during the period July 1, 2007, through January 28, 2008. Two of these projects were tested and reviewed under the Bidding and Procurement Procedures section below.

Three projects reviewed under this section produced a total bid of \$4,589,000, \$239,800 (5.51 percent) higher than the estimated construction budgets of \$4,350,000. The lowest bid for the Richmond High School project was 47.06 percent and higher than the estimate. The lowest bids for the other two projects were within 5.13 percent of the estimates. The table below shows a comparison between the construction estimates and the lowest total bids for the three sampled projects.



Name of School	Project Description	Estimated Construction Budget	Lowest Total Bid Amount	Variance	% Over Budget	Bid Date
Richmond High School	Phase II Building Renovation	\$850,000	\$1,250,000	\$400,000	47.06%	8/30/07
Kensington Elementary School	Portable Connections	\$200,000	\$209,000	\$9,000	4.50%	8/30/07
De Anza High School	New Field House	\$3,300,000	\$3,130,800	(\$169,200)	-5.13%	1/30/08
Total		\$4,350,000	\$4,589,800	\$239,800	5.51%	

The Richmond High School Phase II Building Renovation estimated vs. actual costs will be analyzed in the June 30, 2008 annual performance audit.



BIDDING AND PROCUREMENT PROCEDURES

Process Utilized

In the process of this examination, TSS reviewed and analyzed numerous purchasing documents, bid documents, and payment documentation pertaining to new construction and modernization. Interviews with various staff members were also held.

Background

District board policy 3311 states the following with respect to bidding:

District purchasing of equipment, supplies, and manpower services shall be based on a competitive bidding process when required by law and in accordance with statutory requirements for bidding and bidding procedures. Advertised bid procedures shall be used whenever the cost of materials or services exceeds the bid limits established by law. Written bids and informal quotations shall be obtained for those purchases that are below the amounts required for advertised bids. In addition, formal bids may be required whenever it appears to be in the best interest of the district.

The district's administrative regulation 3311 states that "[t]he district shall seek competitive bids through advertisement for contracts involving an expenditure of \$15,000 or more for a public project. In addition, competitive bids shall be sought through advertisements for contracts exceeding \$69,000 for rent or lease of equipment, material or supplies (Public Contract Code 20111)."

Midyear Update

The following projects were bid and contracts awarded during the period of July 1, 2007, through January 31, 2008. The table below provides the timeline for which bidders were notified, the opening date, the number of participants, results, and variances between high and low bids.

Name of School	Project Description	First Advertisement	Second Advertisement	Bid Opening	No. Bids	Variances		Contract Awarded	Contract Amount	
						High	Low			
Montalvin Elementary	Kay Road Expansion	6/3/2007	6/10/2007	6/19/2007	4	\$2,160,000	\$1,570,000	\$590,000	Bay Cities Paving	\$1,570,000
Coronado Elementary	K Bldg. Fire Re-Const.	6/11/2007	6/18/2007	7/10/2007	3	\$1,595,000	\$1,003,850	\$591,150	Bollo Const.	\$1,003,850
Kennedy High	Portable Class. Repair	7/22/2007	7/29/2007	8/22/2007	3	\$588,700	\$389,500	\$199,200	NS Const.	\$389,500
Kensington Elementary	Portable Connections	7/29/2007	8/5/2007	8/30/2007	6	\$325,000	\$209,000	\$116,000	ERA Const.	\$209,000
Richmond High	Phase II Bldg. Renovation	7/30/2007	8/5/2007	8/30/2007	3	\$1,410,000	\$1,250,000	\$160,000	IMR Contractor	\$1,250,000
Cameron Elementary	Re-Roof	9/23/2007	9/30/2007	10/8/2007	3	\$523,000	\$395,000	\$128,000	IMR Contractor	\$395,000
Cameron Elementary	Fire Alarm Replacement	10/14/2007	10/21/2007	10/30/2007	3	\$145,000	\$84,000	\$61,000	RAN Electric	\$84,000
El Portal Maintenance	Roof Replacement	10/14/2007	10/21/2007	10/30/2007	3	\$144,400	\$114,500	\$29,900	IMR Contractor	\$114,500
De Anza High	Window Glazing	10/14/2007	10/21/2007	10/7/2007	2	\$75,000	\$55,000	\$20,000	Plant Haz. Svcs.	\$55,000
Hanna Ranch Elementary	School Site Drainage	10/29/2007	11/4/2007	11/13/2007	13	\$166,720	\$74,000	\$92,720	D&D Pipelines	\$166,720
Richmond College Program	Modular Buildings	11/4/2007	11/11/2007	1/24/2008	3	\$385,932	\$306,570	\$79,362	Mobile Modular	\$306,570
De Anza High	New Field House	12/16/2007	12/23/2007	1/30/2008	7	\$4,115,883	\$3,130,800	\$985,083	Bollo Const.	\$3,130,800
Downer Elementary	Moving Services	12/2/2007	12/9/2007	12/20/2007	3	\$44,342	\$37,550	\$6,792	Crown	\$37,550
Leadership Public School	Modular Bldg. Lease, Re-location & Set-up	12/23/2007	12/30/2007	1/24/2008	2	\$897,106	\$690,548	\$206,558	Mobile Modular	\$690,548


As a condition of the Notice of Award, the contractor is required to submit the following documents within seven calendar days of the notice:

- Agreement
- Escrow Bid Documents
- Performance Bond
- Payment Bond
- Insurance Certificates and Endorsements
- Workers' Compensation Certification

The Notice of Award also stipulates that the following documents are to be submitted by the start of work (or mobilization):


- Prevailing Wage and Related Labor Requirements Certification
- Disabled Veterans Business Enterprise (DVBE) Participation
- Drug-Free Workplace Certification
- Hazardous Materials Certification
- Contractor's Logistics Plan
- Criminal Background Investigation/Fingerprinting Certification
- Contractor's Safety Plan, specifically adapted for the Project

For this midyear update, the following projects were selected for review, which included a review of the bid process and award documents for compliance and completeness:

School Site	Project	Contractor	Bid Number
Richmond High School	Building Renovation	IMR Contractors 	W068096
Montalvin Elementary	Kay Road Extension	Bay Cities Paving & Grading	W068091

The Richmond High School building renovation project was properly advertised in the *West County Times* on July 30, 2007, and August 5, 2007. A mandatory Pre-Bid Conference/Walk-Through occurred on August 15, 2007. Bids were opened on August 30, 2007. The notice produced three bids ranging from \$1,410,000 to the lowest responsible bid of \$1,250,000 (a variance of \$160,000). The cost for the project was budgeted at \$850,000. The contract was awarded to IMR Contractors on September 12, 2007. The documents required in the Notice of Award (listed above) were also reviewed. According to staff, the contractor has not submitted the Hazardous Materials Certification. The Logistics Plan was not available for review as it was sent directly to the project engineer. The Notice to Proceed was issued, effective October 8, 2007.

The Kay Road extension project at Montalvin Elementary was properly advertised in the *West County Times* on June 10, 2007, and June 30, 2007. A mandatory Pre-Bid Conference/Walk-Through occurred on June 12, 2007. Bids were opened on June 19, 2007. The notice produced four bids, ranging from \$2,160,000 to the lowest responsible bid of \$1,570,000 (a variance of \$590,000). The cost for the project was budgeted at \$2.2 million. The contract was awarded to Bay Cities Paving and Grading on July 11, 2007. The documents required in the Notice of Award (listed above) were also reviewed. According to staff, the contractor has not submitted the Hazardous Materials Certification and the DVBE Participation Certification. The Logistics Plan was not available for review as it is a common practice to send it directly to the project engineer. The Notice to Proceed was issued, effective August 13, 2007.

Both projects were properly bid in accordance with Public Contract Code 20111 and District Policy 3311. The Notice to Bidders states the following: “Bidders attention is directed to the following items: 1) DVBE participation goal; 2) conditions of employment and prevailing wages rates to be made under the contract; and 3) completeness of the bid and amount and form of bid security.” The project file for the Kay Road extension at Montalvin did not contain the DVBE certification and staff reported one had not been submitted. Without the certification, there is no way to determine if a “Good Faith Effort” had been made as required in the District’s bid specifications. 

CHANGE ORDER AND CLAIM AVOIDANCE PROCEDURES

Process Utilized

During the process of this examination, TSS analyzed relevant documents and conducted interviews with the facilities and construction management team. Information provided from the Board of Education meeting agendas from July 2007 through January 2008 and the minutes related to the bond measure were also used in the review.

Background

Change orders occur for a variety of reasons. The most common reason is discrepancies between the actual condition of the job site and the architectural plans and drawings. Because small repairs are made over time and changes are not reflected in the district's archived drawings, the architects may miss information until the incompatibility is discovered during construction. At other times, problematic site conditions are not discovered until a wall or floor is uncovered. Typically, change orders for modernization cannot be avoided because of the age of the buildings, inaccuracy of as-built records, presence of hidden hazardous materials, or other unknown conditions. The industry-wide percentage for change orders for modernization or facility improvement projects generally ranges from 7 percent to 8 percent of the original contract amount. (The change order standard for new construction tends to be 3 percent to 4 percent.)

Most change orders are triggered by a Request for Information (RFI) – a request for clarification in the drawings or specifications which is reviewed and responded to by the architect and/or project engineers. Change orders may also be triggered by the owner's request for change in scope. The architect's response or directive determines whether additional or alternative work is necessary. If it is determined that additional work or a reduction in work is necessary, the contractor submits a Proposed Change Order (PCO) with the changed cost and/or a time extension based on the work change. The facilities project manager reviews the proposal with the inspector, architect of record, and/or the district representative. If accepted, a change directive is issued. The increase or decrease in contract price may be determined at the district's discretion through the acceptance of a PCO flat fee, through unit prices in the original bid, or by utilizing a time-and-materials methodology as agreed upon by the district and the contractor. At times, this process may go through several cycles due to a disagreement over price.

The district bids contracts for some bond program projects with predetermined amounts included as "Allowances." These allowances are included in the contracts for the purpose of setting aside funds within the contract itself to be used for unforeseen conditions and known but indeterminate items, including anticipated concealed problems such as hazardous materials. The district authorizes the use of, and approves, cost items to be charged to the allowances. Unused allowances are credited back to the district.

Due to the urgent nature of school construction work, issues are sometimes resolved verbally at weekly construction meetings, where the architect, facilities project manager, construction manager, inspector, and contractor's job superintendent are present. Decisions are formalized in the meeting minutes and followed up with a change directive to authorize the work and eventual payment. The district is not liable for the cost of any extra work, substitutions, changes,

additions, omissions, or deviations from the drawings and specifications unless it authorizes the work and the change, including costs.

The tables below summarize the change orders for Measure D projects. For Measure M-1A and M-1B projects, refer to Appendix A.

Change Orders for Measure D

Project	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
El Cerrito HS Temp Housing	\$3,444,000	100%	\$354,297	\$3,798,297	10.29%
El Cerrito HS Demolition	2,078,125	100%	-126,962	1,951,163	-6.11%
El Cerrito HS Storm Drain	292,562	100%	2,704	295,266	0.92%
El Cerrito HS Modular Building	2,762,960	97%	916,103	3,679,063	33.16%
El Cerrito HS Grading	1,613,100	100%	-31,642	1,581,458	-1.96%
El Cerrito HS New School	54,264,000	59%	847,673	55,111,673	1.56%
El Cerrito HS Administration / Library	22,580,000	37%	48,478	22,628,478	0.21%
Pinole MS Temporary Housing	529,000	100%	52,571	581,571	9.94%
Pinole MS Site Grading	905,200	100%	28,057	933,257	3.10%
Pinole MS New School	20,661,000	60%	852,921	21,513,921	4.13%
Helms MS New Campus	50,890,000	28%	644,133	51,534,133	1.27%
Pinole Valley HS Fields	1,492,000	100%	75,500	1,567,500	5.06%
Pinole Valley HS Running Track	595,000	100%	71,284	666,284	11.98%
Downer ES New School	21,232,027	89%	817,984	22,050,011	3.85%
Downer Demo/ Site Work	\$594,800	100%	-22,099	572,701	-3.72%
Downer Stone Columns	741,000	100%	116,493	857,493	15.72%
Downer ES Tech E-Rate	330,648	90%	74,226	404,874	22.45%
Vista Hills Roof Repair	200,420	100%	4,304	204,724	2.15%
Vista Hills Ed Center Portables	3,376,906	100%	632,141	4,009,047	18.72%
Richmond HS Track/Field	3,260,489	100%	272,027	3,532,516	8.34%
Measure D Paving	245,341	100%	-20,000	225,341	-8.15%
Kennedy HS Track/Field	2,740,000	100%	48,699	2,788,699	1.78%
Kennedy HS Portable Maintenance	389,500	44%	12,180	401,680	3.13%
Community Kitchen 1	619,986	100%	-48,274	571,712	-7.79%
Community Kitchen 2	667,700	100%	-2,127	665,573	-0.32%
Community Kitchen 3	660,200	88%	0	660,200	0.00%
Community Kitchen 4	803,000	91%	0	803,000	0.00%
Community Kitchen 5	727,500	92%	7,177	734,677	0.99%
Community Kitchen 6	516,000	91%	0	516,000	0.00%
De Anza High Track & field	3,349,000	40%	74,857	3,423,857	2.24%
TOTAL	\$202,561,464		\$5,702,705	\$208,264,169	2.82%

Midyear Update

The above change order tables for Measure M and Measure D projects were updated through January 23, 2008. The lists now include contracts awarded and additional change orders approved and ratified by the Board of Education during the period from July 1, 2007, through January 28, 2008.

Agenda items submitted to the Board of Education for ratification and approval between July 1, 2007, and January 28, 2008, were reviewed. Individual change order items were found to be below 10 percent of the original contract amount.

Change order documents (RFIs, PCOs, etc.) for three active projects were reviewed to confirm the actual use of allowances in the contract amount. The results for the projects selected for review are shown in the table below.

Project	Base Bid	Allowance	Total Contract Award	Cost Items Charged to Allowances
Bayview Elementary School Phase II Site Work	\$1,170,000 ¹	\$20,000	\$1,125,000	An amount of \$20,000 was charged to the Allowance under Change Order #2.
El Cerrito High School New School Construction	54,931,000 ²	300,000	54,264,000	Disposal of Class 2 soil (Hazmat) to Richmond Landfill under Change Order #5 and #8. Total cost=\$145,549. Disposal of Class 2 soil (Hazmat) to Richmond Landfill under Change Order #13 Total Cost=\$62,884.
Pinole Middle School New Building and Gymnasium	\$20,511,000	\$150,000	\$20,661,000	None as of December 31, 2007

¹ A deductive Alternate Bid of \$65,000 was deducted from the Base Bid.

² A deductive Alternate Bid of \$967,000 was deducted from the Base Bid.

The allowances for El Cerrito High School New School Construction Project and Bayview Elementary School Phase II Site Work were used in accordance with the intended purpose.

PAYMENT PROCEDURES

Process Utilized

During the process of this examination, TSS interviewed personnel from the bond finance office, facilities department, accounts payable department, and SGI.

Purchasing processes and procedures were observed, and documentation was reviewed. Forty-one invoices that were paid from the period of July 1, 2007, through December 31, 2007, from Measure D and Measure J funds, totaling \$6,574,139, were selected for review in the course of this examination. These invoices included the following project categories: (1) Site Improvements at Sheldon Elementary School, De Anza High School, Tara Hills Elementary School, and Downer Elementary School; (2) testing services and furniture purchases for Lincoln Elementary, Washington Elementary, Bayview Elementary, Verde Elementary, Peres Elementary, Kennedy High School, Kensington Elementary, Harding Elementary, Ellerhorst Elementary, Lupine Hills Elementary, Madera Elementary, and Stewart Elementary.

Background

The 2006-2007 Annual Performance Audit addressed ongoing issues with the time on invoice payment, as well as purchase order requisitions that are not approved or initiated in advance of authorizing work or purchases. It is the district's policy and the board's desire to ensure payments are processed within 30 days after the receipt of an invoice. This midyear review will provide an update as to the status of these issues.

Midyear Update

This review consisted of the following: verification of required approvals and backup documentation; determination that expenditures were in accordance with ballot language from Measure D and Measure J; verification that the invoice amount and the amount paid correlated; and a review of the timeline from the time invoices were received to the date of warrant issuance.

All 41 invoices had the required approvals and backup documentation; 35 invoices (85 percent) of the invoices were paid within 30 days; and four (15 percent) were paid past 30 days.

The results from this sample of invoices and payments show a significant improvement in the time between receiving an invoice and processing payments. These results of the sample, however, do not coincide with the results reflected on the district's overall invoice log during the same time period. The district's log shows a total of 1,009 invoices processed during the period, with the median number of days for processing as 38 days.

In October 2007, some changes were made within the accounts payable department. According to staff, operations are smoother now; and communication and the relationships among the accounts payables, bond controls, and the facilities departments are working well. In addition, feedback from vendors has been positive. Staff commented that the timeline in which purchase order requisitions are routed through the workflow could be improved. Delays are caused when requisitions remain in the queue too long, awaiting approvals.

An area that had been problematic but seems to be improving is the wait time for initiating the purchase requisition once the board approves a contract. The district's goal is to have the requisition initiated the day following board approval. Staff has been directed to process purchase requisitions in advance of authorizing work. (In the event that work is authorized due to an urgent nature, a requisition is to be processed immediately.) Staff now reports that the habit of waiting to issue a purchase order after the receipt of services or goods is no longer practiced.

In July 2007, an electronic purchase requisition system went into effect. The system allows for a requisition to be entered into the system and routed electronically for approval. According to staff, the system is being utilized and is working fairly well. Staff commented that there is some lag time while the requisition is routed through the work queue. The workflow system is set up to route the requisition to the first recipient prior to being routed to the second, third, fourth, and so on. If a requisition requires five levels of approval and each approval takes an average of two days to process, a total of ten days will be consumed by simply routing the requisition.

In January 2008, the district began implementing an online accounts payable process. In this system, all invoices and payment authorizations will be forwarded, processed, and approved within the online system; hard copies will no longer be required. On the first day of implementation, the entire accounts payable system was brought down because the system could not accommodate the size of the files. TSS will include a further evaluation of this system and how these issues are rectified in the annual audit with the period ending June, 30, 2008.

BEST PRACTICES IN PROCUREMENT

Process Utilized

During the process of this examination, TSS interviewed personnel from the purchasing department. TSS also observed purchasing processes and reviewed documentation.

Background

Board Policy 3310 states that the Superintendent or designee shall maintain effective purchasing procedures in order to ensure maximum value are received for money spent by the district and records are kept in accordance with law.

The policy delegates the authority to the purchasing department or designee to engage in contracts that not only ensure the best-quality products are obtained at the most economical prices, but to enforce the contract and all its rights afforded the district.

Public Contract Code Section 20111 (a) requires school district governing boards to competitively bid and award any contract involving an expenditure of more than \$50,000 (adjusted for inflation) to the lowest responsible bidder. Contracts subject to competitive bidding include: purchase of equipment, materials, or supplies to be furnished, sold, or leased to the school district. From January 1, 2007, through December 31, 2007, the bid threshold was set at \$69,000.

Midyear Update

The process and procedures for the procurement of furniture purchased from Young Office Solutions and paid through bond funds were reviewed in this examination. For the time period of July 1, 2007, through February 11, 2008, the district purchased approximately \$758,000 of furniture from Young Office Solutions through its membership with The Cooperative Purchasing Network (TCPN). The purchases included classroom chairs for 11 elementary schools, as well as library furniture and white boards for Kennedy High School.

TCPN is a Texas Government agency administering a cooperative purchasing program. The network provides its members with contracts and services that comply with the law at no cost to member districts. Utilizing this type of program can save a district time and money for the procurement of supplies and equipment. On May 2, 2007, the Board of Education approved the renewal of its contract with TCPN; therefore, these purchases outside the formal bidding process were still appropriate.

It was noted that the purchase orders and accompanying quotes did not reference "Per TCPN Contract" as required by TCPN. At TSS's request, the district's buyer did contact Young Office Solutions and verified these purchases were made through TCPN. It is recommended that, in the future, purchase orders stipulate the reference as required.

QUALITY CONTROL PROGRAM

A “Quality Control Program” may be defined to encompass a full range of concepts, from initial conceptual planning considerations to furnishing a completed school construction project with furniture, equipment, and materials. A Quality Control Program can also include such areas as the management of change orders throughout the construction process.

In 2002-03, after considerable discussion by the citizens’ bond oversight committee and the district administration, the district’s legal counsel advised TSS to perform the following:

In this task, the Auditor will evaluate the District’s quality control programs. To perform this task, the performance auditors will evaluate the SGI/WLC memorandum describing the Bond Team’s approach to quality control. Total School Solutions will interview key staff/consultants and review necessary documents to assess how the District has implemented this program. This task will not duplicate any of the information provided in the performance auditor’s review and evaluation of the Bond Management Plan and will focus on the quality assurance process, not the particular quality outcomes that the bond program has achieved.

In accordance with the above direction, the performance audit team was provided with a Bond Program Quality Control document prepared by WLC/SGI, which contained three major components, as follows:

- Pre-construction Quality Control
- Procurement Quality Control
- Construction Quality Control

Each component of the document was evaluated, and a review of related documents was performed. Findings for this section have been included in the annual audit reports for the last four years.

I. Pre-construction Quality Control

The weaknesses encountered during Phase 1A project design and bidding have not been experienced since the development of revised cost estimates for subsequent projects, based on the full knowledge of Option 1C standards. (See discussion below.) Additionally, the district has benefited from effective document development and bid sequencing process. These initial weaknesses were illustrated by the inordinate number of addenda issued to correct, amend, or otherwise change the published bid documents during the first series of projects. This large number of addenda created confusion and misunderstandings that ultimately impacted the construction process. This kind of confusion can result in materials used in the projects that were not originally planned or additional costs incurred for those that were intended. Ultimately, it impacts the costs associated with construction.

II. Procurement Quality Control

While the Pre-construction Quality Control Process was mostly carried out by the master architect (WLC), the Procurement Quality Control Process was under the purview of the bond

manager (SGI). Because the Procurement Quality Control process has been established and faithfully followed, satisfactory outcomes have been achieved. The process has resulted in substantial compliance with the plans and specifications published at the time of the bids. For more detailed discussion, refer to the preceding sections of this report.

III. Construction Quality Control

The Construction Quality Control process is implemented by the bond program manager and the master architect, as required by the Program Management Plan (revised on May 12, 2003), and appears to be complete and comprehensive. It is implemented and followed with fidelity, and satisfactory progress has been reported. It should be noted, however, that many projects have experienced substantially higher final costs due to change orders. These increased costs are not attributable to the original scope of work. The increase in costs has been mainly due to discovery of unforeseen conditions or the expansion of scope subsequent to award of contracts.

As stated above, TSS was initially asked to report on the processes and not the outcomes in this section. However, at the request of the citizens' bond oversight committee and the district in the 2006-07 Midyear Report, TSS included a detailed onetime analysis of Peres and Kensington elementary schools in a section titled "Delivered Quality Review." Unless specifically requested by the district administration, it is not anticipated that such reviews of additional future projects will occur.

Based on the experiences of the already completed projects, TSS believes the district needs a commissioning process for delivery of significant projects. A systematic testing of all systems, an evaluation of materials and products actually used, and a review of overall project acceptability could be useful in at least two different ways. First, it would help the district identify problems that may not be otherwise identified through the current processes. Second, it could assist in establishing realistic, achievable, and practicable expectations of the end users in regard to the future projects.

The district staff reports that it is initiating such a process in accordance with the Collaborative for High Performance Schools (CHPS) requirements. The staff also reports that CHPS standards have been adopted by the board. CHPS promotes efficient use of water, natural resources, and energy. It also addresses the provisions for indoor air quality, acoustics, and lighting. The State School Facilities Program provides additional funding for this effort.

While implementation of CHPS is commendable, it does not replace a commissioning process designed to meet specific district needs based on the local educational objectives as well as the evaluation of products and materials used in the construction of schools. CHPS compliance, such as any other minimum standard compliance requirements, is important but cannot be expected to indicate fulfillment of educational objectives.

Midyear Update

HIGH PERFORMANCE SCHOOLS

During December 2007, the District sent out Requests for Qualifications and Proposals (RFQ/Ps) to prospective service providers for Building and Systems Commissioning of Measure J Projects. These projects are scheduled to be constructed at Ford Elementary, Dover Elementary, King Elementary, Nystrom Elementary, De Anza High School, and Gompers/Leadership High School.

The provider will act as the district's commissioning agent and will be involved during the design and construction phases of the projects' commissioning plans for heating, ventilating and air-conditioning (HVAC) and electrical systems in accordance with CHPS's Best Practices Manual, Volume III, 2006 Edition.

GEOTECHNICAL DATA

The Audit Subcommittee of the citizens' bond oversight committee expressed "a concern that a systemic organizational flaw may exist relative to the geotechnical data provided by a consulting geotechnical engineering firm. There is a need to examine the current conditions of the 17 sites involved and report on the capability of structures to withstand design criteria forces."

A review of the factors associated with the geotechnical concern was made for this midyear report. All seventeen sites have been reviewed by an independent geotechnical firm for the adequacy of the geotechnical reports used for project design purposes.

- Bayview
- Ellerhorst
- Harding
- Hercules
- Kensington
- Lincoln
- Madera
- Mira Vista
- Montavlin
- Murphy
- Peres
- Riverside
- Sheldon
- Stewart
- Tara Hills
- Verde
- Washington

Reviews of the 17 sites indicate that 15 sites had no deficiencies with respect to the geotechnical data used in the design process and the resulting design. Therefore, no further action is indicated at this time.

The review of Riverside and Washington indicate a need for further evaluation. This work is currently underway. When the work is completed, the district will know if any corrective measures are needed.

The district had asked the master architect to engage services for geotechnical and soils analysis and bill the district as a reimbursable expense. This arrangement provided some expediency. However, it also had the effect of insulating these services from direct oversight and a review from the district. New processes are now in place for all geotechnical services. The district now uses a Request for Proposal (RFP) process, screens and selects qualified firms, and contracts directly for the services. It is believed that this systemic change for obtaining needed professional services adequately corrects this previous weakness.

LIFE, HEALTH AND SAFETY

The 2007 annual report lists a concern expressed by the citizens' bond oversight committee as follows: "In 2002, the Board of Education established 'Life, Health and Safety' as the primary criteria for prioritization and sequencing of projects. There is an interest in verifying adherence to those criteria."

The 2002 matrices are provided below. A comparison of these data with the year-by-year expenditures (shown in the expenditure reports for measures D, M, and J of the 2007 annual report, beginning on page 32) demonstrates that the district has not strictly adhered to the original priority list. Deviations have been the result of the board's need to provide parity of service to the various communities in the district. The original list was prepared based on physical conditions. Later actions took into account those conditions and the need to provide balance between communities.

Facility Priority Matrix							
	School	DASSE Phasing			WCCUSD Phasing		
		Phase I	Phase II	Phase III	Phase I	Phase II	Phase III
1.	Bayview	X				X	
2.	Castro	X				X	
3.	Collins		X		X		
4.	Coronado	X				X	
5.	Dover		X			X	
6.	Downer	X			X		
7.	El Sobrante		X		X		
8.	Ellerhorst	X				X	
9.	Fairmont		X				X
10.	Ford		X			X	
11.	Grant		X			X	
12.	Harbour Way			X			X
13.	Harding	X			X		
14.	Hercules			X	X		
15.	Highland		X				X
16.	Kensington	X					X
17.	Lake		X			X	
18.	Lincoln	X					X
19.	Madera	X				X	
20.	Martin Luther King Jr.		X		X		
21.	Mira Vista		X			X	
22.	Montalvin	X			X		
23.	Murphy	X					X
24.	Nystrom		X		X		
25.	Ohlone			X		X	
26.	Olinda	X					X
27.	Peres	X			X		
28.	Riverside	X			X		
29.	Seaview			X			X
30.	Shannon		X				X
31.	Sheldon	X					X
32.	Stege		X				X
33.	Stewart			X	X		
34.	Tara Hills		X				X
35.	Transition LC		X				X
36.	Valley View	X				X	
37.	Verde	X			X		
38.	Vista Hills			X	X		
39.	Washington	X				X	
40.	Wilson	X					X

Facility Priority Matrix				
	School	WCCUSD Phasing		
		Phase 1A	Phase 1B	Phase 2
1.	Adams Middle School	X		
2.	DeAnza High School	X		
3.	El Cerrito High School	X		
4.	Gompers Continuation School	X		
5.	Harbour Way Day Academy Elementary School			
6.	Helms Middle School	X		
7.	Juan Crespi Middle School			X
8.	Kennedy High School		X	
9.	North Campus / TLC / Vista Continuation School		X	
10.	Pinole Middle School			X
11.	Pinole Valley High School			X
12.	Portola Middle School	X		
13.	Richmond High School		X	
14.	Vista Alternative High School			

OPTION 1C

The 2007 annual report lists a concern expressed by the citizens bond oversight committee as follows: “The Board of Education established what is referred to as the ‘Option 1C’ standard for construction. There is a concern that this established standard has been repeatedly and consistently exceeded. There is an interest in a review of actual decisions, their causes and results.”

The board has, as a result of numerous individual actions, altered the “Option 1C” standard. (Refer to the Facilities Program History/Status section beginning on page 10 of the 2007 annual report for a detailed list of specific board actions.) Although no individual action to change the district’s standards has been taken since the original adoption of “1C,” actions such as the addition of community kitchens, the inclusion of additional landscaping and playground work at many schools, funding of the Maritime Center Project, addition of an enlarged theater, and similar actions have created a de facto modified standard.

There is no indication that the district has increased the quality of materials or construction. Instead, most of the change that has taken place is the result of what is referred to as “scope creep,” the originally unintended expansion of scope during the design and/or construction phase of a project or of the overall program. The items listed above are examples of this phenomenon.

MATERIALS AND EQUIPMENT

The 2007 annual report lists a concern expressed by the citizens’ bond oversight committee as follows: “The bond program has pursued a practice of acquiring materials and equipment which would assist the maintenance and operations departments of the District in maintaining newly renovated and constructed facilities. There is an interest in determining the effectiveness of that effort.”

This is a valid industry practice. Furthermore, due to current general fund constraints, it would be difficult, if not impossible, to obtain the needed materials and equipment in any other manner. This practice is not only effective, but it provides a means to maintain and preserve the substantial capital investments of the district through its facilities program.

SCOPE, PROCESS, AND MONITORING OF PARTICIPATION BY LOCAL FIRMS

Process Utilized

During the process of this examination, TSS interviewed some members of the bond oversight committee audit sub-committee and bond program staff members. TSS also reviewed the documentation on local capacity building efforts.

Background

The Board of Education has expressed a strong desire to include local businesses in the planning and construction programs funded through measures M, D, and J. One of the purposes of entering into a Project Labor Agreement is stated by the board as follows:


To the extent permitted by law, it is in the interest of the parties to this agreement to utilize resources available in the local area, including those provided by minority-owned, women-owned, small, disadvantaged and other businesses.

In order to avoid any non-compliance with law and any resulting litigation, the board has not formally defined what constitutes “the local area”. Informally, however, staff has generally considered a local firm as one that conducts business in the metropolitan area, including the counties of San Francisco, Alameda, Contra Costa, Napa, Solano, and Marin.

The Helms Middle School project was the first project to go to bid that utilized a more formal approach to gaining local firm participation through a series of special workshops specifically designed to increase participation. All firms in the local area were contacted and asked to attend, where Davillier-Sloan was able provide local firms with information on the project and the overall facility program for the district. Davillier-Sloan also introduced the general contractors and others involved in responding to the bidding process to local firms.

This training and guidance offered by the bond management team, in coordination with Davillier-Sloan, improved participation in the program for the Helms Middle School project.

Midyear Update

The Helms Middle School project remains the only project for which this local capacity building program has been attempted. Davillier-Sloan continues to monitor the participation of the contractors engaged on the Helms project for compliance with the local hiring program. Davillier-Sloan staff indicate that the West Contra Costa Unified School District goals (priority area #1) remain the most difficult to achieve although there has been good success in increasing participation when all of Contra Costa County, northern Alameda County, and southern Solano County are evaluated collectively. Davillier-Sloan continues to educate contractors to ascertain their plans for achieving greater participation in the West County priority 1 area. 

In early 2008 a meeting of West Bay Builders and several of its subcontractors is planned to address specific areas of the local capacity building program that were not met during the July 1-Dec. 31, 2007 period. Each contractor will be required to provide documentation of their good faith efforts to increase local participation or to present their plan of action for compliance. If these efforts are not satisfactory to Davillier-Sloan and the bond management team, the district can impose liquidated damages per the program requirements outlined in the contract.

An update of those meetings and resulting efforts and/or plans by West Bay Builders and its subcontractors will be discussed in the June 30, 2008 year end performance audit.

EFFECTIVENESS OF THE COMMUNICATION CHANNELS AMONG ALL STAKEHOLDERS WITHIN THE BOND PROGRAM

Process Utilized

During the process of this examination, TSS interviewed personnel in facilities, the assistant superintendent, and other parties involved in the district's facilities program. Some members of the bond oversight committee audit-subcommittee and key personnel on the bond management team were also interviewed. The communication channels and public outreach were among the topic of discussion in these interviews.

Background

To facilitate communication with respect to the West Contra Costa Unified School District's facilities program, the district maintains a communications office, has hired a public relations consultant, and provides information about the district and the facilities program on three separate Web sites:

- West Contra Costa Unified School District: www.wccusd.k12.ca.us
- Bond Oversight Committee: www.wccusd-bond-oversight.com
- Bond Program: www.wccusdbondprogram.com

To facilitate access to bond information and the oversight committee, the district's Web site provides links to the Bond Oversight Committee and Bond Program Web sites. The bond oversight and bond program Web sites are smaller in scope and easier for a user to maneuver than the district's Web site.

The district has employed the services of Craig Communications to work with the district staff to develop and implement public information programs designed to inform and educate school communities where specific school construction projects have an impact on those communities.

Midyear Update

A review of the school district's, bond committee's, and bond program's Web sites indicate that information on the bond and facility construction programs were current and included relevant information on ongoing and upcoming projects, community meeting dates and schedules, and meeting minutes.

As indicated in the previous year-end audit, the district was preparing to publish a newspaper-like communiqué for the entire WCCUSD. In October 2007, an RFP was distributed to print vendors. The Director of Bond Facilities and the District's Director of Communications conducted the interviews, which resulted in the hiring of Elaine Joe as the designer and copywriter and Folger Graphics as the printer. The plan is for the first issue to be published in early 2008 on a quarterly basis; the distribution will be to 95,000 households. An evaluation of this outreach effort will be included in the annual audit for the period ending June 30, 2008.

APPENDIX A

Measure M Close-Out



COMPLIANCE WITH BALLOT LANGUAGE

MEASURE M

On July 24, 2000, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$150 million bond measure (Measure M) on the ballot with the adoption of Resolution No. 33-0001.

The complete ballot language contained in Measure M follows this section. The following excerpt summarizes the essence of the bond measure:

To improve the learning climate for children and relieve overcrowding by improving elementary schools through building classrooms, repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs and fire safety systems, improving technology, making seismic upgrades, and replacing deteriorating portable classrooms and buildings, shall the West Contra Costa Unified School District issue \$150,000,000 in bonds at authorized rates, to renovate, acquire, construct and modernize school facilities, and appoint a citizens' oversight committee to guarantee funds are spent accordingly?

Measure M, a general obligation bond measure requiring two-thirds approval, passed on November 7, 2000, with 77.3 percent of the vote. The bond language restricted the use of Measure M funds to elementary schools and required, although not mandated by law, the appointment of a citizens' bond oversight committee.

As of June 30, 2007, the District has expended \$158,311,266 of the \$150 million in bond funds, plus interest earnings and other revenue sources. All of the expenditures for Measure M were for projects within the scope of its ballot language. Total School Solutions finds the West Contra Costa Unified School District in compliance with the language contained in the Measure M ballot.

Because, as of the end of Fiscal Year 2006-07, most of the funds generated through Measure M have been expended, this midyear report for the period of July 1, 2007, through December 31, 2007, and any future reports will not include an examination of Measure M projects and related expenditures. However, measure M will continue to be included in the historical perspective of the bond program for reference and to explain the historical progression of the facilities program.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Resolution No. 25-0506
**RESOLUTION OF THE BOARD OF EDUCATION OF THE WEST
CONTRA COSTA UNIFIED SCHOOL DISTRICT ORDERING A
SCHOOL BOND ELECTION AND AUTHORIZING NECESSARY
ACTIONS IN CONNECTION THEREWITH**

WHEREAS, the Board of Education (the "Board") of the West Contra Costa Unified School District (the "District"), within the County of Contra Costa, California (the "County"), is authorized to order elections within the District and to designate the specifications thereof, pursuant to sections 5304 and 5322 of the California Education Code (the "Education Code");

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter specified, pursuant to section 15100 *et seq.* of the California Education Code;

WHEREAS, pursuant to section 18 of Article XVI and section 1 of Article XIII A of the California Constitution, and section 15266 of the California Education Code, school districts may seek approval of general obligation bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purpose, provided certain accountability measures are included in the proposition;

WHEREAS, the Board deems it necessary and advisable to submit such a bond proposition to the electors to be approved by 55% of the votes cast;

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election, as required by section 15266 of the California Education Code;

WHEREAS, on November 8, 2005, a statewide election is scheduled to occur throughout the District;

WHEREAS, pursuant to section 15270 California Education Code, based upon a projection of assessed property valuation, the Board has determined that, if approved by voters, the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed \$60 per year per \$100,000 of assessed valuation of taxable property;

WHEREAS, section 9400 *et seq.* of the California Elections Code requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election; and

WHEREAS, the Board now desires to authorize the filing of a ballot argument in favor of the proposition to be submitted to the voters at the election; and

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Education of the West Contra Costa Unified School District as follows:

Section 1. Specifications of Election Order. Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries of the West Contra Costa Unified School District on November 8, 2005, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the West Contra Costa Unified School District shall be authorized to issue and sell bonds of up to \$400,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the West Contra Costa Unified School District may be assured that their money will be spent wisely to address specific facilities needs of the West Contra Costa Unified School District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the West Contra Costa Unified School District, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2007, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition. The Bond Project List, which is an integral part of this proposition, lists the specific projects the West Contra Costa Unified School District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and

construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board of Education cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 30 years from the date borne by that bond. No series of bonds may be issued unless the District shall have received a waiver from the State Board of Education of the District's statutory debt limit, if required.

Section 2. Abbreviation of Proposition. Pursuant to section 13247 of the California Elections Code and section 15122 of the California Education Code, the Board hereby directs the Registrar of Voters to use the following abbreviation of the bond proposition on the ballot:

To continue repairing all school facilities, improve classroom safety and technology, and relieve overcrowding shall the West Contra Costa Unified School District issue \$400 million in bonds at legal interest rates, with annual audits and a citizens' oversight committee to monitor that funds are spent accordingly, and upon receipt of a waiver of the District's statutory debt limit from the State Board of Education, if required?"

Section 3. Voter Pamphlet. The Registrar of Voters of the County is hereby requested to reprint Section 1 hereof (including Exhibit A hereto) in its entirety in the voter information pamphlet to be distributed to voters pursuant to section 13307 of the California Elections Code. In the event Section 1 is not reprinted in the voter information pamphlet in its entirety, the Registrar of Voters is hereby requested to print, immediately below the impartial analysis of the bond proposition, in no less than 10-point boldface type, a legend substantially as follows:

"The above statement is an impartial analysis of Measure M. If you desire a copy of the measure, please call the Contra Costa County Registrar of Voters at (925) 646-4166 and a copy will be mailed at no cost to you."

Section 4. State Matching Funds. The District hereby requests that the Registrar of Voters include the following statement in the ballot pamphlet, pursuant to section 15122.5 of the California Education Code:

"Approval of Measure M does not guarantee that the proposed project or projects in the West Contra Costa Unified School District that are the subject of bonds under Measure M will be funded beyond the local revenues generated by Measure M. The District's proposal for the project or projects assumes the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure."

Section 5. Required Vote. Pursuant to section 18 of Article XVI and section 1 of Article XIII A of the State Constitution, the above proposition shall become effective upon the affirmative vote of at least 55% of those voters voting on the proposition.

Section 6. Request to County Officers to Conduct Election. The Registrar of Voters of the County is hereby requested, pursuant to section 5322 of the California Education Code, to take all steps to call and hold the election in accordance with law and these specifications.

Section 7. Consolidation Requirement; Canvass.

(a) Pursuant to section 15266(a) of the California Education Code, the election shall be consolidated with the statewide election on November 8, 2005.

(b) The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to section 10411 of the California Elections Code.

Section 8. Delivery of Order of Election to County Officers. The Clerk of the Board of Education of the District is hereby directed to deliver, no later than August 12, 2005 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters of the County together with the Tax Rate Statement (attached hereto as Exhibit B), completed and signed by the Superintendent, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County.

Section 9. Ballot Arguments. The members of the Board are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the proposition contained in Section 1 hereof, within the time established by the Registrar of Voters.

Section 10. Further Authorization. The members of this Board, the Superintendent, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution.

Section 11. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this day, July 13, 2005, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

President of the Board of Education of the West Contra Costa Unified School District

Attest:

Clerk of the Board of Education of the West Contra Costa Unified School District

CLERK'S CERTIFICATE

I, , Clerk of the Board of Education of the West Contra Costa Unified School District, of the County of Contra Costa, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a meeting of the Board of Education of the District duly and regularly held at the regular meeting place thereof on July 13, 2005, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present.

The resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

At least 24 hours before the time of said meeting, a written notice and agenda of the meeting was mailed and received by or personally delivered to each member of the Board of Education not having waived notice thereof, and to each local newspaper of general circulation, radio, and television station requesting such notice in writing, and was posted in a location freely accessible to members of the public, and a brief description of the resolution appeared on said agenda.

I have carefully compared the same with the original minutes of the meeting on file and of record in my office. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESS my hand this ____ day of _____, 2005.

Clerk of the Board of Education

West Contra Costa Unified School District

EXHIBIT A
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
BOND PROJECT LIST

SECTION I

PROJECTS TO BE COMPLETED AT ALL SCHOOL SITES (AS NEEDED)

Security and Health/Safety Improvements

- Modifications and renovations necessary for compliance with Americans with Disabilities Act (ADA).
- Improvements required for compliance with applicable building codes including the Field Act.
- Remove, abate, or otherwise mitigate asbestos, lead-based paint and other hazardous materials, as necessary.
- Install closed circuit television (CCTV) systems, as necessary, to provide secure environment for students, staff, and other users of the facilities.
- Survey, assess and mitigate seismic and structural issues and reinforce or replace existing structures, as necessary.
- Purchase necessary emergency equipment and provide adequate storage for such equipment.

Major Facilities Improvements

- Provide for required demolition in order to perform all work indicated below as well as the specific school site identified needs.
- Upgrade, install and/or replace, as necessary, intercom, alarm, bell, and clock systems.
- Renovate gymnasiums, or replace, as economically advantageous, and replace or install gymnasium equipment.
- Provide a technology backbone system for voice, data, and video communications to accommodate computer network systems, internet access, and other technology advancements; upgrade or install electrical wiring and power for all systems, and provide computers and other technology equipment.
- Assure that all instructional areas and classrooms are provided with telephone service in order to enhance safety and security.
- Improve, upgrade and/or replace heating, ventilation and air conditioning systems, (including energy management systems).
- Improve, upgrade and/or replace electrical systems and equipment.
- Improve, upgrade and/or replace plumbing lines and equipment.
- Install or upgrade energy efficient systems.
- Improve, replace and/or install new outdoor lighting to improve security, safety and enhance evening educational events or athletic activities.
- Renovate, improve, relocate and/or create adequate trash enclosures.
- Renovate, add, or replace lockers.
- Construct, relocate and/or improve lunch shelters.
- Furnish and/or replace emergency evacuation, building identification and address signage and monument signs.
- Replace doors, hardware, windows and window coverings.

FACILITIES PROGRAM HISTORY/STATUS

All Phase M-1A and Phase M-1B projects have been completed as summarized in Tables 1-4 below. For a detailed presentation of expenditures by project, refer to the Measure M Budget Summary at the end of the appendix.

Table 1. Measure M-1A Projects. Total Estimated Costs (Construction and Soft Costs).

School	Year Built	Capital Projects ¹ Cost Estimates	Capital Projects ² Cost Estimates	Capital Projects ³ Cost Estimates
Harding Elementary	1943	\$14,014,301	\$17,733,309	\$17,214,145
Hercules/Lupine Hills Elementary	1966	13,615,961	13,561,727	13,522,775
Lincoln Elementary	1948	15,200,388	16,158,738	16,095,494
Madera Elementary	1955	9,954,252	11,255,611	11,262,358
Montalvin Elementary	1965	10,420,290	11,708,229	11,600,836
Peres Elementary	1948	16,889,728	17,957,340	17,940,392
Riverside Elementary	1940	11,788,329	12,581,826	12,476,374
Stewart Elementary	1963	8,945,696	10,468,040	10,623,985
Verde Elementary	1950	12,375,228	13,999,127	14,065,488
Total		\$113,204,173	\$125,423,947	\$124,801,847

¹ Budgets from Capital Assets Management Plan/Reconciliation Report, September 13, 2004.

² Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006.

³ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007.

Table 2. Measure M-1B Projects. Total Estimated Costs (Construction and Soft Costs).

School	Year Built	Capital Projects ¹ Cost Estimates	Capital Projects ³ Cost Estimates	Capital Projects ⁴ Cost Estimates
Bayview Elementary	1952	\$15,552,157	\$16,049,348	\$16,473,255
Downer Elementary ²	1955	23,398,756	31,228,539	30,844,196
Ellerhorst Elementary	1959	11,114,528	11,199,265	11,084,221
Kensington Elementary	1949	17,006,091	18,163,053	18,159,938
Mira Vista Elementary	1949	11,911,186	13,686,651	13,822,899
Murphy Elementary	1952	12,039,309	13,069,670	13,240,244
Sheldon Elementary	1951	13,017,155	12,992,853	13,098,542
Tara Hills Elementary	1958	11,435,272	11,899,124	12,064,185
Washington Elementary	1940	13,033,042	14,336,075	14,449,718
Total		\$128,507,496	\$142,624,578	\$143,237,198

¹ Budgets from Capital Assets Management Plan/Reconciliation Report, September 13, 2004.

² Downer is identified as a Measure M-1B project, but it is to be funded out of Measure D (See Table 6).

³ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2006.

⁴ Budgets from Capital Assets Management Plan/Reconciliation Report, August 22, 2007.

Table 3. Measure M-1A. Budget, Contracts and Schedule.

School	Harding	Hercules/ Lupine Hills	Lincoln	Madera	Montalvin	Peres	Riverside	Stewart	Verde	Total Phase M-1A
Budget (August 22, 2007)										
Construction Costs	13,273,375	10,975,422	12,963,239	8,931,357	9,088,161	14,336,285	9,573,375	8,354,972	11,271,729	98,767,915
Soft Costs	3,940,770	2,547,353	3,132,255	2,331,001	2,512,675	3,604,107	2,902,999	2,269,013	2,793,759	26,033,932
Total Budget	17,214,145	13,522,775	16,095,494	11,262,358	11,600,836	17,940,392	12,476,374	10,623,985	14,065,488	124,801,847
SAB #	019	017	015	014	013	011	016	012	010	
SAB Revenues	\$1,948,349	\$1,147,097	\$330,404	\$1,216,917	\$313,287	\$1,468,479	\$1,191,472	\$1,147,062	\$1,180,094	\$9,943,161
Award Date	7/14/03	7/14/03	7/9/03	6/18/03	6/30/03	6/30/03	7/21/03	6/18/03	6/18/03	
Contractor	Fedcon Gen. Contractors	S.J. Amoroso	West Coast Contractors	JW & Sons	C. Overra & Co.	Fedcon Gen. Contractors	W.A. Thomas	C. Overra & Co.	C. Overra & Co.	
Base Bid	\$8,917,000	\$9,867,000	\$8,840,000	\$6,338,200	\$5,598,000	\$9,927,000	\$7,304,000	\$5,283,000	\$8,100,000	\$70,174,200
Cost of Selected Alternates (Number)	\$468,000 (5)	\$405,500 (10)	\$535,000 (3)	\$253,000 (3)	\$1,225,000 (4)	\$1,022,000 (3)	\$468,000 (5)	\$943,000 (4)	\$133,000 (2)	\$5,452,500
Cost of Unselected Alternates (Number)	\$868,000 (10)	\$803,000 (10)	535,000 (7)	\$1,229,000 (13)	\$332,000 (6)	\$282,000 (6)	\$485,000 (6)	\$769,000 (8)	\$928,000 (10)	\$6,231,000
Total Bid Contract	\$8,917,000	\$10,272,500	\$9,375,000	\$6,591,200	\$6,823,000	\$10,949,000	\$7,772,000	\$6,226,000	\$8,687,000	\$75,612,700
Approved Change Orders (8/22/07) ¹	\$2,317,429,000 (26.0%)	\$446,496 (4.3%)	\$2,399,196 (25.6%)	\$1,183,912 (18.0%)	\$1,295,366 (19.0%)	\$2,330,010 (21.3%)	\$1,034,048 (13.3%)	\$1,745,417 (28.0 %)	\$1,855,048 (21.4 %)	\$14,606,922 (19.3 %)
Adj. Contract	\$11,234,429	\$10,718,996	\$11,774,196	\$7,775,112	\$8,118,366	\$13,279,010	\$8,806,048	\$7,971,417	\$10,542,048	\$90,219,622
Schedule										
Notice to Proceed	8/18/03	8/4/03	8/4/03	8/11/03	8/4/03	8/6/03	8/18/03	8/4/03	8/6/03	
Original Completion	10/06/04	12/27/04	9/24/04	11/15/04	10/21/04	10/9/04	8/6/04	9/29/04	9/24/04	
Revised Completion	12/30/05	12/27/04	7/1/05	3/30/05	9/29/05	9/29/05	7/29/05	9/29/04	4/30/05	
Status Report Date (Percent Complete)	4/21/06 (100%)	11/1/04 (100%)	12/19/05 (100%)	6/20/05 (100%)	4/21/06 (100%)	4/21/06 (100%)	12/19/05 (100%)	11/1/04 (100%)	4/21/06 (100%)	

¹ Source: Engineering Officer's Report, August 22, 2007. The "Total Bid Contract" and "Approved Change Orders" amounts are reported exactly as presented in the Engineering Officer's Report." Does not include miscellaneous projects: Harding Auditorium Improvement, Site Work Phase II and Breezeway; Madera Site Work; Montalvin Site Work Phase I and II, Riverside Site Work Phase II; and Stewart Site Work Phase II.

Table 4. Measure M-1B. Budget, Contracts and Schedule.

School	Bayview	Ellerhorst	Kensington	Mira Vista	Murphy	Sheldon	Tara Hills	Washington	Total Phase M-1B
<i>Budget (August 22, 2007)</i>									
Construction Costs	13,063,180	8,715,467	14,331,385	10,682,164	10,446,733	10,295,554	9,118,828	11,764,485	88,417,793
Soft Costs	3,410,075	2,368,754	3,828,553	3,140,735	2,793,511	2,802,988	2,945,357	2,685,233	23,975,208 (21.3%)
Total Budget	16,473,255	11,084,221	18,159,938	13,822,899	13,240,244	13,098,542	12,064,185	14,449,718	112,393,001
SAB #	024	020	023	025	018	022	021	026	
SAB Revenues	\$2,535,074	\$1,352,870	\$1,274,844	\$1,528,265	\$1,595,572	\$331,311	\$1,501,831	\$2,162,982	\$12,282,748
Award Date	6/2/04	4/22/04	5/19/04	5/5/04	4/22/04	5/5/04	5/19/04	5/19/04	
Contractor (Number of Bidders)	West Bay Builders (5)	West Bay Builders (3)	JW & Sons (3)	West Bay Builders (3)	West Bay Builders (4)	West Bay Builders (4)	W.A.Thomas (3)	Thompson Pacific (2)	
Base Bid	\$10,017,000	\$7,370,000	\$10,630,562	\$7,385,055	\$7,285,000	\$8,327,000	\$7,691,000	\$8,498,857	\$67,204,474
Cost of Selected Alternates (Number)	\$396,000 (2)	\$342,500 (2)	\$447,200 (3)	\$326,775 (2)	\$365,000 (2)	\$234,650 (2)	\$217,700 (2)	\$285,050 (2)	\$2,614,875
Total Contract	\$10,413,000	\$7,712,500	\$11,077,762	\$7,711,830	\$7,650,000	\$8,561,650	\$7,243,895	\$8,809,000	\$69,179,637
Approved Change Orders (8/22/07) ¹	\$824,562 (7.9%)	\$528,697 (6.9%)	\$1,278,128 (11.5 %)	\$1,399,278 (18.1%)	\$1,312,166 (17.2%)	\$556,729 (6.5%)	\$392,242 (5.4 %)	\$1,894,652 (21.5 %)	\$8,186,454 (11.8%)
Adj. Contract	\$11,237,562	\$8,241,197	\$12,355,890	\$9,111,108	\$8,962,166	\$9,118,379	\$7,636,137	\$10,703,652	\$77,366,091
<i>Schedule</i>									
Notice to Proceed	7/7/04	6/8/04	6/3/04	5/27/04	7/1/04	5/27/04	5/28/04	6/15/04	
Original Completion	1/13/06	8/19/05	9/11/05	10/9/05	8/15/05	10/9/05	8/19/05	12/22/05	
Revised Completion	7/28/06	10/14/05	12/15/05	12/17/05	12/31/05	10/9/05	10/15/05	5/12/06	
Status Report Date (Percent Complete)	7/18/06 (99%)	4/21/06 (100%)	1/18/06 (99%)	4/21/06 (100%)	2/7/06 (95%)	4/21/06 (100%)	4/21/06 (100%)	4/21/06 (99%)	

¹Source: Engineering Officer's Report, August 22, 2007. The "Total Bid Contract" and "Approved Change Orders" amounts are reported exactly as presented in the Engineering Officer's Report." The table above excludes miscellaneous projects: temporary housing, interior improvements, utility removal, portable hook-ups or site work at Bayview, Mira Vista, Murphy, Sheldon and Tara Hills.

CHANGE ORDERS

Change Orders for Measure M – Phase 1A

Project	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
Harding ES Phase 1A	\$8,917,000	100%	\$3,018,000	\$11,935,000	33.85%
Harding ES Auditorium	388,000	99%	306,345	694,345	78.95%
Harding ES Site Work Phase II	1,417,477	100%	143,881	1,561,358	10.15%
Harding ES Breezeway	291,437	96%	15,094	306,531	5.18%
Lupine Hills ES P1A	10,272,500	100%	446,496	10,718,996	4.35%
Lincoln ES P1A	9,375,000	100%	2,399,196	11,774,196	25.59%
Madera ES P1A	6,591,200	100%	1,183,912	7,775,112	17.96%
Madera ES Site Work	319,500	100%	4,046	323,546	1.27%
Montalvin ES Phase 1A	6,823,000	100%	1,295,365	8,118,365	18.99%
Montalvin ES Site Work	332,173	100%	144,665	476,838	43.55%
Montalvin ES Phase II	291,400	81%	29,545	320,945	10.14%
Peres ES Phase 1A	10,949,000	100%	2,332,008	13,281,008	21.30%
Riverside ES Phase 1A	7,772,000	100%	1,034,048	8,806,048	13.30%
Riverside ES Site Work	622,052	100%	51,185	673,237	8.23%
Stewart ES Phase 1A	6,226,000	100%	1,845,417	8,071,417	29.64%
Stewart ES Site Work	1,501,000	100%	208,551	1,709,551	13.89%
Verde ES Phase 1A	8,687,000	100%	1,855,048	10,542,048	21.35%
TOTAL	\$80,775,739		\$16,312,802	\$97,088,541	20.20%

Change Orders for Measure M – Phase 1B

Project	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
Bayview ES Phase 1B	\$10,413,000	100%	\$824,562	\$11,237,562	7.92%
Bayview ES Site Work	1,125,000	89%	123,417	1,248,417	10.97%
Eller Horst ES Phase 1B	7,712,500	100%	528,697	8,241,197	6.86%
Mira Vista ES Phase 1B	7,711,830	100%	1,399,278	9,111,108	18.14%
Mira Vista ES PII	863,747	93%	97,601	961,348	11.30%
Murphy ES Phase 1B	7,650,000	100%	1,532,109	9,182,109	20.03%
Murphy ES Phase II Site Work	790,000	90%	33,436	823,436	4.23%
Murphy ES Pre-School Portable	139,000	100%	1,483	140,483	1.07%
Sheldon ES P1B Mod	8,561,650	100%	556,729	9,118,379	6.50%
Sheldon ES P1B Mod II	1,065,000	100%	121,232	1,186,232	11.38%
Tara Hills ES Phase 1B	7,243,895	100%	392,256	7,636,151	5.41%
Tara Hills ES Phase II	1,557,000	100%	32,988	1,589,988	2.12%
Tara Hills ES Doors	99,000	73%	4,100	103,100	4.14%

Project	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
Kensington ES 1B	11,077,762	100%	1,278,128	12,355,890	11.54%
Washington ES Phase 1B	8,809,000	100%	1,894,652	10,703,652	21.51%
Measure M Schools Interior Improvements	477,780	100%	144,618	622,398	30.27%
Measure M Utility Removal	499,380	100%	61,952	561,332	12.41%
Harding & Sheldon Portables	74,820	100%	17,235	92,055	23.04%
Shannon ES Portables	259,976	100%	6,122	266,098	2.35%
TOTAL	\$76,130,340		\$9,050,596	\$85,180,936	11.89%

STATE MODERNIZATION STATUS

Eligibility for a modernization project is established when the Form SAB 50-03 is filed with the state, and the State Allocation Board (SAB) approves the application. A school district designs and submits a project to the Division of State Architect (DSA) and the California Department of Education (CDE). The district awaits both agencies' approvals before filing Form SAB 50-04, which establishes funding for a project. If financially advantageous, a district may file a revised SAB 50-03 to reflect the most recent enrollment data. Once the bidding process for a project is complete, the district files form SAB 50-05 to request a release of state share of modernization funds for the project.

Twenty-six elementary school projects that have completed the SAB 50-03, SAB 50-04 and SAB 50-05 processes to date include nine Quick-Start projects, nine Phase M-1A projects, and eight Phase M-1B projects for which the District has respectively received \$3,863,449, \$9,943,161, and \$12,282,748. All available Measure M bond funds have been allocated to these 26 elementary school projects, and no future projects are planned, through Measure M, at the remaining 16 elementary schools.

The tables below summarize Quick-Start, Phase M-1A, and Phase M-1B projects.

State Allocation Board Modernization Funding for Measure M Quick-Start Projects.

SAB # 57/	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
1	Valley View Elementary	4/28/03	\$290,214	\$193,476
2	El Sobrante Elementary	4/28/03	369,339	280,027
3	Nystrom Elementary	5/27/03	861,390	574,260
4	Coronado Elementary	5/27/03	401,400	267,600
5	Wilson Elementary	5/27/03	323,957	215,971
6	Dover Elementary	5/27/03	366,330	244,220
7	Lake Elementary	5/27/03	309,937	206,625
8	Grant Elementary	7/16/03	369,288	246,192
9	Fairmont Elementary	5/27/03	571,594	381,063
Total			\$3,863,449	\$2,609,434
			(60%)	(40%)

State Allocation Board Modernization Funding for Measure M-1A Projects.

SAB # 57/	School	SAB Fund Release Date	SAB Grant Amount¹	District Match Requirement
10	Verde Elementary	9/02/03	\$1,161,510	\$774,340
		5/09/05	18,584	12,390
11	Peres Elementary	9/25/03	1,448,206	1,086,084
		5/09/05	20,273	13,515
12	Stewart Elementary	9/25/03	1,128,998	752,665
		5/09/05	18,064	12,043
13	Montalvin Elementary	10/2/03	303,687	202,458
		5/09/05	9,600	6,400
14	Madera Elementary	9/02/03	1,197,753	798,502
		5/09/05	19,164	12,776
15	Lincoln Elementary	9/25/03	320,804	213,869
		5/09/05	9,600	6,400
16	Riverside Elementary	9/25/03	1,172,709	781,806
		5/09/05	18,763	12,509
17	Hercules Elementary	9/25/03	1,129,032	752,688
		5/09/05	18,065	12,043
19	Harding Elementary	9/25/03	1,927,340	1,337,429
		5/09/05	21,009	14,006
	Total		\$9,943,161 (60%)	\$6,801,923 (40%)

State Allocation Board Modernization Funding for Measure M-1B Projects.

SAB # 57/	School	SAB Fund Release Date	SAB Grant Amount¹	District Match Requirement
18	Murphy Elementary	10/14/04	\$1,575,213	\$1,109,008
		5/09/05	20,359	13,572
20	Ellerhorst Elementary	10/14/04	1,333,337	888,891
		5/09/05	19,533	13,023
21	Tara Hills Elementary	10/14/04	1,481,926	987,951
		5/09/05	19,905	13,270
22	Sheldon Elementary	10/14/04	321,711	214,474
		5/09/05	9,600	6,400
23	Kensington Elementary	10/14/04	1,255,505	837,003
		5/09/05	19,339	12,892
24	Bayview Elementary	10/18/04	2,513,112	1,675,408
		5/09/05	21,962	14,641
25	Mira Vista Elementary	10/14/04	1,508,020	1,078,603
		5/09/05	20,245	13,496
26	Washington Elementary	10/14/04	2,141,769	1,427,846
		5/09/05	21,213	14,141
	Total		\$12,282,748 (60%)	\$8,320,619 (40%)

¹ The supplemental funding for each project was for the state-mandated Labor Compliance Program (LCP) for district/state match programs financed out of the state 2002 and 2004 bond measures.

State Allocation Board Rehabilitation Funding

SAB # 58/	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
01	Lincoln Elementary	05/26/05	\$654,579 (100%)	\$0 (0%)
Grand Total			\$26,743,937	\$17,731,976

**West Contra Costa Unified School District
Budget Summary by Transaction Category - Measure M
Program to Date As Of June 30, 2007**

Category of Expenditure	Object	Project Budget	Actuals to Date	Variance	% of Remaining Budget
Expenditures					
Architect and Engineering	6201	\$ 20,412,313	\$ 16,691,401	\$ 3,720,912	18.23%
CDE Fees	6202	126,477	65,488	60,989	48.22%
Construction	6203	214,920,097	80,325,959	134,594,138	62.63%
Construction Management	6205	5,727,528	18,577,715	(12,850,187)	0.00%
Construction Tests	6207	1,343,001	599,075	743,926	55.39%
DSA Fees	6211	1,142,284	755,002	387,282	33.90%
Furniture and Equipment	6217	5,297,031	330,844	4,966,187	93.75%
Inspections	6219	4,096,664	1,668,875	2,427,789	59.26%
Labor Compliance	6216	951,069	365,586	585,483	61.56%
Other Construction Costs	6214	3,313,839	261	3,313,578	99.99%
Other Planning Costs	6213	33,554,052	15,792,539	17,761,513	52.93%
Preliminary Tests	4400/6400	891,131	75,216	815,915	91.56%
Quickstart Projects		6,704,515	3,956,182	2,748,333	40.99%
Technology and Telecom		5,940,395	4,507,358	1,433,037	24.12%
Temporary Housing		19,854,376	14,599,765	5,254,611	26.47%
Grand Total		<u>\$324,274,771</u>	<u>\$ 158,311,266</u>	<u>\$165,963,505</u>	<u>51.18%</u>
Revenues					
Sale of Bonds		\$ 150,000,000			
Potential State Apportionments		30,101,814			
E-Rate Reimbursement		2,413,150			
FEMA Reimbursement		1,000,000			
Deferred Maintenance Funding					
Interest Revenues		6,000,000			
Joint Use Project Revenue		900,000			
Contribution From Measure D *		108,959,769			
Contribution From Measure J *					
Developer Fees		24,900,038			
Total Revenues		<u>\$324,274,771</u>			
Amount Available or To Be (Identified)		<u>\$ 0</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
Summary of Budgets by School for Measure M
Elementary Projects
As Of June 30, 2007**

School	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Bayview	104	\$ 18,919,162	\$ 3,089,472	83.67%	16.33%
Cameron	108	2,442	-	100.00%	0.00%
Castro	109	301,957	420,371	0.00%	
Chavez	105	581,064	1,046,694	0.00%	
Collins	110	509,029	390,828	23.22%	76.78%
Coronado	112	542,191	504,319	6.98%	93.02%
Dover	115	604,288	702,401	0.00%	
Downer	116	31,035,304	2,046,721	93.41%	6.59%
El Sobrante	120	505,383	546,602	0.00%	
Ellerhorst	117	11,999,036	1,589,128	86.76%	13.24%
Fairmont	123	816,588	662,423	18.88%	81.12%
Ford	124	499,732	593,425	0.00%	
Grant	125	889,527	749,704	15.72%	84.28%
Hanna Ranch	128	808,400	584,936	27.64%	72.36%
Harding	127	20,521,970	12,302,157	40.05%	59.95%
Highland	122	370,479	304,438	17.83%	82.17%
Kensington	130	19,038,478	3,098,325	83.73%	16.27%
King	132	327,945	413,673	0.00%	
Lake	134	746,458	690,321	7.52%	92.48%
Lincoln	135	17,025,259	11,474,266	32.60%	67.40%
Lupine Hills	126	14,312,554	6,952,008	51.43%	48.57%
Madera	137	11,956,303	8,541,932	28.56%	71.44%
Mira Vista	139	15,725,001	2,712,180	82.75%	17.25%
Montalvin	140	13,067,432	9,413,749	27.96%	72.04%
Murphy	142	14,216,980	9,976,345	29.83%	70.17%
Nystrom	144	788,479	823,941	0.00%	
Ohlone	146	68,474	321,694	0.00%	
Olinda	145	474,913	462,302	2.66%	97.34%
Peres	147	18,911,682	15,677,785	17.10%	82.90%
Riverside	150	14,214,456	11,843,073	16.68%	83.32%
Seaview	152	500,925	486,139	2.95%	97.05%
Shannon	154	412,415	369,973	10.29%	89.71%
Sheldon	155	15,131,873	2,217,397	85.35%	14.65%
Stege	157	771,987	910,012	0.00%	
Stewart	158	16,412,920	13,109,218	20.13%	79.87%
Tara Hills	159	14,957,834	2,277,974	84.77%	15.23%
Valley View	160	531,344	510,402	3.94%	96.06%
Verde	162	14,829,568	12,098,507	18.42%	81.58%
Vista Hills	163	6,306,323	(75,714)	101.20%	100.00%
Washington	164	15,240,904	2,133,070	86.00%	14.00%
Wilson	165	549,727	530,969	3.41%	96.59%
New Hercules	180	216,685	56,847	73.77%	26.23%
Adams	202	-	11,492	0.00%	
Fiscal	606	2,967,953	819,219	72.40%	27.60%
Admin	615	5,663,347	14,920,548	0.00%	
Program Totals		\$ 324,274,771	\$ 158,311,266	51.18%	48.82%

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Bayview	104	Architect and Engineering	1,348,084	888,439	459,645	
		DSA Fees	73,611	58,738	14,873	
		CDE Fees	6,876	4,997	1,879	
		Preliminary Tests	33,201	5,800	27,401	
		Other Planning Costs	1,232,894	161,460	1,071,434	
		Construction	12,576,999		12,576,999	
		Construction Management	444,696	407,281	37,415	
		Other Construction Costs	249,501		249,501	
		Labor Compliance	78,436		78,436	
		Inspections	276,454		276,454	
		Construction Tests	51,822		51,822	
		Furniture and Equipment	398,661		398,661	
		Temporary Housing	1,792,088	1,259,571	532,517	
		Technology and Telecom	337,679	284,938	52,741	
		Quickstart Projects	18,162	18,248	(86)	
		School Totals		<u>18,919,162</u>	<u>3,089,472</u>	<u>15,829,690</u>
Cameron	108	Architect and Engineering	2,433		2,433	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	9		9	
		Construction	-		-	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	-		-	
		Quickstart Projects	-		-	
		School Totals		<u>2,442</u>	<u>-</u>	<u>2,442</u>
Castro	109	Architect and Engineering	-		-	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	-	109,127	(109,127)	
		Construction	-		-	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	19,486	19,972	(486)	
		Quickstart Projects	282,471	291,272	(8,801)	
		School Totals		<u>301,957</u>	<u>420,371</u>	<u>(118,414)</u>

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Chavez	105	Architect and Engineering	12,832	118,821	(105,989)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	-	-	-	
		Other Planning Costs	102,152	492,372	(390,220)	
		Construction	241,609	239,319	2,290	
		Construction Management	13,783	-	13,783	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	10,768	(10,768)	
		Temporary Housing	-	-	-	
		Technology and Telecom	195,261	168,616	26,645	
		Quickstart Projects	15,427	16,798	(1,371)	
School Totals		<u>581,064</u>	<u>1,046,694</u>	<u>(465,630)</u>	<u>0.00%</u>	
Collins	110	Architect and Engineering	46,798	5,650	41,148	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	5,650	-	5,650	
		Other Planning Costs	146,031	73,389	72,642	
		Construction	3,225	9,500	(6,275)	
		Construction Management	-	-	-	
		Other Construction Costs	2,000	-	2,000	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	52,084	43,272	8,812	
		Quickstart Projects	253,241	259,017	(5,776)	
School Totals		<u>509,029</u>	<u>390,828</u>	<u>118,201</u>	<u>23.22%</u>	
Coronado	112	Architect and Engineering	(741)	3,174	(3,915)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	6,348	-	6,348	
		Other Planning Costs	113,966	89,941	24,025	
		Construction	-	279,200	(279,200)	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	39,197	26,212	12,985	
		Quickstart Projects	383,421	105,792	277,629	
School Totals		<u>542,191</u>	<u>504,319</u>	<u>37,872</u>	<u>6.98%</u>	

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Dover	115	Architect and Engineering	-	5,219	(5,219)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	-	-	-	
		Other Planning Costs	-	112,212	(112,212)	
		Construction	-	259,220	(259,220)	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	198,486	175,705	22,781	
		Quickstart Projects	405,802	150,045	255,757	
School Totals	604,288	702,401	(98,113)	0.00%		
Downer	116	Architect and Engineering	2,178,670	1,200,835	977,835	
		DSA Fees	134,197	-	134,197	
		CDE Fees	6,446	-	6,446	
		Preliminary Tests	233,663	5,400	228,263	
		Other Planning Costs	3,221,315	478,109	2,743,206	
		Construction	23,856,612	35,302	23,821,310	
		Construction Management	-	-	-	
		Other Construction Costs	304,033	-	304,033	
		Labor Compliance	38,005	-	38,005	
		Inspections	456,742	-	456,742	
		Construction Tests	90,706	-	90,706	
		Furniture and Equipment	-	-	-	
		Temporary Housing	449,972	276,972	173,000	
		Technology and Telecom	30,509	30,509	-	
		Quickstart Projects	34,434	19,594	14,840	
School Totals	31,035,304	2,046,721	28,988,583	93.41%		
El Sobrante	120	Architect and Engineering	2,433	8,219	(5,786)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	3,829	-	3,829	
		Other Planning Costs	122,489	157,050	(34,561)	
		Construction	-	297,026	(297,026)	
		Construction Management	-	-	-	
		Other Construction Costs	2,000	-	2,000	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	25,812	26,643	(831)	
		Quickstart Projects	348,820	57,664	291,156	
School Totals	505,383	546,602	(41,219)	0.00%		

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Ellerhorst	117	Architect and Engineering	810,612	756,165	54,447	
		DSA Fees	53,739	40,415	13,324	
		CDE Fees	6,193		6,193	
		Preliminary Tests	50,490	4,900	45,590	
		Other Planning Costs	1,166,770	404,578	762,192	
		Construction	8,575,259		8,575,259	
		Construction Management	24,921		24,921	
		Other Construction Costs	93,653		93,653	
		Labor Compliance	57,796		57,796	
		Inspections	192,636		192,636	
		Construction Tests	64,762		64,762	
		Furniture and Equipment	299,590	10,768	288,822	
		Temporary Housing	442,856	336,757	106,099	
		Technology and Telecom	130,154	5,047	125,107	
		Quickstart Projects	29,605	30,498	(893)	
		School Totals		<u>11,999,036</u>	<u>1,589,128</u>	<u>10,409,908</u>
Fairmont	123	Architect and Engineering	7,018	3,242	3,776	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	10,993		10,993	
		Other Planning Costs	117,194	88,676	28,518	
		Construction	-	446,194	(446,194)	
		Construction Management	-		-	
		Other Construction Costs	(4,132)		(4,132)	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	147,844	23,759	124,085	
		Quickstart Projects	537,671	100,552	437,119	
		School Totals		<u>816,588</u>	<u>662,423</u>	<u>154,165</u>
Ford	124	Architect and Engineering	-	4,639	(4,639)	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	-	106,121	(106,121)	
		Construction	-	15,900	(15,900)	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	178,051	154,932	23,119	
		Quickstart Projects	321,681	311,833	9,848	
		School Totals		<u>499,732</u>	<u>593,425</u>	<u>(93,693)</u>

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>	
Grant	125	Architect and Engineering	7,286		7,286		
		DSA Fees	-		-		
		CDE Fees	-		-		
		Preliminary Tests	5,930		5,930		
		Other Planning Costs	149,686	20,937	128,749		
		Construction	-	267,692	(267,692)		
		Construction Management	-		-		
		Other Construction Costs	-		-		
		Labor Compliance	-		-		
		Inspections	-		-		
		Construction Tests	-		-		
		Furniture and Equipment	-		-		
		Temporary Housing	-		-		
		Technology and Telecom	271,928	254,285	17,643		
		Quickstart Projects	454,697	206,790	247,907		
School Totals		<u>889,527</u>	<u>749,704</u>	<u>139,823</u>	<u>15.72%</u>		
Hanna Ranch	128	Architect and Engineering	4,981	33,779	(28,798)		
		DSA Fees	-		-		
		CDE Fees	-		-		
		Preliminary Tests	-		-		
		Other Planning Costs	149,092	12,907	136,185		
		Construction	578,285	431,700	146,585		
		Construction Management	41,217	66,014	(24,797)		
		Other Construction Costs	-		-		
		Labor Compliance	-		-		
		Inspections	-		-		
		Construction Tests	-		-		
		Furniture and Equipment	-		-		
		Temporary Housing	-		-		
		Technology and Telecom	15,021	15,021	-		
		Quickstart Projects	19,804	25,515	(5,711)		
School Totals		<u>808,400</u>	<u>584,936</u>	<u>223,464</u>	<u>27.64%</u>		
Harding	127	Architect and Engineering	1,458,588	1,013,857	444,731		
		DSA Fees	59,107	52,525	6,582		
		CDE Fees	7,548	4,523	3,025		
		Preliminary Tests	37,024	379	36,645		
		Other Planning Costs	2,173,640	391,152	1,782,488		
		Construction	14,329,183	8,168,972	6,160,211		
		Construction Management	27,114	1,095,572	(1,068,458)		
		Other Construction Costs	157,240		157,240		
		Labor Compliance	47,281	36,143	11,138		
		Inspections	322,704	200,299	122,405		
		Construction Tests	91,382	60,901	30,481		
		Furniture and Equipment	364,073	65,038	299,035		
		Temporary Housing	1,275,787	866,921	408,866		
		Technology and Telecom	166,144	338,470	(172,326)		
		Quickstart Projects	5,157	7,405	(2,248)		
		School Totals		<u>20,521,970</u>	<u>12,302,157</u>	<u>8,219,813</u>	<u>40.05%</u>

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Highland	122	Architect and Engineering	7,018	5,942	1,076	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	5,943		5,943	
		Other Planning Costs	145,423	119,810	25,613	
		Construction	-	-	-	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	195,620	162,049	33,571	
		Quickstart Projects	16,475	16,637	(162)	
School Totals		<u>370,479</u>	<u>304,438</u>	<u>66,041</u>	<u>17.83%</u>	
Kensington	130	Architect and Engineering	1,275,140	995,288	279,852	
		DSA Fees	82,430	53,227	29,203	
		CDE Fees	8,086	5,372	2,714	
		Preliminary Tests	40,736	21,739	18,997	
		Other Planning Costs	1,925,596	188,897	1,736,699	
		Construction	12,676,699	7,622	12,669,077	
		Construction Management	23,013	483,149	(460,136)	
		Other Construction Costs	202,493		202,493	
		Labor Compliance	80,615		80,615	
		Inspections	219,028		219,028	
		Construction Tests	81,070		81,070	
		Furniture and Equipment	341,794	10,481	331,313	
		Temporary Housing	1,910,558	1,309,708	600,850	
		Technology and Telecom	165,792	14,773	151,019	
		Quickstart Projects	5,428	8,069	(2,641)	
School Totals		<u>19,038,478</u>	<u>3,098,325</u>	<u>15,940,153</u>	<u>83.73%</u>	
King	132	Architect and Engineering	-	5,806	(5,806)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	-	-	-	
		Other Planning Costs	-	75,301	(75,301)	
		Construction	-	2,000	(2,000)	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	233,984	229,177	4,807	
		Quickstart Projects	93,961	101,389	(7,428)	
School Totals		<u>327,945</u>	<u>413,673</u>	<u>(85,728)</u>	<u>0.00%</u>	

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Lake	134	Architect and Engineering	1,338	4,103	(2,765)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	(9,229)	-	(9,229)	
		Other Planning Costs	154,244	14,942	139,302	
		Construction	-	230,854	(230,854)	
		Construction Management	-	84,674	(84,674)	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	186,103	161,398	24,705	
		Quickstart Projects	414,002	194,350	219,652	
School Totals	<u>746,458</u>	<u>690,321</u>	<u>56,137</u>	<u>7.52%</u>		
Lincoln	135	Architect and Engineering	955,178	994,256	(39,078)	
		DSA Fees	71,961	42,842	29,119	
		CDE Fees	9,566	7,007	2,559	
		Preliminary Tests	39,112	1,461	37,651	
		Other Planning Costs	1,530,527	411,560	1,118,967	
		Construction	12,049,342	7,702,107	4,347,235	
		Construction Management	22,657	872,718	(850,061)	
		Other Construction Costs	214,298	-	214,298	
		Labor Compliance	39,728	36,143	3,585	
		Inspections	245,428	209,159	36,269	
		Construction Tests	118,056	99,536	18,520	
		Furniture and Equipment	297,618	12,046	285,572	
		Temporary Housing	1,189,044	837,365	351,679	
		Technology and Telecom	136,286	136,286	-	
		Quickstart Projects	106,457	111,780	(5,323)	
School Totals	<u>17,025,259</u>	<u>11,474,266</u>	<u>5,550,993</u>	<u>32.60%</u>		
Lupine Hills	126	Architect and Engineering	884,207	944,993	(60,786)	
		DSA Fees	54,867	49,005	5,862	
		CDE Fees	8,509	6,539	1,970	
		Preliminary Tests	34,460	-	34,460	
		Other Planning Costs	1,272,100	279,912	992,188	
		Construction	10,943,174	4,238,493	6,704,681	
		Construction Management	19,530	918,854	(899,324)	
		Other Construction Costs	32,448	-	32,448	
		Labor Compliance	55,255	36,143	19,112	
		Inspections	187,451	170,610	16,841	
		Construction Tests	92,970	78,709	14,261	
		Furniture and Equipment	275,310	1,277	274,033	
		Temporary Housing	256,275	212,417	43,858	
		Technology and Telecom	181,348	-	181,348	
		Quickstart Projects	14,649	15,056	(407)	
School Totals	<u>14,312,554</u>	<u>6,952,008</u>	<u>7,360,546</u>	<u>51.43%</u>		

**West Contra Costa Unified School District
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Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Madera	137	Architect and Engineering	805,642	812,346	(6,704)	
		DSA Fees	39,875	33,348	6,527	
		CDE Fees	5,786	3,592	2,194	
		Preliminary Tests	26,263	238	26,025	
		Other Planning Costs	1,180,742	316,387	864,355	
		Construction	8,534,961	5,900,888	2,634,073	
		Construction Management	20,936	671,685	(650,749)	
		Other Construction Costs	79,242		79,242	
		Labor Compliance	41,191	36,143	5,048	
		Inspections	171,638	119,109	52,529	
		Construction Tests	65,269	49,392	15,877	
		Furniture and Equipment	226,221	102,303	123,918	
		Temporary Housing	650,647	389,932	260,715	
		Technology and Telecom	91,879	90,880	999	
		Quickstart Projects	16,011	15,689	322	
		School Totals		<u>11,956,303</u>	<u>8,541,932</u>	<u>3,414,371</u>
Mira Vista	139	Architect and Engineering	1,168,649	839,482	329,167	
		DSA Fees	51,219	46,139	5,080	
		CDE Fees	5,557	3,933	1,624	
		Preliminary Tests	21,657	5,200	16,457	
		Other Planning Costs	1,059,516	213,720	845,796	
		Construction	10,303,576		10,303,576	
		Construction Management	537,556	757,891	(220,335)	
		Other Construction Costs	147,880		147,880	
		Labor Compliance	58,839		58,839	
		Inspections	221,114		221,114	
		Construction Tests	69,883		69,883	
		Furniture and Equipment	358,828	10,768	348,060	
		Temporary Housing	1,555,896	799,878	756,018	
		Technology and Telecom	133,867	5,154	128,713	
		Quickstart Projects	30,965	30,015	950	
		School Totals		<u>15,725,001</u>	<u>2,712,180</u>	<u>13,012,821</u>
Montalvin	140	Architect and Engineering	921,216	819,592	101,624	
		DSA Fees	50,658	39,097	11,561	
		CDE Fees	6,313	4,024	2,289	
		Preliminary Tests	21,930	784	21,146	
		Other Planning Costs	776,740	345,293	431,447	
		Construction	9,810,693	6,827,910	2,982,783	
		Construction Management	21,152	590,787	(569,635)	
		Other Construction Costs	269,509		269,509	
		Labor Compliance	40,241	36,143	4,098	
		Inspections	128,566	108,658	19,908	
		Construction Tests	70,374	46,820	23,554	
		Furniture and Equipment	266,267	13,940	252,327	
		Temporary Housing	485,979	392,665	93,314	
		Technology and Telecom	178,832	168,800	10,032	
		Quickstart Projects	18,963	19,236	(273)	
		School Totals		<u>13,067,432</u>	<u>9,413,749</u>	<u>3,653,683</u>

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<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Murphy	142	Architect and Engineering	1,029,855	830,353	208,301	
		DSA Fees	62,132	49,003	13,194	
		CDE Fees	6,596	3,978	2,618	
		Preliminary Tests	17,309	5,524	11,785	
		Other Planning Costs	1,380,682	333,338	1,050,324	
		Construction	9,279,382	6,732,169	2,562,984	
		Construction Management	22,328	780,433	(758,105)	
		Other Construction Costs	144,210		144,210	
		Labor Compliance	64,308	57,211	7,097	
		Inspections	216,400	195,447	20,953	
		Construction Tests	50,442	31,493	18,949	
		Furniture and Equipment	303,858	22,795	281,138	
		Temporary Housing	1,480,231	904,235	575,996	
		Technology and Telecom	136,660	5,047	126,510	
		Quickstart Projects	22,587	25,319	(25,319)	
		School Totals		<u>14,216,980</u>	<u>9,976,345</u>	<u>4,240,635</u>
Nystrom	144	Architect and Engineering	-	6,722	(6,722)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	-	-	-	
		Other Planning Costs	-	919	(919)	
		Construction	-	594,059	(594,059)	
		Construction Management	-	5,210	(5,210)	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	79,059	78,978	81	
		Quickstart Projects	709,420	138,053	571,367	
		School Totals		<u>788,479</u>	<u>823,941</u>	<u>(35,462)</u>
Ohlone	146	Architect and Engineering	-	9,728	(9,728)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	-	-	-	
		Other Planning Costs	-	157,571	(157,571)	
		Construction	-	49,025	(49,025)	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	53,348	89,837	(36,489)	
		Quickstart Projects	15,126	15,533	(407)	
		School Totals		<u>68,474</u>	<u>321,694</u>	<u>(253,220)</u>

**West Contra Costa Unified School District
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Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Olinda	145	Architect and Engineering	3,433	3,698	(265)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	3,786		3,786	
		Other Planning Costs	115,235	15,523	99,712	
		Construction	-	149,817	(149,817)	
		Construction Management	-	-	-	
		Other Construction Costs	2,604		2,604	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	54,120		54,120	
		Quickstart Projects	295,735	293,264	2,471	
School Totals		<u>474,913</u>	<u>462,302</u>	<u>12,611</u>	<u>2.66%</u>	
Peres	147	Architect and Engineering	1,150,070	1,151,897	(1,827)	
		DSA Fees	79,076	53,950	25,126	
		CDE Fees	11,331	8,964	2,367	
		Preliminary Tests	24,693	1,461	23,232	
		Other Planning Costs	1,723,842	653,758	1,070,084	
		Construction	13,672,437	11,600,110	2,072,327	
		Construction Management	20,431	932,088	(911,657)	
		Other Construction Costs	281,747	261	281,486	
		Labor Compliance	41,787	36,143	5,644	
		Inspections	291,387	185,248	106,139	
		Construction Tests	71,978	54,844	17,134	
		Furniture and Equipment	315,232	14,194	301,038	
		Temporary Housing	906,025	679,329	226,696	
		Technology and Telecom	286,470	269,835	16,635	
		Quickstart Projects	35,176	35,703	(527)	
School Totals		<u>18,911,682</u>	<u>15,677,785</u>	<u>3,233,897</u>	<u>17.10%</u>	
Riverside	150	Architect and Engineering	932,070	892,711	39,359	
		DSA Fees	54,327	35,175	19,152	
		CDE Fees	6,937	4,453	2,484	
		Preliminary Tests	64,860	784	64,076	
		Other Planning Costs	1,392,265	545,602	846,663	
		Construction	9,813,470	8,571,765	1,241,705	
		Construction Management	23,554	722,824	(699,270)	
		Other Construction Costs	282,455		282,455	
		Labor Compliance	41,983	19,231	22,752	
		Inspections	228,635	205,379	23,256	
		Construction Tests	113,661	91,864	21,797	
		Furniture and Equipment	260,516	6,921	253,595	
		Temporary Housing	745,962	499,516	246,446	
		Technology and Telecom	246,494	237,332	9,162	
		Quickstart Projects	7,268	9,516	(2,248)	
School Totals		<u>14,214,456</u>	<u>11,843,073</u>	<u>2,371,383</u>	<u>16.68%</u>	

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Seaview	152	Architect and Engineering	2,433	2,850	(417)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	2,850		2,850	
		Other Planning Costs	104,893	12,934	91,959	
		Construction	-	15,910	(15,910)	
		Construction Management	-	73,296	(73,296)	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	39,710	39,710	-	
		Technology and Telecom	67,886	71,242	(3,356)	
		Quickstart Projects	283,153	270,197	12,956	
		School Totals		<u>500,925</u>	<u>486,139</u>	<u>14,786</u>
Shannon	154	Architect and Engineering	6,733	2,875	3,858	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	2,875		2,875	
		Other Planning Costs	104,798	87,584	17,214	
		Construction	11,742		11,742	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	50,215	41,396	8,819	
		Quickstart Projects	236,052	238,118	(2,066)	
		School Totals		<u>412,415</u>	<u>369,973</u>	<u>42,442</u>
Sheldon	155	Architect and Engineering	1,080,261	902,649	177,612	
		DSA Fees	52,747	37,945	14,802	
		CDE Fees	6,577		6,577	
		Preliminary Tests	23,024	5,300	17,724	
		Other Planning Costs	1,422,736	132,370	1,290,366	
		Construction	10,473,144	119	10,473,025	
		Construction Management	18,507	311,835	(293,328)	
		Other Construction Costs	121,513		121,513	
		Labor Compliance	57,677		57,677	
		Inspections	215,786		215,786	
		Construction Tests	62,777		62,777	
		Furniture and Equipment	306,643	10,768	295,875	
		Temporary Housing	1,124,884	778,999	345,885	
		Technology and Telecom	135,170	5,533	129,637	
		Quickstart Projects	30,427	31,879	(1,452)	
		School Totals		<u>15,131,873</u>	<u>2,217,397</u>	<u>12,914,476</u>

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Stege	157	Architect and Engineering	7,446	9,428	(1,982)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	3,960		3,960	
		Other Planning Costs	124,145	204,200	(80,055)	
		Construction	-	102,844	(102,844)	
		Construction Management	-	-	-	
		Other Construction Costs	714		714	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	205,162	190,932	14,230	
		Quickstart Projects	430,560	402,608	27,952	
School Totals		<u>771,987</u>	<u>910,012</u>	<u>(138,025)</u>	<u>0.00%</u>	
Stewart	158	Architect and Engineering	1,070,790	763,843	306,947	
		DSA Fees	47,190	38,776	8,414	
		CDE Fees	5,158	3,762	1,396	
		Preliminary Tests	46,723	4,462	42,261	
		Other Planning Costs	1,419,688	431,169	988,519	
		Construction	10,260,616	7,711,786	2,548,830	
		Construction Management	28,768	527,260	(498,492)	
		Other Construction Costs	144,693		144,693	
		Labor Compliance	39,114	36,143	2,971	
		Inspections	135,302	104,496	30,806	
		Construction Tests	48,847	31,535	17,312	
		Furniture and Equipment	365,119	4,612	360,507	
		Temporary Housing	2,606,184	3,256,028	(649,844)	
		Technology and Telecom	194,215	194,833	(618)	
		Quickstart Projects	513	513	-	
School Totals		<u>16,412,920</u>	<u>13,109,218</u>	<u>3,303,702</u>	<u>20.13%</u>	
Tara Hills	159	Architect and Engineering	949,927	787,168	162,759	
		DSA Fees	60,894	45,500	15,394	
		CDE Fees	5,705		5,705	
		Preliminary Tests	20,385	5,200	15,185	
		Other Planning Costs	1,596,548	153,783	1,442,765	
		Construction	9,843,922		9,843,922	
		Construction Management	31,766	401,558	(369,792)	
		Other Construction Costs	159,883		159,883	
		Labor Compliance	62,265		62,265	
		Inspections	244,704		244,704	
		Construction Tests	59,822		59,822	
		Furniture and Equipment	359,133	10,768	348,365	
		Temporary Housing	1,396,726	847,394	549,332	
		Technology and Telecom	146,136	5,504	140,632	
		Quickstart Projects	20,019	21,099	(1,080)	
School Totals		<u>14,957,834</u>	<u>2,277,974</u>	<u>12,679,860</u>	<u>84.77%</u>	

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Valley View	160	Architect and Engineering	3,434	4,758	(1,324)	
		DSA Fees	-	-	-	
		CDE Fees	-	-	-	
		Preliminary Tests	10,370		10,370	
		Other Planning Costs	128,467	107,426	21,041	
		Construction	612	208,476	(207,864)	
		Construction Management	-	-	-	
		Other Construction Costs	-	-	-	
		Labor Compliance	-	-	-	
		Inspections	-	-	-	
		Construction Tests	-	-	-	
		Furniture and Equipment	-	-	-	
		Temporary Housing	-	-	-	
		Technology and Telecom	37,366	41,298	(3,932)	
		Quickstart Projects	351,095	148,444	202,651	
School Totals		<u>531,344</u>	<u>510,402</u>	<u>20,942</u>	<u>3.94%</u>	
Verde	162	Architect and Engineering	941,620	998,280	(56,660)	
		DSA Fees	39,958	34,008	5,950	
		CDE Fees	6,344	4,344	2,000	
		Preliminary Tests	31,574	1,484	30,090	
		Other Planning Costs	1,267,312	486,318	780,994	
		Construction	10,858,784	8,992,410	1,866,374	
		Construction Management	18,454	681,827	(663,373)	
		Other Construction Costs	282,928		282,928	
		Labor Compliance	39,475	36,143	3,332	
		Inspections	190,299	170,470	19,829	
		Construction Tests	74,456	53,981	20,475	
		Furniture and Equipment	180,368	12,628	167,740	
		Temporary Housing	631,455	415,085	216,370	
		Technology and Telecom	240,287	184,750	55,537	
		Quickstart Projects	26,252	26,779	(527)	
School Totals		<u>14,829,568</u>	<u>12,098,507</u>	<u>2,731,061</u>	<u>18.42%</u>	
Vista Hills	163	Architect and Engineering	422,717		422,717	
		DSA Fees	23,860		23,860	
		CDE Fees	-		-	
		Preliminary Tests	11,637		11,637	
		Other Planning Costs	63,875	(106,164)	170,039	
		Construction	5,256,383	2,000	5,254,383	
		Construction Management	361,000		361,000	
		Other Construction Costs	44,179		44,179	
		Labor Compliance	-		-	
		Inspections	33,798		33,798	
		Construction Tests	15,000		15,000	
		Furniture and Equipment	38,177		38,177	
		Temporary Housing	-		-	
		Technology and Telecom	35,698	28,450	7,248	
		Quickstart Projects	-		-	
School Totals		<u>6,306,323</u>	<u>(75,714)</u>	<u>6,382,037</u>	<u>101.20%</u>	

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Washington	164	Architect and Engineering	911,710	855,886	55,824	
		DSA Fees	50,436	45,309	5,127	
		CDE Fees	6,947		6,947	
		Preliminary Tests	54,377	5,100	49,277	
		Other Planning Costs	1,415,452	130,228	1,285,224	
		Construction	10,969,989		10,969,989	
		Construction Management	21,100	426,120	(405,021)	
		Other Construction Costs	98,748		98,748	
		Labor Compliance	67,073		67,073	
		Inspections	118,593		118,593	
		Construction Tests	49,723		49,723	
		Furniture and Equipment	339,623	10,769	328,854	
		Temporary Housing	914,097	497,283	416,814	
		Technology and Telecom	201,146	141,263	59,883	
		Quickstart Projects	21,890	21,112	778	
		School Totals		<u>15,240,904</u>	<u>2,133,070</u>	<u>13,107,834</u>
Wilson	165	Architect and Engineering	2,433	4,708	(2,275)	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	4,708		4,708	
		Other Planning Costs	131,772	105,914	25,858	
		Construction	-	235,570	(235,570)	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	18,876	19,976	(1,100)	
		Quickstart Projects	391,938	164,801	227,137	
		School Totals		<u>549,727</u>	<u>530,969</u>	<u>18,758</u>
W. Hercules	180	Architect and Engineering	-		-	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	216,685	56,847	159,838	
		Construction	-		-	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	-		-	
		Quickstart Projects	-		-	
		School Totals		<u>216,685</u>	<u>56,847</u>	<u>159,838</u>

**West Contra Costa Unified School District
Summary of Budgets and Actuals by Project - Measure M
Modernization and Construction Projects
Program to Date As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Description</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Adams	202	Architect and Engineering	-		-	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	-	11,492	(11,492)	
		Construction	-		-	
		Construction Management	-		-	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	-		-	
		Quickstart Projects	-		-	
		<u>School Totals</u>	<u>-</u>	<u>11,492</u>	<u>(11,492)</u>	<u>0.00%</u>
Fiscal	606	Architect and Engineering	-		-	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	1,187,181	327,688	859,493	
		Construction	-		-	
		Construction Management	1,780,772	491,531	1,289,241	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	-		-	
		Quickstart Projects	-		-	
		<u>School Totals</u>	<u>2,967,953</u>	<u>819,219</u>	<u>2,148,734</u>	<u>72.40%</u>
Admin	615	Architect and Engineering	-		-	
		DSA Fees	-		-	
		CDE Fees	-		-	
		Preliminary Tests	-		-	
		Other Planning Costs	3,018,351	7,280,186	(4,261,835)	
		Construction	-		-	
		Construction Management	2,204,276	7,275,108	(5,070,832)	
		Other Construction Costs	-		-	
		Labor Compliance	-		-	
		Inspections	-		-	
		Construction Tests	-		-	
		Furniture and Equipment	-		-	
		Temporary Housing	-		-	
		Technology and Telecom	440,720	365,254	75,466	
		Quickstart Projects	-		-	
		<u>School Totals</u>	<u>5,663,347</u>	<u>14,920,548</u>	<u>(9,257,201)</u>	<u>0.00%</u>
Totals			<u>324,274,771</u>	<u>158,311,266</u>	<u>165,963,505</u>	<u>51.18%</u>

APPENDIX B

Measure D Bond Language

BOND MEASURE D
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

“To complete repairing all of our schools, improve classroom safety and relieve overcrowding through such projects as: building additional classrooms; making seismic upgrades; repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs, and fire safety systems; shall the West Contra Costa Unified School District issue \$300 million in bonds at authorized interest rates, to renovate, acquire, construct and modernize school facilities, and appoint a citizens’ oversight committee to monitor that funds are spent accordingly?”

FULL TEXT OF BOND MEASURE D

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the West Contra Costa Unified School District shall be authorized to issue and sell bonds of up to \$300,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of West Contra Costa County may be assured that their money will be spent wisely to address specific facilities needs of the West Contra Costa Unified School District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the West Contra Costa Unified School District at each campus and facility, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens’ Oversight Committee. The Board of Education shall establish an independent Citizens’ Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary to

establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Assistant Superintendent-Business of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2003, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List, which is an integral part of this proposition, lists the specific projects the West Contra Costa Unified School District proposes to finance with proceeds of the bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed at a particular school site. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board of Education cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to Government Code Section 53410.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 30 years from the date borne by that bond.

**TAX RATE STATEMENT IN CONNECTION WITH
BOND MEASURE D**

An election will be held in the West Contra Costa Unified School District (the "District") on March 5, 2002, to authorize the sale of up to \$300,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in 7 series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 1.22 cents per \$100 (\$12.20 per \$100,000) of assessed valuation in fiscal year 2002-03.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 5.94 cents per \$100 (\$59.40 per \$100,000) of assessed valuation in fiscal year 2010-11.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6.00 cents per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2015-16: The tax rate is expected to remain the same in each year.]

Voters should note that estimated tax rate is based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: November 30, 2001.

Gloria Johnson, Superintendent
West Contra Costa Unified School District

Exhibit A

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT BOND PROJECT LIST

SECTION I

PROJECTS TO BE COMPLETED AT ALL SCHOOL SITES

(As needed, upon final evaluation of each site.)

Security and Health/Safety Improvements

- Modifications and renovations necessary for compliance with Americans with Disabilities Act (ADA).
- Improvements required for compliance with applicable building codes including the Field Act.
- Remove, abate, or otherwise mitigate asbestos, lead-based paint and other hazardous materials, as necessary.
- Install closed circuit television (CCTV) systems, as necessary, to provide secure environment for students, staff, and other users of the facilities.
- Survey, assess and mitigate seismic and structural issues and reinforce or replace existing structures, as necessary, except at Hercules Middle/High School and Richmond Middle School.
- Purchase necessary emergency equipment and provide adequate storage for such equipment.

Major Facilities Improvements

- Provide for required demolition in order to perform all work indicated below as well as the specific school site identified needs.
- Upgrade, install and/or replace, as necessary, intercom, alarm, bell, and clock systems.
- Renovate gymnasiums, or replace, as economically advantageous, and replace or install gymnasium equipment.
- Provide a technology backbone system for voice, data, and video communications to accommodate computer network systems, internet access, and other technology advancements; upgrade or install electrical wiring and power for all systems, and provide computers and other technology equipment.
- Assure that all instructional areas and classrooms are provided with telephone service in order to enhance safety and security.
- Improve, upgrade and/or replace heating, ventilation and air conditioning systems, (including energy management systems).
- Improve, upgrade and/or replace electrical systems and equipment.
- Improve, upgrade and/or replace plumbing lines and equipment.
- Install or upgrade energy efficient systems.
- Improve, replace and/or install new outdoor lighting to improve security, safety and enhance evening educational events or athletic activities.
- Renovate, improve, relocate and/or create adequate trash enclosures.
- Renovate or replace lockers.
- Construct, relocate and/or improve lunch shelters.

- Furnish and/or replace emergency evacuation, building identification and address signage and monument signs.
- Replace doors, hardware, windows and window coverings.
- Create, renovate and/or improve kitchen areas, including replacement of specialized equipment and furnishings.
- Renovate, upgrade or install library areas, including seismic restraints for shelving.
- Renovate, improve or replace restrooms.
- Renovate, improve or replace roofs.
- Re-finish and/or improve exterior and interior surfaces, including walls, ceilings, and floors.
- Upgrade, improve, install and/or replace indoor lighting systems.
- Provide furnishings and equipment for improved or newly constructed classrooms and administrative facilities.
- Replace worn/broken/obsolete instructional and administrative furniture and equipment, as well as site furnishings and equipment.
- Purchase, rent, or construct temporary classrooms and equipment (including portable buildings) as needed to house students displaced during construction.
- Acquire any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase options under a lease for any of these authorized facilities.
- Construct regional School District Maintenance and Operations Yard or Yards at current District locations as necessary.
- As to any major renovation project, replace such facility if doing so would be economically advantageous.

Sitework

- Complete site work, including sitework in connection with new construction or installation or removal of relocatable classrooms.
- Improve or replace athletic fields, equipment rooms, lighting, and scoreboards.
- Improve, resurface, re-stripe and/or replace damaged asphalt and concrete surfaces.
- Improve or replace storm drain and site drainage systems.

SECTION II

ELEMENTARY SCHOOL PROJECTS

- Complete any remaining Measure M projects, as specified in the “West Contra Costa Unified School District Request for Qualifications (RFQ) B-0101 Master Architect/Engineer/Bond Program Management Team for \$150 Million Measure M General Obligation School Facilities Bond Program”, dated January 4, 2001, on file with the District, and acquire the necessary sites therefore. This scope would include projects specified in the District Long Range Master Plan dated October 2, 2000, on file with the District.

All Elementary Schools may include projects, as necessary, from Section I. The following specific projects are authorized at the following identified site.

PROJECT TYPE	Harbour Way Community Day Academy
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	214 South 11 th . Street, Richmond, CA 94801 Project List
	Projects as appropriate from the “All School Sites” list.
Major Building Systems	Add water supply to portable classrooms.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace two (2) portable classrooms. Install one additional portable classroom.
Site and Grounds Improvements	Add play structures/playgrounds.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.

SECTION III

SECONDARY SCHOOL PROJECTS

All Secondary Schools may include projects, as necessary, from Section I. The following specific projects are authorized at the following identified sites.

PROJECT TYPE	Adams Middle School 5000 Patterson Circle, Richmond, CA 94805-1599 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Replace carpet. Improve/replace floors. Improve and paint stairwells and handrails. Improve and paint interior walls. Improve/replace ceilings. Demolish and replace one portable classroom.
Furnishing/Equipping	Replace fold-down tables in cafeteria. Install or replace whiteboards, tackboards and counters.

PROJECT TYPE	Juan Crespi Junior High School 1121 Allview Avenue, El Sobrante, CA 94803-1099 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Renovate library. Improve/replace floors. Replace sinks in science lab. Improve and paint interior walls. Renovate stage. Improve/replace ceilings. Replace acoustic tiles in cafeteria.
Construction/Renovation of Classroom and Instructional Facilities	Renovate cafeteria side room or computer room for itinerant teacher’s room. Expand textbook room. Renovate shower rooms. Renovate shop room. Renovate classroom 602. Expand counseling office
Furnishing/Equipping	Replace fold down tables in cafeteria.

	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Helms Middle School 2500 Road 20, San Pablo, CA 94806-5010 Project List
	Projects as appropriate from the "All School Sites" list.
Major Building Systems	Improve/replace roof and skylights.
Improvements/Rehabilitation	Improve/replace glass block walls. Improve/replace floor surfaces. Improve/replace ceilings. Repaint locker rooms. Replace carpet. Improve and paint interior walls.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace two portable classrooms.
Site and Grounds Improvements	Revise parking and traffic circulation. Improve/replace fence.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.

PROJECT TYPE	Hercules Middle/High School 1900 Refugio Valley Road, Hercules, CA Project List
	Projects as appropriate from the "All School Sites" list.
Major Building Systems	Add additional buildings or portables to address overcrowding.
Improvements/Rehabilitation	Install additional outdoor and indoor water fountains.
Furnishing/Equipping	Install lockers. Provide and install new furniture and equipment.

PROJECT TYPE	Pinole Middle School 1575 Mann Drive, Pinole, CA 94564-2596 Project List
	Projects as appropriate from the "All School Sites" list.
Improvements/Rehabilitation	Improve/replace floors. Improve/replace ceilings. Improve/replace exterior doors. Strip wallpaper and paint interior corridors. Add ventilation to Woodshop. Improve/replace overhang at snack bar. Improve and paint interior walls. Improve/replace skylights. Improve/replace ramps. Replace sliding glass door in classroom 11.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately 23 portable classrooms. Expand or construct new library.
Furnishing/Equipping	Remove chalkboards from computer room.

	<p>Install dust recovery system in woodshop. Install or replace whiteboards, tackboards and counters. Replace fold down tables in cafeteria.</p>
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PROJECT TYPE	<p>Portola Middle School 1021 Navellier Street, El Cerrito, CA 94530-2691 Project List</p>
	<p>Projects as appropriate from the “All School Sites” list.</p>
Improvements/Rehabilitation	<p>Replace interior and exterior doors. Improve and paint interior walls. Improve/replace ceilings. Improve/replace floor surfaces. Improve/replace overhangs. Replace ceilings and skylights in 400 wing. Replace glass block at band room. Improve/replace concrete interior walls at 500 wing. Eliminate dry rot in classrooms and replace effected materials. Replace walkways, supports, and overhangs outside of 400 wing.</p>
Construction/Renovation of Classroom and Instructional Facilities	<p>Construct/install restrooms for staff. Renovate 500 wing. Reconfigure/expand band room.</p>
Site and Grounds Improvements	<p>Improve and expand parking on site.</p>
Furnishing/Equipping	<p>Install or replace whiteboards, tackboards and counters.</p>

PROJECT TYPE	<p>Richmond Middle School 130 3rd St., Richmond, CA 94801 Project List</p>
	<p>Projects as appropriate from the “All School Sites” list.</p>
Major Building Systems	<p>Construct new maintenance building.</p>
Furnishing/Equipping	<p>Lockers Provide and install new furniture and equipment.</p>

PROJECT TYPE	<p>El Cerrito High School 540 Ashbury Avenue, El Cerrito, CA 94530-3299 Project List</p>
	<p>Projects as appropriate from the “All School Sites” list.</p>
Improvements/Rehabilitation	<p>Improve/replace floors. Improve/replace ceilings. Replace broken skylights. Improve and paint interior walls. Replace acoustical tiles. Install new floor and lighting in Little Theater.</p>

	Replace water fountains in gymnasium. Relocate and replace radio antenna.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately twenty-six (26) portable classrooms. Renovate Home Economics room into a classroom. Add storage areas. Renovate woodshop. Remodel art room.
Site and Grounds Improvements	Improve/replace fence around perimeter of school.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters. Improve/replace hydraulic lift in auto shop. Replace pullout bleachers in gymnasium. Replace science lab tables.

PROJECT TYPE	Kennedy High School and Kappa High School 4300 Cutting Boulevard, Richmond, CA 94804-3399 Project List
	Projects as appropriate from the "All School Sites" list.
Major Building Systems	Replace lighting.
Improvements/Rehabilitation	Replace carpet in classrooms. Improve/replace floor surfaces. Replace interior doors in 200 wing. Replace sinks in science labs. Improve and paint interior walls. Improve/replace ceilings. Replace cabinets at base of stage. Paint acoustic tiles in band room. Resurface stage in cafeteria.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately six (6) portable classrooms.
Site and Grounds Improvements	Improve/replace fence.
Furnishing/Equipping	Replace bleachers in gymnasium. Replace tables in cafeteria. Replace stage curtains in cafeteria. Replace folding partition in classrooms 804 and 805. Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Richmond High School and Omega High School 1250 23 rd . Street, Richmond, CA 94804-1091 Project List
	Projects as appropriate from the "All School Sites" list
Improvements/Rehabilitation	Improve/replace ceilings. Renovate locker rooms. Replace exterior doors in 300 and 400 wings. Improve/replace floor surfaces. Improve and paint interior walls. Replace carpet.

	<p>Replace locks on classroom doors. Renovate all science labs. Renovate 700 wing. Add water fountains in gymnasium.</p>
Construction/Renovation of Classroom and Instructional Facilities	<p>Demolish and replace approximately four (4) portable classrooms. Add storage areas. Improve/add staff rooms and teacher work rooms. Add flexible teaching areas. Renovate classroom 508 into auto shop.</p>
Site and Grounds Improvements	<p>Improve parking and traffic circulation.</p>
Furnishing/Equipping	<p>Install or replace whiteboards, tackboards and counters. Add partition walls to the gymnasium and the Little Theater. Replace tables and chairs in cafeteria. Replace equipment in woodshop. Add dust recovery system to woodshop.</p>

PROJECT TYPE	<p>Pinole Valley High School and Sigma High School 2900 Pinole Valley Road, Pinole, CA 94564-1499 Project List</p>
	<p>Projects as appropriate from the “All School Sites” list.</p>
Improvements/Rehabilitation	<p>Improve and paint interior walls. Improve/replace ceilings. Improve/replace floors. Replace carpet. Correct or replace ventilation/cooling system in computer lab. Improve partition walls between classrooms 313/311 and 207/209. Reconfigure wires and cables in computer lab. Replace broken skylights.</p>
Construction/Renovation of Classroom and Instructional Facilities	<p>Demolish and replace approximately thirty-five (35) portable classrooms. Add/provide flexible teaching areas and parent/teacher rooms. Add storage.</p>
Furnishing/Equipping	<p>Add new soundboard in cafeteria. Install or replace whiteboards, tackboards and counters.</p>

PROJECT TYPE	<p>De Anza High School and Delta High School 5000 Valley View Road, Richmond, CA 94803-2599 Project List</p>
	<p>Projects as appropriate from the “All School Sites” list.</p>

Improvements/Rehabilitation	Replace/Improve skylights. Improve, or replace, and paint interior walls and ceilings. Improve or add ventilation/cooling system to computer lab. Replace exterior doors. Replace showers in gymnasium.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately fourteen (14) portable classrooms. Increase size of gymnasium. Add storage areas.
Furnishing/Equipping	Replace cabinets in 300 wing. Replace wooden bleachers. Add mirrors to girls locker room. Install or replace whiteboards, tackboards and counters.

PROJECT TYPE	Gompers High School 1157 9 th . Street, Richmond, CA 94801-3597 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Improve or add ventilation/cooling system to computer lab. Replace outdoor and indoor water fountains. Improve/replace floors and carpet. Add sinks to Stop-Drop classrooms. Improve/replace interior and exterior doors and locks. Add new partition walls in classroom 615. Improve and paint interior walls. Improve/replace ceilings.
Construction/Renovation of Classroom and Instructional Facilities	Add science lab. Add lunch area for students. Add area for bicycle parking.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	North Campus High School and Transition Learning Center 2465 Dolan Way, San Pablo, CA 94806-1644 Project List
	Projects as appropriate from the “All School Sites” list.
Security and Health/Safety Improvements	Improve fences and gates to alleviate security issues.
Improvements/Rehabilitation	Remodel offices. Add weather protection for walkways and doors. Improve and paint interior walls. Improve/replace ceiling tiles. Replace carpet.
Construction/Renovation of Classroom	Add multi-purpose room.

and Instructional Facilities	Add cafeteria. Add library. Move/add time-out room. Add flexible teaching areas, counseling, and conference rooms.
Site and Grounds Improvements	Add play structures/playgrounds. Improve site circulation. Add bicycle parking to site. Resolve parking inadequacy.
School Support Facilities	Add storage space. Add restrooms for students and staff.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.

PROJECT TYPE	Vista Alternative High School <u>2600 Moraga Road, San Pablo, CA 94806</u> <u>Project List</u>
	Projects as appropriate from the “All School Sites” list.
Major Building Systems	Add water supply to portable classrooms.
Construction/Renovation of Classroom and Instructional Facilities	Add storage space. Add mini-science lab. Add bookshelves.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.

PROJECT TYPE	<u>Middle College High School</u> <u>2600 Mission Bell Drive, San Pablo, CA 94806</u> <u>Project List</u>
	Projects as appropriate from the “All School Sites” list.
Furnishing/Equipping	Refurbish/replace and install furnishings and equipment, as needed.

APPENDIX C

Measure J Bond Language

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Resolution No. 25-0506

RESOLUTION OF THE BOARD OF EDUCATION OF THE WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Board of Education (the “Board”) of the West Contra Costa Unified School District (the “District”), within the County of Contra Costa, California (the “County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to sections 5304 and 5322 of the California Education Code (the “Education Code”);

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter specified, pursuant to section 15100 *et seq.* of the California Education Code;

WHEREAS, pursuant to section 18 of Article XVI and section 1 of Article XIII A of the California Constitution, and section 15266 of the California Education Code, school districts may seek approval of general obligation bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purpose, provided certain accountability measures are included in the proposition;

WHEREAS, the Board deems it necessary and advisable to submit such a bond proposition to the electors to be approved by 55% of the votes cast;

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election, as required by section 15266 of the California Education Code;

WHEREAS, on November 8, 2005, a statewide election is scheduled to occur throughout the District;

WHEREAS, pursuant to section 15270 California Education Code, based upon a projection of assessed property valuation, the Board has determined that, if approved by voters, the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed \$60 per year per \$100,000 of assessed valuation of taxable property;

WHEREAS, section 9400 *et seq.* of the California Elections Code requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election; and

WHEREAS, the Board now desires to authorize the filing of a ballot argument in favor of the proposition to be submitted to the voters at the election; and

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Education of the West Contra Costa Unified School District as follows:

Section 1. Specifications of Election Order. Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries

of the West Contra Costa Unified School District on November 8, 2005, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the West Contra Costa Unified School District shall be authorized to issue and sell bonds of up to \$400,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the West Contra Costa Unified School District may be assured that their money will be spent wisely to address specific facilities needs of the West Contra Costa Unified School District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the West Contra Costa Unified School District, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2007, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition. The Bond Project List, which is an integral part of this proposition, lists the specific projects the West Contra Costa Unified School District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board of Education cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 30 years from the date borne by that bond. No series of bonds may be issued unless the District shall have received a waiver from the State Board of Education of the District's statutory debt limit, if required.

Section 2. Abbreviation of Proposition. Pursuant to section 13247 of the California Elections Code and section 15122 of the California Education Code, the Board hereby directs the Registrar of Voters to use the following abbreviation of the bond proposition on the ballot:

To continue repairing all school facilities, improve classroom safety and technology, and relieve overcrowding shall the West Contra Costa Unified School District issue \$400 million in bonds at legal interest rates, with annual audits and a citizens' oversight committee to monitor that funds are spent accordingly, and upon receipt of a waiver of the District's statutory debt limit from the State Board of Education, if required?"

Section 3. Voter Pamphlet. The Registrar of Voters of the County is hereby requested to reprint Section 1 hereof (including Exhibit A hereto) in its entirety in the voter information pamphlet to be distributed to voters pursuant to section 13307 of the California Elections Code. In the event

Section 1 is not reprinted in the voter information pamphlet in its entirety, the Registrar of Voters is hereby requested to print, immediately below the impartial analysis of the bond proposition, in no less than 10-point boldface type, a legend substantially as follows:

“The above statement is an impartial analysis of Measure J. If you desire a copy of the measure, please call the Contra Costa County Registrar of Voters at (925) 646-4166 and a copy will be mailed at no cost to you.”

Section 4. State Matching Funds. The District hereby requests that the Registrar of Voters include the following statement in the ballot pamphlet, pursuant to section 15122.5 of the California Education Code:

“Approval of Measure J does not guarantee that the proposed project or projects in the West Contra Costa Unified School District that are the subject of bonds under Measure J will be funded beyond the local revenues generated by Measure J. The District’s proposal for the project or projects assumes the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.”

Section 5. Required Vote. Pursuant to section 18 of Article XVI and section 1 of Article XIII A of the State Constitution, the above proposition shall become effective upon the affirmative vote of at least 55% of those voters voting on the proposition.

Section 6. Request to County Officers to Conduct Election. The Registrar of Voters of the County is hereby requested, pursuant to section 5322 of the California Education Code, to take all steps to call and hold the election in accordance with law and these specifications.

Section 7. Consolidation Requirement; Canvass. (a) Pursuant to section 15266(a) of the California Education Code, the election shall be consolidated with the statewide election on November 8, 2005. (b) The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to section 10411 of the California Elections Code.

Section 8. Delivery of Order of Election to County Officers. The Clerk of the Board of Education of the District is hereby directed to deliver, no later than August 12, 2005 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters of the County together with the Tax Rate Statement (attached hereto as Exhibit B), completed and signed by the Superintendent, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County.

Section 9. Ballot Arguments. The members of the Board are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the proposition contained in Section 1 hereof, within the time established by the Registrar of Voters.

Section 10. Further Authorization. The members of this Board, the Superintendent, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution.

Section 11. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this day, July 13, 2005, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

President of the Board of Education of the West Contra Costa Unified School District

Attest:

Clerk of the Board of Education of the West Contra Costa Unified School District

CLERK'S CERTIFICATE

I, Clerk of the Board of Education of the West Contra Costa Unified School District, of the County of Contra Costa, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a meeting of the Board of Education of the District duly and regularly held at the regular meeting place thereof on July 13, 2005, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present.

The resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

At least 24 hours before the time of said meeting, a written notice and agenda of the meeting was mailed and received by or personally delivered to each member of the Board of Education not having waived notice thereof, and to each local newspaper of general circulation, radio, and television station requesting such notice in writing, and was posted in a location freely accessible to members of the public, and a brief description of the resolution appeared on said agenda.

I have carefully compared the same with the original minutes of the meeting on file and of record in my office. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESS my hand this 13th day of July, 2005.

Clerk of the Board of Education
West Contra Costa Unified School District

EXHIBIT A

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT BOND PROJECT LIST

SECTION I

PROJECTS TO BE COMPLETED AT ALL SCHOOL SITES (AS NEEDED)

Security and Health/Safety Improvements

- Modifications and renovations necessary for compliance with Americans with Disabilities Act (ADA).
- Improvements required for compliance with applicable building codes including the Field Act.
- Remove, abate, or otherwise mitigate asbestos, lead-based paint and other hazardous materials, as necessary.
- Install closed circuit television (CCTV) systems, as necessary, to provide secure environment for students, staff, and other users of the facilities.
- Survey, assess and mitigate seismic and structural issues and reinforce or replace existing structures, as necessary.
- Purchase necessary emergency equipment and provide adequate storage for such equipment.

Major Facilities Improvements

- Provide for required demolition in order to perform all work indicated below as well as the specific school site identified needs.
- Upgrade, install and/or replace, as necessary, intercom, alarm, bell, and clock systems.
- Renovate gymnasiums, or replace, as economically advantageous, and replace or install gymnasium equipment.
- Provide a technology backbone system for voice, data, and video communications to accommodate computer network systems, internet access, and other technology advancements; upgrade or install electrical wiring and power for all systems, and provide computers and other technology equipment.
- Assure that all instructional areas and classrooms are provided with telephone service in order to enhance safety and security.
- Improve, upgrade and/or replace heating, ventilation and air conditioning systems, (including energy management systems).
- Improve, upgrade and/or replace electrical systems and equipment.
- Improve, upgrade and/or replace plumbing lines and equipment.
- Install or upgrade energy efficient systems.
- Improve, replace and/or install new outdoor lighting to improve security, safety and enhance evening educational events or athletic activities.
- Renovate, improve, relocate and/or create adequate trash enclosures.
- Renovate, add, or replace lockers.
- Construct, relocate and/or improve lunch shelters.
- Furnish and/or replace emergency evacuation, building identification and address signage and monument signs.
- Replace doors, hardware, windows and window coverings.
- Construct, renovate and/or improve kitchen areas, including replacement of specialized equipment and furnishings.
- Renovate, upgrade or install library areas, including seismic restraints for shelving.
- Renovate, improve, add, or replace restrooms.

- Renovate, improve or replace roofs.
- Re-finish and/or improve exterior and interior surfaces, including walls, ceilings, and floors.
- Upgrade, improve, install and/or replace indoor lighting systems.
- Provide furnishings and equipment for improved or newly constructed classrooms and administrative facilities.
- Replace worn/broken/obsolete instructional and administrative furniture and equipment, as well as site furnishings and equipment.
- Purchase, rent, or construct temporary classrooms and equipment (including portable buildings) as needed to house students displaced during construction.
- Construct new school facilities, as necessary, to accommodate students displaced by school closures or consolidations.
- Acquire any of the facilities on the Bond Project List through temporary lease or lease purchase arrangements, or execute purchase options under a lease for any of these authorized facilities.
- Renovate current elementary schools into a K-8 configuration as appropriate.
- Move furniture, equipment and supplies, as necessary, because of school closures or changes in grading configuration.
- As to any major renovation project, replace such facility if doing so would be economically advantageous.

Special Education Facilities

- Renovate existing or construct new school facilities designed to meet requirements of student with special needs.

Property

- Purchase property, including existing structures, as necessary for future school sites.

Sitework

- Complete site work, including sitework in connection with new construction or installation or removal of relocatable classrooms.
- Improve or replace athletic fields, equipment rooms, lighting, and scoreboards.
- Improve, resurface, re-stripe and/or replace damaged asphalt and concrete surfaces.
- Improve or replace storm drain and site drainage systems.

SECTION II

ELEMENTARY SCHOOL PROJECTS

- Complete any remaining Election of November 7, 2000, Measure M, projects. All Elementary Schools may include projects, as necessary, from Section I.

SECONDARY SCHOOL PROJECTS

- Complete any remaining Election of March 5, 2002, Measure D, projects. All Secondary Schools may include projects, as necessary, from Section I.

RECONSTRUCTION PROJECTS

The following projects will be completed as part of the reconstruction program of the district, as funds allow. The reconstruction program includes the following:

- Health and Life Safety Improvements
- Code upgrades for accessibility
- Seismic upgrades
- Systems Upgrades
- Electrical
- Mechanical
- Plumbing
- Technology
- Security
- Technology Improvements
- Data
- Phone
- CATV (cable television)
- Instructional Technology Improvements
- Whiteboards
- TV/Video
- Projection Screens

In addition, the reconstruction program includes the replacement of portable classrooms with permanent structures, the improvement or replacement of floors, walls, insulation, windows, roofs, ceilings, lighting, playgrounds, landscaping, and parking, as required or appropriate to meet programmatic requirements and depending on the availability of funding.

PROJECT SCOPE

- De Anza High School Reconstruction/New Construction
- Kennedy High School Reconstruction/New Construction
- Pinole Valley High School Reconstruction/New Construction
- Richmond High School Reconstruction
- Castro Elementary School Reconstruction
- Coronado Elementary School Reconstruction
- Dover Elementary School Reconstruction
- Fairmont Elementary School Reconstruction
- Ford Elementary School Reconstruction
- Grant Elementary School Reconstruction
- Highland Elementary School Reconstruction
- King Elementary School Reconstruction
- Lake Elementary School Reconstruction
- Nystrom Elementary School Reconstruction
- Ohlone Elementary School Reconstruction/New Construction
- Valley View Elementary School Reconstruction
- Wilson Elementary School Reconstruction

EXHIBIT B
TAX RATE STATEMENT

An election will be held in the West Contra Costa Unified School District (the "District") on November 8, 2005, to authorize the sale of up to \$400,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in seven (7) series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.11 cents per \$100 (\$31.10 per \$100,000) of assessed valuation in fiscal year 2006-2007.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 5.99 cents per \$100 (\$59.90) per \$100,000) of assessed valuation in fiscal year 2013-2014.

3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6.00 cents per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2020-2021 through fiscal year 2035-2036. The average tax rate is expected to be 5.55 cent per \$100 (\$55.50 per \$100,000) of assessed valuation over the life of the bonds. Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Superintendent

Dated: July 13, 2005 West Contra Costa Unified School District

APPENDIX D

Reference Documents

REFERENCE DOCUMENTS

Measures M, D & J Ballot Language

Bond Measure M – Ballot Language. November 7, 2000.

Bond Measure D – Ballot Language. March 5, 2002.

Bond Measure J – Ballot Language. November 8, 2005.

Audit Reports

WCCUSD Audit Reports, Fiscal Years 2000-01 through 2006-07.

WCCUSD Bond Financial Audit Report, Fiscal Years 2000-01 through 2006-07.

Measures M and D Budget/Expenditure Reports

WCCUSD Measures M and D Expenditure Reports through June 30, 2007.

WCCUSD Engineering Officer's Reports through December 2007.

WCCUSD Capital Assets Management Plan/Reconciliation Reports, through December 2007.

Program Management

WCCUSD/WLC Agreement for Master Architectural Services, Signed December 1, 2004.

WCCUSD/SGI Agreement for Program, Project and Construction Management Services Related to District Bond Program, Signed December 20, 2004

WCCUSD Board of Education Policy Manual, Facilities and New Construction.

WCCUSD Board of Education Meeting Packets, July 2006, through December 2007.

WCCUSD Program Status Reports, July 2006, through December 2007.

OPSC Internet Site, WCCUSD State Facility Program Status.

Measures M & D Bonds and Bond Oversight Committee

WCCUSD Measures M, D and J Bond Program Documents from Website.

WCCUSD Measures M, D and J Bond Oversight Committee Documents from Website.

WCCUSD Packet for Meetings of Measure M & D Bond Oversight Committee, July 2006, through December 2007.

WCCUSD Packet for Special Joint Study Session, Board of Education and Measures M, D & J Bond Oversight Committee.

Performance Evaluation

WCCUSD Performance Evaluation, MGT of America, Inc., April 4, 2007.

APPENDIX E

Measures D, M, and J District Financial Records

West Contra Costa Unified School District
 Facilities Construction Program
 General Obligation Bonds Measures M, D and J and Other Revenue Sources
 Schedule of Budget and Actual Revenues and Expenditures Program to Date
 For the Period Beginning November 2000 through June 30, 2007

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Elementary Schools						
Bayview	104	\$ 16,070,480	\$ 18,919,162	\$ 17,248,617	\$ 1,670,545	8.83%
Cameron	108	-	2,442	-	2,442	100.00%
Castro	109	12,609,402	651,957	610,546	41,411	6.35%
Chavez	105	517,323	581,064	1,062,988	(481,924)	(82.94%)
Collins	110	15,106,955	509,029	405,896	103,133	20.26%
Coronado	112	11,200,106	542,191	785,434	(243,243)	(44.86%)
Dover	115	12,411,502	31,043,789	1,071,205	29,972,584	96.55%
Downer	116	29,317,693	31,035,304	18,532,906	12,502,398	40.28%
El Sobrante	120	10,094,823	505,383	546,602	(41,219)	(8.16%)
Ellerhorst	117	11,108,955	11,999,036	11,275,190	723,846	6.03%
Fairmont	123	10,881,095	816,588	677,741	138,847	17.00%
Ford	124	10,946,431	26,707,732	1,057,608	25,650,124	96.04%
Grant	125	14,635,922	889,527	765,032	124,495	14.00%
Hanna Ranch	128	522,244	808,400	584,936	223,464	27.64%
Harbor Way	191	3,665,811	121,639	96,737	24,902	20.47%
Harding	127	14,614,433	20,521,970	19,295,836	1,226,134	5.97%
Highland	122	13,098,342	370,479	325,619	44,860	12.11%
Kensington	130	16,409,903	19,038,478	18,562,735	475,743	2.50%
King	132	15,954,624	26,827,946	715,596	26,112,350	97.33%
Lake	134	12,122,084	752,138	703,875	48,263	6.42%
Lincoln	135	15,531,744	17,025,259	16,265,516	759,743	4.46%
Lupine Hills	126	15,543,208	14,312,554	13,852,413	460,141	3.21%
Madera	137	10,635,250	11,956,303	11,309,304	646,999	5.41%
Mira Vista	139	12,717,895	15,725,001	14,561,905	1,163,096	7.40%
Montalvin	140	10,944,114	13,067,432	12,267,841	799,591	6.12%
Murphy	142	12,462,005	14,216,980	13,855,708	361,272	2.54%
Nystom	144	20,966,814	27,496,481	1,298,981	26,197,500	95.28%
Ohlone	145	13,469,357	28,023,672	470,261	27,553,411	98.32%
Olinda	146	7,575,692	474,913	385,765	89,148	18.77%
Peres	147	17,662,421	18,911,682	18,210,472	701,210	3.71%

West Contra Costa Unified School District
 Facilities Construction Program
 General Obligation Bonds Measures M, D and J and Other Revenue Sources
 Schedule of Budget and Actual Revenues and Expenditures Program to Date
 For the Period Beginning November 2000 through June 30, 2007

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Riverside	150	12,410,695	14,214,456	13,473,505	740,951	5.21%
Seaview	152	8,459,415	500,925	496,439	4,486	0.90%
Shannon	154	7,886,806	412,415	853,159	(440,744)	(106.87%)
Sheldon	155	14,214,736	15,131,873	14,337,489	794,384	5.25%
Stege	157	12,561,538	771,987	924,050	(152,063)	(19.70%)
Stewart	158	12,977,517	16,412,920	15,842,798	570,122	3.47%
Tara Hills	159	12,371,514	14,957,834	14,032,215	925,619	6.19%
Transition LC	131	-	118,020	104,611	13,409	11.36%
Valley View	160	11,009,475	531,344	511,014	20,330	3.83%
Verde	162	14,005,656	14,829,568	14,225,493	604,075	4.07%
Vista Hills	163	-	6,425,558	6,221,572	203,986	3.17%
Washington	164	13,829,061	15,240,904	14,894,734	346,170	2.27%
Wilson	165	13,674,654	549,727	530,969	18,758	3.41%
New Hercules	180	29,611,825	216,685	56,847	159,838	73.77%
Totals for Elementary School Projects		531,809,522	454,168,746	293,308,160	160,860,586	35.42%
Middle Schools						
Adams MS	202	42,834,869	657,299	608,447	48,852	7.43%
Crespi MS	206	38,494,363	446,245	425,087	21,158	4.74%
DeJean MS	208	1,284,709	226,879	7,421	219,458	96.73%
Helms MS	210	63,000,000	70,666,844	10,802,738	59,864,106	84.71%
Hercules MS	211	65,502,276	-	694,153	(694,153)	(100.00%)
Pinole MS	212	40,000,000	47,752,405	15,267,762	32,484,643	68.03%
Portola MS	214	39,000,000	60,711,011	3,489,403	57,221,608	94.25%
Totals for Middle School Projects		290,116,217	180,460,683	31,295,011	149,165,672	82.66%
High Schools						
De Anza HS	352	107,000,000	161,724,319	4,234,247	157,490,072	97.38%
El Cerrito HS	354	89,000,000	120,469,493	46,877,515	73,591,978	61.09%

West Contra Costa Unified School District
 Facilities Construction Program
 General Obligation Bonds Measures M, D and J and Other Revenue Sources
 Schedule of Budget and Actual Revenues and Expenditures Program to Date
 For the Period Beginning November 2000 through June 30, 2007

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Hercules HS	376	2,632,685	1,293,516	2,934,579	(1,641,063)	(126.87%)
Kennedy HS	360	80,390,258	13,042,738	4,319,003	8,723,735	66.89%
Pinole Valley HS	362	73,388,191	27,455,136	2,554,242	24,900,894	90.70%
Richmond HS	364	89,851,858	14,946,242	5,141,704	9,804,538	65.60%
Totals for High School Projects		442,262,992	338,931,444	66,061,290	272,870,154	80.51%
Alternative Schools						
Delta HS	391	-	152,564	132,932	19,632	12.87%
Gompers HS	358	34,036,112	23,811,818	679,242	23,132,576	97.15%
Kappa HS	393	-	109,809	101,648	8,161	7.43%
North Campus	374	22,453,732	201,662	25,997	175,665	87.11%
Omega HS	395	-	118,638	103,788	14,850	12.52%
Sigma HS	396	-	110,728	102,586	8,142	7.35%
Vista HS	373	18,058,215	35,789	92,369	(56,580)	(158.09%)
Totals for Alternative School Projects		74,548,059	24,541,009	1,238,562	23,302,447	94.95%
Charter Schools						
Richmond Charter	512	-	-	21,250	(21,250)	(100.00%)
Nystrom Community	544	-	-	16,228	(16,228)	(100.00%)
Total Charter Schools		-	-	37,478	(37,478)	(100.00%)
Support and Program Costs						
Fiscal	606	-	7,887,298	1,141,035	6,746,263	85.53%
Operations	615	-	33,627,609	27,128,706	6,498,903	19.33%
Total Support and Program Costs		-	41,514,907	28,269,741	13,245,166	31.90%
Totals for Bond Program		\$ 1,338,736,790	\$ 1,039,616,789	\$ 420,210,242	\$ 619,406,547	59.58%

**West Contra Costa Unified School District
Budget Summary by Transaction Category - Measure M
Program to Date As Of June 30, 2007**

Category of Expenditure	Object	Project Budget	Actuals to Date	Variance	% of Remaining Budget
Expenditures					
Architect and Engineering	6201	\$ 20,412,313	\$ 16,691,401	\$ 3,720,912	18.23%
CDE Fees	6202	126,477	65,488	60,989	48.22%
Construction	6203	214,920,097	80,325,959	134,594,138	62.63%
Construction Management	6205	5,727,528	18,577,715	(12,850,187)	0.00%
Construction Tests	6207	1,343,001	599,075	743,926	55.39%
DSA Fees	6211	1,142,284	755,002	387,282	33.90%
Furniture and Equipment	6217	5,297,031	330,844	4,966,187	93.75%
Inspections	6219	4,096,664	1,668,875	2,427,789	59.26%
Labor Compliance	6216	951,069	365,586	585,483	61.56%
Other Construction Costs	6214	3,313,839	261	3,313,578	99.99%
Other Planning Costs	6213	33,554,052	15,792,539	17,761,513	52.93%
Preliminary Tests	4400/6400	891,131	75,216	815,915	91.56%
Quickstart Projects		6,704,515	3,956,182	2,748,333	40.99%
Technology and Telecom		5,940,395	4,507,358	1,433,037	24.12%
Temporary Housing		19,854,376	14,599,765	5,254,611	26.47%
Grand Total		<u>\$324,274,771</u>	<u>\$ 158,311,266</u>	<u>\$165,963,505</u>	<u>51.18%</u>
Revenues					
Sale of Bonds		\$ 150,000,000			
Potential State Apportionments		30,101,814			
E-Rate Reimbursement		2,413,150			
FEMA Reimbursement		1,000,000			
Deferred Maintenance Funding					
Interest Revenues		6,000,000			
Joint Use Project Revenue		900,000			
Contribution From Measure D *		108,959,769			
Contribution From Measure J *					
Developer Fees		24,900,038			
Total Revenues		<u>\$324,274,771</u>			
Amount Available or To Be (Identified)		<u>\$ 0</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
Summary of Budgets by School for Measure M
Elementary Projects
As Of June 30, 2007**

<u>School</u>	<u>Site #</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>% of Budget Remaining</u>	<u>% of Project Completed</u>
Bayview	104	\$ 18,919,162	\$ 3,089,472	83.67%	16.33%
Cameron	108	2,442	-	100.00%	0.00%
Castro	109	301,957	420,371	0.00%	
Chavez	105	581,064	1,046,694	0.00%	
Collins	110	509,029	390,828	23.22%	76.78%
Coronado	112	542,191	504,319	6.98%	93.02%
Dover	115	604,288	702,401	0.00%	
Downer	116	31,035,304	2,046,721	93.41%	6.59%
El Sobrante	120	505,383	546,602	0.00%	
Ellerhorst	117	11,999,036	1,589,128	86.76%	13.24%
Fairmont	123	816,588	662,423	18.88%	81.12%
Ford	124	499,732	593,425	0.00%	
Grant	125	889,527	749,704	15.72%	84.28%
Hanna Ranch	128	808,400	584,936	27.64%	72.36%
Harding	127	20,521,970	12,302,157	40.05%	59.95%
Highland	122	370,479	304,438	17.83%	82.17%
Kensington	130	19,038,478	3,098,325	83.73%	16.27%
King	132	327,945	413,673	0.00%	
Lake	134	746,458	690,321	7.52%	92.48%
Lincoln	135	17,025,259	11,474,266	32.60%	67.40%
Lupine Hills	126	14,312,554	6,952,008	51.43%	48.57%
Madera	137	11,956,303	8,541,932	28.56%	71.44%
Mira Vista	139	15,725,001	2,712,180	82.75%	17.25%
Montalvin	140	13,067,432	9,413,749	27.96%	72.04%
Murphy	142	14,216,980	9,976,345	29.83%	70.17%
Nystrom	144	788,479	823,941	0.00%	
Ohlone	146	68,474	321,694	0.00%	
Olinda	145	474,913	462,302	2.66%	97.34%
Peres	147	18,911,682	15,677,785	17.10%	82.90%
Riverside	150	14,214,456	11,843,073	16.68%	83.32%
Seaview	152	500,925	486,139	2.95%	97.05%
Shannon	154	412,415	369,973	10.29%	89.71%
Sheldon	155	15,131,873	2,217,397	85.35%	14.65%
Stege	157	771,987	910,012	0.00%	
Stewart	158	16,412,920	13,109,218	20.13%	79.87%
Tara Hills	159	14,957,834	2,277,974	84.77%	15.23%
Valley View	160	531,344	510,402	3.94%	96.06%
Verde	162	14,829,568	12,098,507	18.42%	81.58%
Vista Hills	163	6,306,323	(75,714)	101.20%	100.00%
Washington	164	15,240,904	2,133,070	86.00%	14.00%
Wilson	165	549,727	530,969	3.41%	96.59%
New Hercules	180	216,685	56,847	73.77%	26.23%
Adams	202	-	11,492	0.00%	
Fiscal	606	2,967,953	819,219	72.40%	27.60%
Admin	615	5,663,347	14,920,548	0.00%	
Program Totals		\$ 324,274,771	\$ 158,311,266	51.18%	48.82%

**West Contra Costa Unified School District
Budget Summary by Transaction Category - Measure D
Program to Date As Of June 30, 2007**

<u>Description</u>	<u>Object</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Expenditures					
Architect and Engineering	6201	\$ 21,338,360	\$ 19,503,148	\$ 1,835,212	8.60%
CDE Fees	6202	46,906	101,420	(135,391)	0.00%
Construction	6203	236,515,529	122,087,984	(54,514)	0.00%
Construction Management	6205	3,829,295	29,214,643	771,432	62.06%
Construction Tests	6207	1,227,908	925,620	24,590,947	65.19%
DSA Fees	6211	958,186	1,093,577	114,427,545	48.38%
Furniture and Equipment	6217	3,450,613	2,646,294	302,288	24.62%
Inspections	6219	3,208,667	2,830,122	378,545	11.80%
Labor Compliance	6216	885,527	619,919	265,608	29.99%
Other Construction Costs	6214	1,914,199	2,324,110	(25,385,348)	0.00%
Other Planning Costs	6213	37,720,013	13,129,066	(409,911)	0.00%
Preliminary Tests	4400/6400	1,243,126	471,694	804,319	23.31%
Quickstart Projects		-	-	-	0.00%
Technology and Telecom		1,895,980	3,086,236	(1,190,256)	0.00%
Temporary Housing		8,997,005	9,192,682	(195,677)	0.00%
Grand Total		<u>\$ 323,231,315</u>	<u>\$ 207,226,515</u>	<u>\$ 116,004,800</u>	<u>35.89%</u>
Revenues					
Sale of Bonds		\$ 300,000,000			
Potential State Apportionments		16,316,744			
E-Rate Reimbursement		888,654			
FEMA Reimbursement					
Deferred Maintenance Funding		1,200,000			
Interest Revenues		7,000,000			
Joint Use Project Revenue		4,250,000			
Contribution From Measure D		(108,959,769)			
Contribution From Measure J		99,650,158			
Developer Fees		2,885,528			
Total Revenues		<u>\$ 323,231,315</u>			
Amount Available or To Be (Identified)		<u>\$ 0</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
 Budget and Actual Summary by Project - Measure D
 Modernization and Construction Projects
 Program to Date As Of June 30, 2007**

Project	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Bayview	104	-	9,308,844	0.00%	
Chavez	105	-	16,294	0.00%	
Collins	110	-	15,068	0.00%	
Coronado	112	-	13,515	0.00%	
Dover	115	-	14,487	0.00%	
Downer	116	-	16,298,318	0.00%	
Ellerhorst	117	-	7,216,692	0.00%	
Highland	122	-	21,181	0.00%	
Fairmont	123	-	7,911	0.00%	
Ford	124	-	12,239	0.00%	
Grant	125	-	15,328	0.00%	
Lupine Hills	126	-	66,989	0.00%	
Harding	127	-	3,199,890	0.00%	
Kensington	130	-	12,370,567	0.00%	
Transition LC	131	118,020	104,611	11.36%	88.64%
Lake	134	-	7,918	0.00%	
Lincoln	135	-	546,349	0.00%	
Madera	137	-	74,923	0.00%	
Mira Vista	139	-	10,071,730	0.00%	
Montalvin	140	-	1,137,839	0.00%	
Murphy	142	-	1,618,914	0.00%	
Ohlone	145	-	7,942	0.00%	
Olinda	146	-	7,959	0.00%	
Peres	147	-	296,146	0.00%	
Riverside	150	-	395,440	0.00%	
Seaview	152	-	10,300	0.00%	
Shannon	154	-	483,186	0.00%	
Sheldon	155	-	10,629,467	0.00%	
Stege	157	-	14,038	0.00%	
Stewart	158	-	1,504,502	0.00%	
Tara Hills	159	-	9,345,164	0.00%	
Valley View	160	-	612	0.00%	
Verde	162	-	484,592	0.00%	
Vista Hills	163	119,235	6,239,248	0.00%	
Washington	164	-	8,722,912	0.00%	
Harbor Way	191	121,639	96,737	20.47%	79.53%
Adams MS	202	657,299	596,955	9.18%	90.82%
Crespi MS	206	446,245	425,087	4.74%	95.26%
DeJean MS	208	226,879	7,421	96.73%	3.27%
Helms MS	210	70,666,844	10,802,738	84.71%	15.29%
Hercules MS	211	-	694,153	0.00%	
Pinole MS	212	47,752,405	13,767,762	71.17%	28.83%
Portola MS	214	60,711,011	3,488,512	94.25%	5.75%
De Anza HS	352	124,320	3,736,898	0.00%	
El Cerrito HS	354	120,469,493	46,877,515	61.09%	38.91%
Gompers HS	358	811,818	675,621	16.78%	83.22%
Kennedy HS	360	4,442,738	4,288,578	3.47%	96.53%

**West Contra Costa Unified School District
 Budget and Actual Summary by Project - Measure D
 Modernization and Construction Projects
 Program to Date As Of June 30, 2007**

Project	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Pinole Valley HS	362	2,455,136	2,299,488	6.34%	93.66%
Richmond HS	364	5,096,242	5,032,358	1.25%	98.75%
Vista HS	373	35,789	92,369	0.00%	
North Campus	374	201,662	25,997	87.11%	12.89%
Hercules HS	376	1,293,516	2,934,579	0.00%	
Delta HS	391	152,564	132,932	12.87%	87.13%
Kappa HS	393	109,809	101,648	7.43%	92.57%
Omega HS	395	118,638	103,788	12.52%	87.48%
Sigma HS	396	110,728	102,586	7.35%	92.65%
Fiscal	606	460,572	313,816	31.86%	68.14%
Operations	615	6,528,713	10,347,862	0.00%	
Totals		\$ 323,231,315	\$ 207,226,515	35.89%	64.11%

Revenues

Sale of Bonds	\$ 300,000,000
Potential State Apportionments	16,316,744
E-Rate Reimbursement	888,654
FEMA Reimbursement	
Deferred Maintenance Funding	1,200,000
Interest Revenues	7,000,000
Joint Use Project Revenue	4,250,000
Contribution From Measure D	(108,959,769)
Contribution From Measure J	99,650,158
Developer Fees	2,885,528
Total Revenues	\$ 323,231,315
Amount Available or To Be (Identified)	\$ 0

**West Contra Costa Unified School District
Budget Summary by Transaction Category - Measure J
Program to Date As Of June 30, 2007**

<u>Description</u>	<u>Object</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Remaining Budget</u>
Expenditures					
Architect and Engineering	6201	\$ 24,945,531	\$ 1,992,754	\$ 22,952,777	
DSA Fees	6202	1,418,077	14,499	1,403,578	
CDE Fees	6203	138,725	31,575	107,150	
Preliminary Tests	6205	896,878	140,237	756,641	
Other Planning Costs	6207	41,232,646	1,038,752	40,193,894	
Construction	6211	288,774,979	-	288,774,979	
Construction Management	6217	4,911,461	-	4,911,461	
Other Construction Costs	6219	5,176,793	23,271	5,153,522	
Labor Compliance	6216	1,371,834	-	1,371,834	
Inspections	6214	5,017,217	-	5,017,217	
Construction Tests	6213	1,926,562	-	1,926,562	
Furniture and Equipment	4400/6400	8,500,000	34,404	8,465,596	
Temporary Housing		-	-	-	
Network and Telecom		7,800,000	1,451,772	6,348,228	
Quickstart Projects		-	-	-	
Totals		<u>\$ 392,110,703</u>	<u>\$ 4,727,264</u>	<u>\$ 387,383,439</u>	<u>98.79%</u>
Revenues					
Sale of Bonds		\$ 400,000,000			
Potential State Apportionments		73,557,758			
E-Rate Reimbursement					
FEMA Reimbursement					
Deferred Maintenance Funding					
Interest Revenues		14,000,000			
Joint Use Project Revenue		3,000,000			
Contribution From Measure D					
Contribution From Measure J		(99,650,158)			
Developer Fees		10,500,000			
Total Revenues		<u>401,407,600</u>			
Amount Available or To Be (Identified)		<u>\$ 9,296,897</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

West Contra Costa Unified School District
 Budget and Actual Summary by Project - Measure J
 Modernization and Construction Projects
 Program to Date As Of June 30, 2007

School	Site #	Project Budget	Expenditures to Date	% of Budget Remaining	% of Project Completed
Bayview	104	\$ -	\$ 1,216	0.00%	
Castro	109	350,000	190,175	45.66%	54.34%
Dover	115	30,439,501	354,317	98.84%	1.16%
Fairmont	123	-	7,407	0.00%	
Ford	124	26,208,000	451,944	98.28%	1.72%
King	132	26,500,001	301,923	98.86%	1.14%
Lake	134	5,680	5,636	0.77%	99.23%
Montalvin	140	-	1,216	0.00%	
Murphy	142	-	20,751	0.00%	
Nystrom	144	26,708,002	475,040	98.22%	1.78%
Ohlone	146	27,955,198	56,129	99.80%	0.20%
Stewart	158	-	96	0.00%	
Tara Hills	159	-	1,216	0.00%	
Vista Hills	163	-	58,038	0.00%	
Portola	214	-	891	0.00%	
De Anza HS	352	161,599,999	497,349	99.69%	0.31%
Gompers	358	23,000,000	3,621	99.98%	0.02%
Kennedy HS	360	8,600,000	30,425	99.65%	0.35%
Pinole Valley HS	362	25,000,000	254,754	98.98%	1.02%
Richmond HS	364	9,850,000	109,346	98.89%	1.11%
Richmond Charter	512	-	21,250	0.00%	
Nystrom Comm	544	-	16,228	0.00%	
Fiscal	606	4,458,773	8,000	99.82%	0.18%
Operations	615	21,435,549	1,860,296	91.32%	8.68%
Totals		\$ 392,110,703	\$ 4,727,264	98.79%	1.21%

APPENDIX F

District Status Regarding Prior Year's Audit Findings and Recommendations

As of November 15, 2007

**DISTRICT STATUS REGARDING FINDINGS AND RECOMMENDATIONS
AS OF NOVEMBER 15, 2006**

This appendix includes a summary of four reports that address the District's status regarding findings and recommendations included in the performance audit reports for the fiscal years 2002-03, 2003-04, 2004-05 and 2005-06. A subjective improvement rating has been applied to the status of each finding/recommendation, as summarized below. While subjective, the ratings are considered to be a reasonable estimate of improvements in the District's facilities program and may be relied upon as such. When an improvement rating for fiscal years 2002-03, 2003-04 and 2004-05 was satisfactory or better, that section was excluded in this audit report. For a complete understanding of status indicators for prior years, refer to the prior audit reports.

<u>Improvement Rating</u>	<u>2002-03</u>	<u>2003-04</u>	<u>2004-05</u>	<u>2005-06</u>
Minimal	1 (Board Policy)	1 (Board Policy)	1 (Board Policy)	
Some	1 (Payment Procedures)	1 (Payment Procedures)	1 (Payment Procedures)	2 (Payment Procedures)
Satisfactory	1	5	1	1
Significant	1	4	2	2
Substantial	6	6	4	3
Full Resolution	9	4	2	
Overall Rating	Substantial	Substantial	Substantial	Significant