

**WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT**

**MEASURES D AND J
PERFORMANCE AUDIT
JUNE 30, 2009**

December 15, 2009



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

West Contra Costa Unified School District

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June 30, 2009

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INTRODUCTION

On March 5, 2002, the West Contra Costa Unified School District submitted for voter approval Measure D, a bond 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 bond 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 mentioned in the preceding paragraph, was placed on the ballot in accordance with Proposition 39, it also required 55 percent of the vote for passage.

Article XIII of the California State Constitution requires an annual independent performance audit of Proposition 39 bond funds. The District engaged the firm 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.

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 regarding facilities and procurement; and the effectiveness of communication channels among stakeholders, among 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 and Measure J, and to help the District improve its overall bond program.

This report covers the Measure D and Measure J funded facilities program and related activities for the period of July 1, 2008, through June 30, 2009. The annual performance audit documents the performance of the bond program and also reports on the improvements instituted by the District to address any audit findings included in the prior reports.

EXECUTIVE SUMMARY

This performance audit, conducted by Total School Solutions (TSS), is the annual audit of the \$300 million Measure D and \$400 million Measure J bond program.

TSS, in conducting the audit, reviewed and examined the documentation and processes pertaining to the facilities program for the period from July 1, 2008 through June 30, 2009 and interviewed persons involved in the bond program. Representations made by District staff and consultants were used, where appropriate, to make assessments and formalize conclusions which are documented in this report. Each audit component was evaluated separately and collectively based on the materiality of each activity and its impact on the total bond program. The scope of this report also included a review of findings and recommendations from the prior annual performance audits and midyear reports, and an evaluation of the District administration responses and actions in regard to addressing those findings and implementing any accompanying recommendations.

The financial records for the Measure D and Measure J bond programs, produced by the District staff, have been included as an appendix. Financial data, prepared by Seville Group, Inc. (SGI), reported in the Capital Assets Management Plan Report (CAMP) has been used during the course of this performance audit.

The District's bond program has matured significantly since the passage of Measure M on November 7, 2000, and the facilities management structure that has evolved serves the District well. Overall, although there remains room for improvement, the District's facilities program has improved substantially.

It should be noted that this work has been performed to meet the requirements of a performance audit in accordance with Article XIII of the Constitution of the State of California. Any known significant weaknesses or substantial noncompliance items would be reported to the District's management. This performance audit is not a fraud audit, which would be much wider in scope and more significant in nature than this examination.

The readers of this report are encouraged to review the report of the independent financial auditors in conjunction with this report before forming opinions and drawing conclusions about the overall operations of the bond program.

INDEPENDENT PERFORMANCE AUDITOR'S REPORT

Board of Education
West Contra Costa Unified School District
Richmond, CA 94804

We have conducted a performance audit of the Measure D and Measure J funded bond program of the West Contra Costa Unified School District (the "District") as of and for the year ended June 30, 2009. The information provided herein is the responsibility of the District management. Our responsibility is to express an opinion on the pertinent issues included in the scope of our work.

In our opinion, the Measure D funds are being expensed in accordance with Resolution No. 42-0102 passed by the Board of Education on November 28, 2001. It is also our opinion, for the period ending June 30, 2009, the expenditures of the funds generated through Measure D bonds were only for projects included in Resolution No. 42-0102 establishing the scope of work to be completed with Measure D funds.

In our opinion, the Measure J funds are being expensed in accordance with Resolution No. 25-0506 passed by the Board of Education on July 13, 2005. It is also our opinion, for the period ending June 30, 2009, the expenditures of the funds generated through Measure J bonds were only for projects included in Resolution No. 25-0506 establishing the scope of work to be completed with Measure J funds.

This performance audit was conducted in accordance with the District defined scope of performance audit of the school facilities program. The District, however, is required to request and obtain an independent financial audit of Measures D and J bond funds. The financial auditor is responsible for evaluating conformance with generally accepted accounting principles and auditing standards pertinent to financial statements. The financial auditor also evaluates and expresses an opinion on such matters as the District's internal controls, controls over financial reporting and its compliance with laws and regulations. Our opinion and the accompanying report should be read in conjunction with the independent financial auditor's report when considering the results of this performance audit and forming opinions about the District's bond program.

This report is intended solely for the use of the management, the Board of Education and the independent Citizens' Bond Oversight Committee of the West Contra Costa Unified School District, which have taken responsibility for the sufficiency of the scope of work deemed appropriate for this audit.

Total School Solutions

A handwritten signature in blue ink that reads "Total School Solutions". The signature is written in a cursive, flowing style.

December 15, 2009

DISTRICT FACILITIES PROGRAM – A PERSPECTIVE

While the scope of this June 30, 2009 audit report is limited to Measures D and J funds, it is useful to review the history of the District's facilities program to place the current program into a more complex context.

The financial status of the District's facilities program, documented in the audits and financial reports for the past nine fiscal years, is presented in the "Facilities Program-Financial Status" table and the accompanying "Facilities Program-Funding Resources" table. For a more detailed presentation of accounting activity, refer to the "District Accounting Funds" section following this summary as well as detailed data presented throughout this report.

From the Facilities Program tables, several trends can be seen: 1) the outstanding bonds total has increased significantly as authorized bonds have been sold; 2) annual developer fee revenues have decreased significantly, from a high of \$10.5 million in 2003-04 to a low of \$0.8 million in 2008-09; 3) developer fee balances have decreased significantly, from a high of \$34.2 million in 2005-06 to the June 30, 2009 balance of \$4.9 million; 4) state match funds of \$19.6 million were received in 2008-09.

As of June 30, 2009, the District had a remaining authorization for the sale of \$210 million in bonds. As discussed later in this section, the District applied for, and was granted, a waiver that increased its bonding limit from 2.5 to 3.5 percent. As a consequence of that waiver, the Board of Education, on July 8, 2009, beyond this audit period, authorized the sale of not-to-exceed \$160 million in Measure J bonds. The sale of additional bonds will be reported and addressed in the December 31, 2009 Midyear Report.

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	2007-08	2008-09
Bonds Outstanding ¹	\$54,340,000	\$122,450,000	\$216,455,000	\$315,155,000	\$380,634,377	\$544,027,483	\$536,503,517	\$527,016,427	\$636,220,230
Developer Fees Revenues ²	6,060,815	2,749,539	9,094,400	10,498,724	7,759,844	8,813,402	4,840,067	2,373,524	812,727
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	4,909,598	4,869,292
State School Facilities Program New Construction Revenues ³	None	None	12,841,930	None	None	None	None	None	None
State School Facilities Program Modernization and Joint-Use Revenues ³	None	None	\$3,494,161	\$10,159,327	\$13,090,449	None	\$1,500,000	None	19,601,592

¹ Bonds authorized, sold and outstanding include the bond measures listed below. The sold column is for all bonds sold through June 30, 2009. Bonds outstanding include adjustments for refunding of prior bond issues and repayment of principal. At its meeting of June 4, 2008, the Board of Education authorized the sale of \$120 million of Measure J bonds. The issuance of \$120 million in bonds, plus the prior issuance for \$70 million, leaves a remaining authorization of \$210 million as of June 30, 2009.

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

³ State revenues received are discussed in detail in the section, “State School Facility Program.”

Facilities Program – Funding Resources

Bond Measure (Passage Date)	Authorized	Sold (June 30, 2009)	Outstanding (June 30, 2006)	Outstanding (June 30, 2007)	Outstanding (June 30, 2008)	Outstanding (June 30, 2009)
Measure E (June 2, 1998)	\$40 million	\$40 million	\$33.2 million	\$32.1 million	\$30.8 million	\$29.5 million
Measure M (November 7, 2000)	150 million	150 million	145.9 million	142.8 million	139.6 million	136.3 million
Measure D (March 5, 2002)	300 million	300 million	294.9 million	291.6 million	287.1 million	282.2million
Measure J (November 8, 2005)	400 million	190 million	70 million	70.0 million	69.4 million	188.2 million
Total	\$890 million	\$680 million	\$544.0 million	\$536.5 million	\$526.9 million	\$636.2 million

District Accounting Funds

The District funds used to account for facilities revenues and expenditures are the following:

Fund	Description¹
14	Deferred Maintenance
21	Building (Including Measures E, M, D and J)
25	Capital Facilities
35	County (State) School Facilities
40	Special Reserves – Capital Outlay

¹ Refer to the following table for a detailed accounting of funds for the 2007-08 and 2008-09 fiscal years and an explanation of the use of the funds.

From the Capital Facilities Funds table, the June 30, 2009, ending balance for all funds combined was \$147,171,558. Additional revenues will be received from authorized, but unsold, Measure J bonds (\$210 million as of June 30, 2009) and projected revenues from interest earnings, developer fees, state match funds, deferred maintenance and special reserves.

Because the District's facilities program includes "anticipated projects" beyond the current cash flow ability to finance those projects, the decision to proceed with some new construction projects is dependent upon the availability of additional revenues. To address its cash flow needs, the District and its consultants have identified projects that fall under the following categories based on current cash available and potential future revenues:

- Projects that include design and construction costs.
- Projects with design costs only.
- Projects that will be unfunded.

Under the worst possible outcome, only projects in the first category will be funded. In the best possible outcome, projects in the second and third categories will move into the first category. Monitoring the facilities program's revenues and expenditures for the remainder of the current program is a critical issue.

CAPITAL FACILITES FUNDS

Fiscal Year Ending June 30, 2008	Fund 14 Deferred Maint. Fund ¹	Fund 21 Building Fund ²	Fund 25 Capital Facilities Fund ³	Fund 35 County School Facilities Fund ⁴	Fund 40 Special Reserves Capital Outlay Fund ⁵	Totals
Beginning Balance	\$4,061,837	\$191,878,162	\$10,730,179	\$4,853,474	\$998,210	\$212,521,862
Revenues	1,418,355	5,764,674	2,373,524	192,995	3,079,414	12,828,962
Expenditures	2,295,424	128,252,880	8,194,105	(17,716)	432,939	139,157,632
Transfers Net	1,339,820	(2,539,820)	0	0	(12,093)	(1,212,093)
Source	0	0	0	0	0	0
Net Change	462,751	(125,028,026)	(5,820,581)	210,711	2,634,385	(127,540,763)
Ending Balance	\$4,524,588	\$66,850,136	\$4,909,598	\$5,064,185	\$3,632,592	\$84,981,099

CAPITAL FACILITES FUNDS

Fiscal Year Ending June 30, 2009	Fund 14 Deferred Maint. Fund ¹	Fund 21 Building Fund ²	Fund 25 Capital Facilities Fund ³	Fund 35 County School Facilities Fund ⁴	Fund 40 Special Reserves Capital Outlay Fund ⁵	Totals
Beginning Balance	\$4,524,588	\$66,850,137	\$4,909,598	\$5,064,185	\$3,632,591	\$84,981,099
Revenues	1,083,317	1,864,009	812,727	19,700,237	4,412,582	27,872,872
Expenditures	863,856	46,129,743	853,033	37,991,884	1,343,897	87,182,413
Transfers Net	0	(13,268,519)	0	13,268,519	0	0
Source	0	121,500,000	0	0	0	121,500,000
Net Change	219,461	63,965,747	(40,306)	(5,023,128)	3,068,685	62,190,459
Ending Balance	\$4,744,049	\$130,815,884	\$4,869,292	\$41,057	\$6,701,276	\$147,171,558

¹ The Deferred Maintenance Fund is used for projects identified in the District's Five-Year, Deferred Maintenance Plan. Funding comes from a District match contribution (transfers from the Building Fund) and a state match contribution. (Note: Education Code Section 15278(c) (4) governing a Citizens' Bond Oversight Committee permits that committee to receive and review copies of any deferred maintenance proposals or plans.)

² The Building Fund is used to account for revenues and expenditures from general obligation bond proceeds on acquisition and/or construction of facilities. The source of funds in 2008-09 was the sale of Measure J bonds.

³ The Capital Facilities Fund is used to account for developer fee revenues and expenditures.

⁴ The County School Facilities Fund is used to account for proceeds received from the State Allocation Board for modernization, new construction and related state-match projects.

⁵ The Special Reserves – Capital Outlay Fund is used to account for funds used for the acquisition and/or construction of facilities.

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 15102 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.” At their meeting of January 21, 2009, the Board of Education authorized the administration to submit a waiver request to the SBE to increase the District’s Measure J bonding limit to 3.5 percent of A/V. The SBE approved the District’s waiver request at its meeting of May 6-7, 2009, which enables the District to issue some of its remaining \$210 million in voter-authorized Measure J bonds.

The proceeds from bond sales are invested in various instruments and earn interest until expenditures are made. The District’s financial audit¹ for the fiscal year ended June 30, 2008, reported the following cash investments:

Pooled Funds (Cash in County Treasury)	\$132,750,171
Cash with Fiscal Agent	\$13,781,962
Investments-Local Agency Investment Fund (LAIF)	\$41,116,379

¹ West Contra Costa Unified School District, Financial Statements with Supplementary Information for the Year Ended June 30, 2008, Perry-Smith, LLP, Accountants, December 11, 2008.

Pooled Funds are short-term investments made by Contra Costa County, and the District’s interest earnings are credited quarterly. The District has no control over the investments, and its risk/return is based on the investment decisions of the County Treasurer. The financial auditor reported that, as of June 30, 2008, the pooled fund “contained no derivatives or other investments with similar risk profiles.”

Cash with Fiscal Agent represents contract retentions carried in the contractor’s name with an independent third party, and the contractor carries all investment risk. As contract payments are made, 10 percent is retained until the completion of the contract and the contractor may request to deposit the retention amount with a Fiscal Agent in an interest bearing account. After a Notice of Completion is filed and all claims resolved, the retention is released to the contractor.

LAIF investments are under the oversight of the Treasurer of the State of California, and consist of pooled funds of governmental agencies. LAIF investments generally have a higher risk/return than local pooled funds, and are generally longer-term investments.

The proceeds of bond sales are subject to arbitrage rules. As of June 30, 2008, the financial auditor reported no incidence of any arbitrage problems.

By utilizing county and state pooled funds, the bond proceeds earn low-risk interest from the time the bonds are sold until proceeds are expended. Pooled funds with the County are immediately accessible by the District to meet its cash-flow needs. Funds in the LAIF require District action to withdraw, and such withdrawals are subject to cash-flow needs. The combination of local and state pooled funds is a sound investment approach to maximize interest earnings between the time the bonds are sold and the funds are expended.

COMPLIANCE WITH BALLOT LANGUAGE

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 A. 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 A, 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 set forth in Proposition 39.

As of June 30, 2009, based on the Capital Assets Management Plan dated August 26, 2009, the District has encumbered and expensed \$487.1 million, whereas the reported Measure D budget is \$329.4 million. 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 B. 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, 2009, based on the Capital Assets Management Plan dated August 26, 2009, the District had encumbered and expensed \$150.4 million of the reported Measure J budget of \$384.9 million. 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.

Observation

- Proposition 39, Section three (c) states that “voters will be given a list of specific projects their bond money will be used for.” Section three (e) further clarifies that “the proceeds from the sale of school facilities bonds are used for specified school facilities projects only.” Measures D and J both included bond project lists with resolutions calling for the bond elections. In addition, the statements appearing on the ballot included general language regarding “repairing all of our schools” (Measure D) and “repairing all school facilities” (Measure J).

Proposition 39 bond project lists and the ballot language are permissive, in that projects not included may not have bond funds spent on them, and cannot be construed to be mandates. If insufficient bond funds prevent completion of all projects, from a performance audit viewpoint, the District is in compliance.

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 section documents the events that have taken place since July 1, 2008. 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, 2008.¹

DATE	ACTION	AMOUNT
July 9, 2008 (F.1)	Facilities Planning and Construction Status Reports	
July 9, 2008 (G.11)	Ratification and Approval of Negotiated Change Orders	\$287,834
July 9, 2008 (G.12)	Ratification and Approval of Engineering Services Contracts	\$165,800
July 9, 2008 (G.13)	Ratification of Previously Awarded Contracts: 1. IMR Contractors, Lupine Hills Roof Repairs 2. Bay Cities Paving and Grading, DeAnza High School Demolition, Grading and Utilities 3. Ghilotti Brothers, Mira Vista Playground Repair (2 nd low bidder)	\$217,000 (6/18/08) \$2,393,000 (6/18/08) \$422,644 (6/4/08)
July 9, 2008 (G.15)	El Cerrito High School Photovoltaic System (Measure J) Note: There are projected net savings of \$575,000 - \$800,000.	\$800,000
July 9, 2008 (G.16)	Award of Contract to Mobile Modular Management Corp., Ford Temporary Campus Modularity (Measure J – Piggyback)	\$631,517
July 9, 2008 (G.17)	Award of Contract to Evan Brothers, Dover Elementary, Phase I Sitework (Measure J – 3 bids)	\$446,958
July 9, 2008 (G.18)	Award of Contract to Bruce Carone, Pinole Valley High School Access Compliance Sitework (Measure J – 4 bids)	\$51,344
July 9, 2008 (G.20)	Citizens' Bond Oversight Committee appointments: Richard Leigh, representing Board member Dave Brown Marcus Mitchell, representing Public Employees Union Local 1 Richard Leung, alternate for Marcus Mitchell	
July 30, 2008 (C.2)	Citizens' Bond Oversight Committee Report	
July 30, 2008 (G.11)	Ratification and approval of Negotiated Change Orders (4 projects)	\$423,835
July 30, 2008 (G.12)	Ratification and approval of Engineering Services Contracts (8 contracts)	\$322,079
July 30, 2008 (G.14)	Award of Contract to Kel Tec Construction, Pinole Valley High School Access Compliance Restrooms project (Measure J – 7 bids)	\$158,750
July 30, 2008 (G.15)	Award of Contract to Bay Cities Paving and Grading, King Elementary Demolition, Sitework and Temporary Playground (Measure J – 4 bids)	\$461,000
July 30, 2008 (G.16)	Approve Agreement with City of Richmond for King Elementary Construction Access, Right of Use and Restoration for Temporary Playground (Measure J)	
July 30, 2008 (G.17)	Approval of Updated Measure J Program Budget with Adjusted Allocations and Revenues	
July 30, 2008 (G.20)	Citizens' Bond Oversight Committee: Appointment of Kirk Ferreira representing Board President Karen Pfeifer.	

DATE	ACTION	AMOUNT
August 20, 2008 (C.3)	Citizens' Bond Oversight Committee Report	
August 20, 2008 (F.1)	Facilities Planning and Construction Status Reports	
August 20, 2008 (G.7)	Notices of Completion: Montalvin Kay Road Extension; Bayview Phase II Site Improvements; Murphy Elementary School Pre School Portable; DeAnza Wood Shop Floor Repair	
August 20, 2008 (G.13)	Ratification and Approval of Negotiated Change Orders (5 projects)	\$811,000
August 20, 2008 (G.14)	Ratification and Approval of Engineering Services contracts (7 contracts)	\$329,944
August 20, 2008 (G.15)	Award of Architect Contract to Powell and Partners + HMC Architects, Ohlone Elementary School	\$2,659,730
August 20, 2008 (G.16)	Award of Contract to Ionian Construction, Kennedy High School Exterior Painting Project (Measure J – 9 bids)	\$253,000
August 20, 2008 (G.18)	Adopt Resolution 19-0809: CEQA Mitigated Negative Declaration for Ford Elementary School Temporary Relocation to Downer Elementary	
August 20, 2008 (G.20)	Citizens' Bond Oversight Committee: Reappointment of Sue Pricco, representing the Superintendent and Robert Sewell, Trades Council, to second terms	
September 3, 2008 (E.1)	Adopt Resolution 31-0809: CEQA Final EIR for Nystrom Elementary, Charter Schools and City of Richmond Martin Luther King Park Renovation Projects	
September 3, 2008 (F.1)	Facilities Planning and Construction Status Reports	
September 3, 2008 (G.15)	Ratification and Approval of Negotiated Change Orders (4 projects)	\$247,284
September 3, 2008 (G.16)	Award of Contract to Bay City Paving, Richmond College Prep Modular Campus Sitework (Measure J – 5 bids)	\$888,000
September 3, 2008 (G.17)	Award of Contract to Mobile Modular Management Corp., Pinole Middle School Temporary Modularity (Measure J – Piggyback contract)	\$114,757
September 3, 2008 (G.18)	Award of Contract to Fitness Concept, DeAnza High School Fitness Equipment (Measure J – 1 bid)	\$168,878
September 3, 2008 (G.19)	Citizens' Bond Oversight Committee: Appointment of City of Pinole Mayor Peter Murray as alternate to Maureen Toms, City of Pinole.	
September 17, 2008	Joint Meeting: Board of Education and Citizens' Bond Oversight Committee	
September 17, 2008 (G.14)	Ratification and Approval of Engineering Services contracts (4 contracts)	\$172,828
September 17, 2008 (G.15)	Ratification and Approval of Negotiated Change Orders (5 projects)	\$30,009
September 17, 2008 (G.18)	Award of Contract, Leadership Public Schools Temporary Campus Sitework (Gompers) (Measure J – 2 bids) Tabled due to bid protest	
September 17, 2008 (G.19)	Award of Contract to Bay Cities Paving, Ford Temporary Campus Modularity (Measure J – 7 bids)	\$914,000
October 1, 2008 (F.1)	Facilities Planning and Construction Status Reports	
October 1, 2008 (G.10)	Ratification and Approval of Engineering Services contracts (4 contracts)	\$321,994
October 1, 2008 (G.11)	Ratification and Approval of Negotiated Change Orders (6 projects)	\$342,078

DATE	ACTION	AMOUNT
October 1, 2008 (G.12)	Ratification of Previously Awarded Contracts: Kel Tec, Pinole Valley High School Restroom Access Compliance	\$158,750 (7/30/08)
	Bay Cities Paving and Grading, King Demolition, Sitework and Temporary Playground	\$461,000 (7/30/08)
	Galeridge Construction, Pinole Valley High School Parking Lot Paving	\$151,827 (7/30/08)
	Ionian Construction, Kennedy High School Exterior painting	\$253,000 (8/20/08)
	Bay Cities Paving and Grading, Richmond College Prep Modular Campus Sitework	\$888,000 (9/3/08)
October 1, 2008 (G.14)	Citizens' Bond Oversight Committee: Appointment of Steven Bates, Parent/Guardian and PTA, recommended by the Superintendent	
October 15, 2008 (G.14)	Ratification and Approval of Engineering Services Contracts (3 contracts)	\$272,719
October 15, 2008 (G.15)	Ratification and Approval of Negotiated Change Orders (4 projects)	\$200,775
October 15, 2008 (G.16)	Ratification of Previously Awarded Contract to Bay Cities Paving and Grading, Leadership Public Schools Temporary Campus	\$1,616,000 (9/17/08)
November 5, 2008 (F.1)	Facilities Planning and Construction Status Reports	
November 5, 2008 (G.9)	Ratification and Approval of Engineering Services contracts (3 contracts)	\$42,612
November 5, 2008 (G.10)	Ratification and Approval of Negotiated Change Orders (3 projects)	\$60,736
November 19, 2008 (C.3)	Citizens' Bond Oversight Committee Report	
November 19, 2008 (G.6)	Ratification and Approval of Engineering Services contracts (6 contracts)	\$335,145
November 19, 2008 (G.7)	Ratification and Approval of Negotiated Change Orders (4 projects)	\$180,315
November 19, 2008 (G.10)	Approval of Lease/Purchase Agreement for 500 workstations, Dell Technology, El Cerrito High School (Bond funds)	
November 19, 2008 (G.13)	Local Hiring and Local Business Participation Goals in Measure J projects	
December 10, 2008 (E.1)	Adopt Resolution 45-0809: CEQA Final EIR for the Construction and Renovation of Castro Elementary to replace Portola Middle School (Measure J)	
December 10, 2008 (E.5)	Adopt Resolution 48-0809: Increase Level II Developer fees from \$3.48 per square foot to \$4.44 per square foot	
December 10, 2008 (G.5)	Notices of Completion: Cameron Re-Roof Project; DeAnza High Track and Field; Pinole Valley High Sitework; Pinole Valley High Parking lot Paving; Lupine Hills, Harding and Tara Hills Roof Repair projects	
December 10, 2008 (G.10)	Ratification and Approval of Engineering Services contracts (12 contracts)	\$350,077
December 10, 2008 (G.11)	Ratification and Approval of Negotiated Change Orders (7 projects)	\$446,044

DATE	ACTION	AMOUNT
December 10, 2008 (G.12)	Award of Contract to Trinet Construction, Dover Sitework Phase II Construction (Measure J – 7 bids)	\$77,000
December 10, 2008 (G.13)	Student Shuttle Bus Service for Ford Elementary Temporary Campus (Measure J)	\$41,600
December 10, 2008 (G.16)	Citizens' Bond Oversight Committee: appointment of Paul Gilbert-Snyder, City of El Cerrito Primary Representative	
January 7, 2009 (C.6)	Report on Seismic and Geotechnical Studies for District sites: Portola Middle; Adams Middle; Riverside Elementary; Washington Elementary; Pinole Valley High School	
January 7, 2009 (F.1)	Facilities Planning and Construction Status Reports	
January 7, 2009 (G.11)	Ratification and Approval of Engineering Services contracts (6 contracts)	\$105,009
January 7, 2009 (G.12)	Ratification and Approval of Negotiated Change Orders (3 projects)	\$557,802
January 21, 2009 (C.3)	Citizens' Bond Oversight Committee Report	
January 21, 2009 (E.2)	Charter Facilities Assignments – Proposition 39 Draft Preliminary Offer to Manzanita Charter School	
January 21, 2009 (E.3)	Charter Facilities Assignments – Proposition 39 Draft Preliminary Offer to Richmond College Preparatory K-5 Charter School (RCP)	
January 21, 2009 (E.4)	Charter Facilities Assignments – Proposition 39 Draft Preliminary Offer to Leadership Public Schools, Inc. (LPS)	
January 21, 2009 (E.6)	Temporary Relocation for Portola Middle School and Adams Middle School (Measure J)	
January 21, 2009 (G.5)	Notices of Completion: Transition Learning Center Drainage and Paving; Pinole Valley High Restroom Renovations; Richmond High Building Renovations Phase II; Hercules Middle/High Field Alterations; Pinole Middle New Classroom Building and Gym	
January 21, 2009 (G.8)	Ratification and Approval of Engineering Services contracts (5 contracts)	\$179,003
January 21, 2009 (G.9)	Ratification and Approval of Negotiated Change Orders (11 projects)	\$527,113
January 21, 2009 (G.10)	Award of Contract to Bay Cities Paving and Grading, Ford Elementary Demolition, Sitework and Grading (Measure J – 9 bids)	\$697,000
February 4, 2009 (C.9)	Ratification and approval of Engineering Service Contracts. (2 contracts)	\$28,500
February 4, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (4 Contracts)	\$220,978
February 4, 2009 (C.12)	Award of Contract for the Construction of Transition Learning Center (TLC) access Ramps replacement Project. (ERP Funded Project)	\$33,000
February 4, 2009 (C.13)	Award of Contract for Testing and Inspection Services for Measure J Schools; Ford, Dover, and King. (Measure J Funds)	\$181,956
February 4, 2009 (C.14)	De Anza Fieldhouse Anti-Graffiti Coating Project Award of Contract. (Measure J Funds). Tabled	
February 4, 2009 (C.21)	Citizens' Bond Oversight Committee Member Appointment. Confirm appointment of Cheryl Sudduth as the Superintendent's appointee to the CBOC representing Parent/Guardian of a student.	
February 4, 2009 (F.1)	Charter School Preliminary Offer to Leadership Public Schools.	
February 4, 2009 (F.2)	Public Hearing Regarding Request for Bond Waiver.	

DATE	ACTION	AMOUNT
February 4, 2009 (F.3)	Resolution No. 59-0809 Requesting the State Board of Education to waive West Contra Costa Unified School District Measure J Bonding Limit.	
February 11, 2009 (B.2)	Approve the temporary relocation of Portola Middle School prior to completion of the new permanent campus and approve the Portola lower pad option for the temporary campus site. (Estimates: \$3.7 million for construction of new campus and \$300,000 for relocation and closure costs.)	\$4,000,000
March 4, 2009 (C.9)	Ratification and approval of Engineering Service Contracts. (3 contracts)	\$214,330
March 4, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (12 Contracts)	\$1,339,753
March 4, 2009 (C.11)	King Elementary School New Campus Construction Project Award of Contract. Recommend award of contract to the lowest responsive, responsible bidder: West Bay Builders (\$15,595,000.00). (Measure J Bond)	\$15,595,000
March 18, 2009 (C.10)	Ratification and approval of Engineering Service Contracts (3 contracts)	\$788,235
March 18, 2009 (C.11)	Ratification and approval of Negotiated Change Orders (5 contracts)	\$335,264
March 18, 2009 (C.12)	Ratification Previously awarded contracts. (3 Contracts). - Trinet Construction, Dover Elementary School Site Work Phase II. Contract Award: \$77,000.- Bay cities Paving & Grading; Ford elementary School Demo, Site Work, and Grading. Contract Award: \$697,000- Streamline Builders; Transition Learning Center (TLC) Access Ramps Replacement Project. Contract Award: \$33,000	\$807,000
March 18, 2009 (C.13)	Award Portola Middle School at the Castro Site Preliminary Architectural Services Contract to HY Architects. (Measure J Bond)	\$162,700
March 18, 2009 (C.14)	Award Contract for Transition Learning Center (TLC) Fence and Gates Project to the lowest responsive, responsible bidder in consideration of timing to expedite the project. This award will be brought back to the Board for ratification at a future meeting. (Emergency Repair Program (ERP) Funds) (Ratified April 1, 2009)	\$61,121
March 18, 2009 (C.15)	Award Contract for Montalvin Manor Elementary School Trash Enclosure Project to the lowest responsive, responsible bidder in consideration of timing to expedite the project. This award will be brought back to the Board for ratification at a future meeting. (Capital Facilities Funds)	\$28,647
March 18, 2009 (F.1)	Charter Facilities Assignments - Proposition 39 Final Offer to Leadership Public Schools Richmond Charter School.	
March 18, 2009 (F.2)	Charter Facilities Assignments - Proposition 39 Final Offer to Manzanita Charter School.	
March 18, 2009 (F.3)	Charter Facilities Assignments - Proposition 39 Final Offer to Richmond College Preparatory K-5 Charter School (Richmond College Prep)	
April 1, 2009 (C.6)	Notice of Completions: <ul style="list-style-type: none"> - Bid M05035 Downer Elementary New Campus (West Bay Builders) - Bid D06048 El Cerrito High Main Campus (Lathrop Construction) - Bid J068134 Ford Transitional Housing at Downer Elementary (Bay Cities Paving) - Bid J068107 De Anza HS New Field House (Bollo Construction) - Bid J068108 Richmond College Prep Portables (Mobile Modular) - Bid J068129 Richmond College Prep PH 1 Campus (Bay Cities Paving and Grading),- Bid J068130 Leadership Temporary Campus 	
April 1, 2009 (C.9)	Ratification and approval of Engineering Service Contracts. (5 contracts)	\$82,320

DATE	ACTION	AMOUNT
April 1, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (6 Contracts)	\$467,869
April 1, 2009 (C.11)	Award Contract for Transition Learning Center (TLC) Fence and Gates Project to the lowest responsive, responsible bidder, Chain Link Fence Co.; \$61,121. Bids were opened March 17, 2009 with 6 bidders. (Emergency Repair Program (ERP) Funds) (Ratified April 1, 2009)	\$61,121
April 1, 2009 (C.13)	Citizens' Bond Oversight Committee Appointments, City of Pinole Candidates. Recommend approval of the appointment of Peter Murray as the delegate to the CBOC and Roy Swearingen as the next alternate delegate to the CBOC.	
April 1, 2009 (C.14)	Citizens' Bond Oversight Committee Appointments. The following appointment has been made to the CBOC: Mr. Robert Studdiford, representing Board Member Charles Ramsey. Recommend approval of this appointment.	
April 1, 2009 (C.15)	Citizens' Bond Oversight Committee Appointments. The City of Hercules position on the District's Citizens Bond Oversight Committee has been held for the past two years by Charleen Raines. The City Council reappointed Charleen Raines to an additional two-year term at it's meeting of September 23, 2008. Confirm the appointment of Charleen Raines as the City of Hercules member to the CBOC.	
April 1, 2009 (F.2)	Presentation of the Measure M, Measure D and Measure J 2007-08 Fiscal Audit by Perry Smith, LLP. Recommend acceptance of the audit report.	
April 1, 2009 (F.3)	Annual Performance Audit of District Bond Program. Recommend acceptance of the audit report.	
April 1, 2009 (G.1)	Status Reports - Facilities Planning and Construction.-Engineering Officer's Report-Verbal Presentation-.Construction Status Reports- Current Construction Projects.	
April 22, 2009 (C.7)	Notice of Completions: Bid J068111 Dover Demolition and Site Work (Evans Brothers), - Bid J068112 King Demolition, Site Work and Temporary Playground (Bay Cities Paving and Grading), - Bid E068142 Pinole Valley HS Exterior Lighting (ERA Construction)	
April 22, 2009 (C13)	Ratification and approval of Engineering Service Contracts.	\$264,950
April 22, 2009 (C.14)	Ratification and approval of Negotiated Change Orders.	\$70,627
April 22, 2009 (C.15)	Award Contract for Montalvin Manor Elementary School Trash Enclosure Project to the lowest responsive, responsible bidder, Rosas Brothers; \$28,647. Bids were opened on March 12, 2009 with 11 bidders. (Capital Facilities Funds)	\$28,647
April 22, 2009 (C.16)	Pinole Middle School Building A Demolition Project Award of Contract. Recommend award of contract to the lowest responsive, responsible bidder: Demo Masters at \$835,000. Bids were opened on April 10, 2009 with 6 bidders. (Measure J Bond)	\$835,000
April 22, 2009 (C.17)	Dover Elementary School New Campus Construction Project Award of Contract. Recommend award of contract to the lowest responsive, responsible bidder: Zovich & Sons at \$21,475,000. Bids were opened on April 14, 2009 with 9 bidders. (Measure J Bond). (This item was tabled due to a bid protest.)	
April 22, 2009 (C.18)	Citizens' Bond Oversight Committee Appointments: On April 14, 2009, the City of Hercules City Council approved the appointments of Joe Eddy McDonald and Donald Kuehne (alternate) to the District's CBOC. Recommend approval of the appointment of delegate and alternate delegate to the CBOC.	

DATE	ACTION	AMOUNT
May 6, 2009 (C.6)	Ratification and approval of Engineering Service Contracts. (2 contracts)	\$404,120
May 6, 2009 (C.7)	Ratification and approval of Change Orders and Claim Avoidance Procedures. (8 Contracts)	\$201,198
May 6, 2009 (C.8)	Award Contract for Coronado Elementary School Portables Replacement Project (2 portables) for purchase, transportation and installation of buildings at the site to Mobile Modular Management Corp., \$117,321. This award is a "piggyback" to the Franklin McKinley Middle School District contract with Mobile Modular Management Corporation. (Emergency Repair Program (ERP) Funds)	\$117,321
May 6, 2009 (C.9)	Dover Elementary School New Campus Construction Project Award of Contract. The district declared the apparent low bidder, Zovich & Sons "non-responsive" after receiving a protest and conducting legal review of bid documents. Recommend award of contract to the lowest responsive, responsible bidder: Alten Construction at \$21,491,000. (Measure J Bond)	\$21,491,000
May 6, 2009 (C.10)	Authorize staff to issue Notice of Award for Pinole Valley High School Windows Replacement Project for the removal and replacement of 17 windows to the lowest responsive, responsible bidder in consideration of timing to expedite the project. This item was tabled. (Emergency Repair Program (ERP) Funds)	
May 6, 2009 (C.11)	Citizens' Bond Oversight Committee Appointments: The following appointments have been made to the CBOC: Mr. Anton Jungherr, representing Board President Audrey Miles and Gigi Guizado de Nathan, appointed by Contra Costa County Supervisor John Goia. Recommend approval of the appointment of these delegates to the CBOC.	
May 6, 2009 (C.11)	Citizens' Bond Oversight Committee Appointments: The Community Advisory Committee for Special Education (CAC) recently appointed Jeanette Lambert to serve on the Citizens' Bond Oversight Committee. Recommend approval of the appointment of the delegate to the CBOC.	
May 6, 2009 (G.2)	Status Reports - Facilities Planning and Construction.- Engineering Officer's Report - Verbal Presentation.- Construction Status Reports - Current Construction Projects.	
May 20, 2009 (C.9)	Ratification and approval of Engineering Service Contracts. (6 contracts)	\$368,718
May 20, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (2 Contracts)	\$40,877
May 20, 2009 (C.11)	Award Contract for Coronado Elementary School Portables Utility Installation Contract to the lowest responsive, responsible bidder, WR Forde., \$81,200. Bids were opened with 7 bidders. (Emergency Repair Program (ERP) Funds)	\$81,200
May 20, 2009 (C.12)	Resolution No. 90-0809, Governing Board of the West Contra Costa Unified School District to become subject to the Uniform Public Construction Cost Accounting Act (UPCCAA or the "Act").	
June 3, 2009 (C.8)	Ratification and approval of Engineering Service Contracts. (3 contracts)	\$110,730

DATE	ACTION	AMOUNT
June 3, 2009 (C.9)	Ratification and approval of Negotiated Change Orders. (3 Contracts)	\$79,101
June 3, 2009 (C.10)	Award Contract for School Consolidation Modulares to Mobile Modular Management Corp., \$248,496. Portables will be provided to Chavez, Coronado and Wilson ES to meet additional classroom needs resulting from the consolidation of three schools being closed this year. This award is a "piggyback" to the Franklin McKinley Middle School District contract with Mobile Modular Management Corporation. (Special Reserve for Capital Outlay, Fund 40 Funds)	\$248,496
June 3, 2009 (C.11)	De Anza High School Fitness Center Modulares Sitework & Utilities Project Award of Contract. Recommend award of contract to the lowest responsive, responsible bidder: Bay Cities Paving and Grading at \$188,278.00. (Measure J Bond)	\$188,278
June 3, 2009 (C.12)	De Anza High School Fitness Center Equipment Award of Contract. Recommend award of contract for fitness equipment to the lowest responsive, responsible bidder: Gym Doctors at \$148,428.10. (Measure J Bond)	\$148,428
June 3, 2009 (F.1)	Master Plan for the Renovation of Coronado Elementary School. Recommend authorizing staff to engage consultants and the school's Site Committee to begin the master planning process for the renovation/modernization of the school under the Measure J Bond Program.	
June 3, 2009 (F.3)	Presentation of the Measure M, Measure D and Measure J 2007-08 Fiscal Audit by Perry Smith, LLP. Recommend acceptance of the audit report.	
June 3, 2009 (F.6)	Preliminary Planning for Demolition of Gompers High School and Adams Middle School. (Measure J Bond)	
June 3, 2009 (G.2)	Status Reports - Facilities Planning and Construction. Engineering Officer's Report - Verbal Presentation. Construction Status Reports - Current Construction Projects.	
June 6, 2009	Governance Workshop	
June 24, 2009 (C.9)	Ratification and approval of Engineering Service Contracts.	\$229,875
June 24, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (6 Contracts)	\$106,888
June 24, 2009 (C.11)	Approval of Architect Selection and Award of Contract for Coronado Elementary School Programming and Master Planning. (WLC Architects)	\$185,000
June 24, 2009 (C.12)	Award Contract for Coronado Elementary School Fence & Gates Replacement Project to the lowest responsive, responsible bidder, Chain Link Fence; \$14,728. Bids were opened on May 27, 2009 with 4 bidders. (Emergency Repair Program (ERP) Funds)	\$14,728
June 24, 2009 (C.13)	Award Contract for Coronado Elementary School Interior Windows, Abatement and Trim Replacement Project to the lowest responsive, responsible bidder, Pinguelo Construction; \$500,907. Bids were opened on June 10, 2009 with 4 bidders. (Emergency Repair Program (ERP) Funds)	\$500,907

DATE	ACTION	AMOUNT
June 24, 2009 (C.14)	Award Contract for Crespi Fire Reconstruction Management Services to SGI. The firm will provide PM/CM services for the reconstruction of the administration building at Juan Crespi Middle School. Funded from Fire Insurance Proceeds.	
June 24, 2009 (C.15)	Approval of Verde Elementary School Playground Renovations Project Award of Contract to the lowest responsive, responsible bidder, Bay Cities Paving and Grading; \$726,000; for the installation of fences, gates, parking area, lighting, drainage, asphalt repair, play structure upgrades, game lines and striping. Bids were opened on June 2, 2009 with 7 bidders. (Measure J Bond)	\$726,000
June 24, 2009 (C.16)	Approval of Award of Contract for the School Consolidation Moving Services to the lowest responsive, responsible bidder, Moving Solutions; \$1,168/day for crew and truck, Not To Exceed \$50,000. Proposals were received on June 9, 2009 from 7 moving companies. Funded from Special Reserve for Capital Outlay Fund	\$50,000
June 24, 2009 (D.2)	Measure J Bond Sale Update. Dave Olson of Kelling, Northcross and Nobriga, Inc. (KNN Inc.) reports.	
June 24, 2009 (G.2)	Status Reports - Facilities Planning and Construction. Engineering Officer's Report. Verbal Presentation- Construction Status Reports - Current Construction Projects	
	-----Subsequent Period Items-----	
July 8, 2009 (C.6)	Notice of Completion Bid D06081, El Cerrito High School Administration/ Theater Building	
July 8, 2009 (C.8)	Ratification and Approval of Engineering Services Contracts.	\$236,672
July 8, 2009 (C.9)	Ratification and Approval of Negotiated Change Orders.	\$40,607.20
July 8, 2009 (C.10)	Approval of Award of Contract for the Chavez Elementary School Waterproofing & Windows Repair Project to the lowest responsive, responsible bidder, Streamline Builders; \$258,000. Only one bid was received on June 23, 2009. Funded from the Capital Facilities Fund.	\$258,000
July 8, 2009 (C.11)	Approval of Award of Contract for the Coronado Elementary School Plumbing and Countertops Project to the lowest responsive, responsible bidder, ERA Construction; \$22,800. Two bids were received on June 25, 2009. Funded from the Emergency Repair Program (ERP).	\$22,800
July 8, 2009 (C.12)	Approval of Award of Contract for the Coronado Elementary School Ceiling Tiles Replacement Project to the lowest responsive, responsible bidder, Streamline Builders; \$55,000. Three bids were received on June 16, 2009. Funded from the Emergency Repair Program (ERP).	\$55,000
July 8, 2009 (C.13)	Approval of Award of Contract for the Kennedy High School Fire Alarm Project to the lowest responsive, responsible bidder, NEMA Construction; \$675,000. Five bids were received on June 30, 2009. Funded from the Measure J Bond.	\$675,000
July 8, 2009 (C.14)	Approval of Award of Contract for the Multi-Site Painting Project to the lowest responsive, responsible bidder, Color Chart; \$49,220. Five bids were received on June 16, 2009. Funded from the Measure J Bond.	\$49,220

DATE	ACTION	AMOUNT
July 8, 2009 (C.15)	Approval of Award of Contract for the Pinole Middle School Temporary Housing Lunch Shelter Project to USA Shade & Fabric Structure under the terms and conditions of the San Joaquin County Office of Education “piggyback” contract dated October 23, 2007; \$88,697.42. Funded from the Measure J Bond.	\$88,697.42
July 8, 2009 (C.16)	Approval of Award of Contract for the Multi-Site Play Structures & Surfaces Project to the lowest responsive, responsible bidder, when bids are received on July 2, 2009. Funded from the MRAD.	
July 8, 2009 (F.3)	Adoption of Resolution No. 15-0910 authorizing the issuance of not to exceed \$160,000,000 of the District’s general obligation bonds, and requesting the Contra Costa Board of Supervisors to issue the bonds on behalf of the District. Bonds will be sold by negotiated sale to Piper Jaffray & Co., as senior managing underwriter, and Siebert Brandford Shank & co., LLC and Stone & Youngberg, as co-managers. The sale is scheduled for August 11, 2009 with funds becoming available by August 25, 2009. Measure “J” Series “C” Bond Issuance.	\$160,000,000
July 8, 2009 (F.6)	Approval of Award of Contract for the Fairmont Elementary School Consolidation Utilities & Sitework Project to the lowest responsive, responsible bidder, when bids are received on July 7, 2009. Funded from the Special Reserve for Capital Outlay Fund 40.	
July 8, 2009 (G.1)	Status Reports - Facilities Planning and Construction. Engineering Officer's Report - Verbal Presentation Construction Status Reports - Current Construction Projects	
July 29, 2009 (C.7)	Notices of Completion. Bid E068154, TLC Portable Ramps Replacement Bid E068155 TLC Fencing & Gate Replacement Project Bid E068147 Pinole Valley HS Communication system Replacement	
July 29, 2009 (C.11)	Ratification and Approval of Engineering Services Contracts.	\$409,800
July 29, 2009 (C.12)	Ratification and Approval of Negotiated Change Orders.	\$5,449.49
July 29, 2009 (C.13)	Adoption of Resolution No. 19-0910 in support of Office of Public School construction Applications for Modernization, New Construction and Overcrowding Relief Grants at District Board Program Sites. Approval of this resolution will support OPSC applications which will provide state funding to the District’s bond program.	
July 29, 2009 (C.14)	Approval to reject all bids for the Kennedy High School Fire Alarm Project due to protests from the second low bidder, Del Monte Electric (\$692,500), against the apparent low bidder, NEMA Construction; \$675,000. Six bids were received on June 30, 2009.	
July 29, 2009 (C.15)	Acceptance of bid alternate for Contract for the Coronado Elementary School Fence and Gates Emergency Repair Project previously awarded to Chain Link Fence & Supply, Inc.; \$11,213. Funded from Emergency Repair Program (ERP).	\$11,213
July 29, 2009 (C.16)	Approval of Award of Contract for the Crespi Junior High School Emergency Repair Program, Kitchen Repair Project to the lowest responsive, responsible bidder Michael G. McKim; \$41,334. Three contractors submitted bids on July 21, 2009. Funded from Emergency Repair Program (ERP).	\$41,334

DATE	ACTION	AMOUNT
July 29, 2009 (C.17)	Approval of Award of Contract for the Crespi Junior High School Emergency Repair Program, Paving Project to the lowest responsive, responsible bidder O.C. Jones.; \$279,300. Six contractors submitted bids on July 21, 2009. Funded from Emergency Repair Program (ERP).	\$279,300
July 29, 2009 (D.3)	Report on the Status of Measure J, Series “C” Bond Sales.	
July 29, 2009 (F.2)	Adoption of Resolution No. 21-0910 Authorizing the Issuance and Sale of up to \$80,000,000, a refunding of the district’s existing general obligation bonds. By issuing refunding bonds, the district can shift existing obligations coming due in the next several years to later in the repayment period, thereby creating additional capacity to pay interest on the Measure J, Series C Bonds. The Bonds will be sold by negotiated sale by Piper Jaffray & Co., as senior managing underwriter, and Siebert Brandford Shank & Co., LLC and Stone & Youngberg LLC, as co-managers.	\$80,000,000

¹ Several facilities items included in the list are not related to the bond program, but have been included to present a more complete picture of the District’s entire facilities program. Non-bond items should be considered to be information only, and are not a part of the bond performance audit.

The Board of Education approved a Facilities Master Plan on October 18, 2000, which was updated in a report dated June 26, 2006. Subsequently, the administration prepared a “2007 Facilities Master Plan,” which incorporated information from numerous sources to compile a facilities renovation and construction plan. That master plan, approved by the Board on January 17, 2007, identified the following revenues from Measures M, D, and J and other sources, as follows:

Revenue Sources – 2007 Facilities Master Plan

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 Fees	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		1,200,000		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 2007 master plan identified numerous unfunded future projects that would require additional revenues for the facilities program before work could proceed. The unfunded projects included 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.

On July 30, 2008, the Board approved an updated budget for Measures M, D and J with adjusted allocations and revenues. The July 30, 2008 approved revenue sources were as follows:

Revenue Sources – Board Approved, July 30, 2008

Revenue Source	M	D	J	Total
New Bonds	\$150,000,000	\$300,000,000	\$400,000,000	\$850,000,000
Interest Income	4,967,794	13,666,472	14,000,000	32,634,266
Developer Fees	24,900,038	2,885,528	10,500,000	38,285,566
State Funds/Interest	43,593,269	16,316,744	47,448,808	107,358,821
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		1,200,000		1,200,000
Charter			2,600,000	2,600,000
Totals	\$227,774,251	\$339,207,398	\$477,548,808	\$1,044,530,457
Bond Transfer (D)	99,182,437	(99,182,437)		0
Bond Transfer (J)		88,696,111	(88,696,111)	0
Totals	\$326,956,688	\$328,721,072	\$388,852,697	\$1,044,530,457

A comparison of the January 17, 2007 and July 30, 2008 budgets reveals the following adjustments to the revenue sources:

Board Approved Bond Budget M, D and J Revenue Source

Revenue Source	Board Approval January 17, 2007	Board Approval July 30, 2008	Change
New Bonds	\$850,000,000	\$850,000,000	
Interest Income	27,000,000	32,634,266	\$5,634,266
Developer Fees	38,285,566	38,285,566	
State Funds/Interest	122,576,319	107,358,821	(15,217,498)
E-Rate	3,301,804	3,301,804	
FEMA (Riverside)	1,000,000	1,000,000	
County (Verde)	900,000	900,000	
Joint Use	7,250,000	7,250,000	
Deferred Maintenance	1,200,000	1,200,000	
Charter		2,600,000	2,600,000
Totals	\$1,051,513,689	\$1,044,530,457	(\$6,983,232)

As indicated above, the identified revenue adjustments include an increase in interest income and charter school categories and a decrease in state funds.

On August 26, 2009, the Board approved an updated budget for Measures M, D and J with adjusted allocations and revenues. The August 26, 2009 approved revenue sources were as follows:

Revenue Sources – Board Approved, July 30, 2008

Revenue Source	M	D	J	Total
New Bonds	\$150,000,000	\$300,000,000	\$400,000,000	\$850,000,000
Interest Income	4,967,794	13,666,472	14,000,000	32,634,266
Developer Fees	24,900,038	2,885,528	10,500,000	38,285,566
State Funds/Interest	43,593,269	16,316,744	47,448,808	107,358,821
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		1,200,000		1,200,000
Charter				
Totals	\$227,774,251	\$339,207,398	\$474,948,808	\$1,041,930,457
Bond Transfer (D)	99,928,361	(99,928,361)		0
Bond Transfer (J)		90,119,952	(90,119,952)	0
Totals	\$327,702,612	\$329,398,989	\$384,828,855	\$1,041,930,457

A comparison of the July 30, 2008 and August 26, 2009 budgets reveals the following adjustments to the revenue sources:

Board Approved Bond Budget M, D and J Revenue Source

Revenue Source	Board Approval July 30, 2008	Projected Budget (Reported by Staff) August 26, 2009	Change
New Bonds	\$850,000,000	\$850,000,000	
Interest Income	32,634,266	32,634,266	
Developer Fees	38,285,566	38,285,566	
State Funds/Interest	107,358,821	107,358,821	
E-Rate	3,301,804	3,301,804	
FEMA (Riverside)	1,000,000	1,000,000	
County (Verde)	900,000	900,000	
Joint Use	7,250,000	7,250,000	
Deferred Maintenance	1,200,000	1,200,000	
Charter	2,600,000		(2,600,000)
Totals	\$1,044,530,457	\$1,041,930,457	(\$2,600,000)

As indicated above, the identified revenue adjustments reflect a loss of revenue for charter schools.

More recent cost estimates for Measures D and J from the Capital Assets Management Plan prepared by SGI are presented below.

Summary of Cost Estimates

Phase	Capital Projects Cost Estimates (August 22, 2007)	Capital Projects Cost Estimates (June 25, 2008)	Capital Projects Cost Estimates (January 28, 2009)	Capital Projects Cost Estimates (August 22, 2009)
D-1A	\$295,819,495	\$301,521,119	\$301,521,119	\$301,521,119
Other Secondary ¹	27,441,820	27,310,891	27,979,025	27,877,870
Subtotal	\$323,261,315	\$328,832,010	\$329,500,144	\$329,398,989
J-I	137,660,703	170,314,837	169,534,289	169,534,289
J-Secondary	200,300,000	175,962,570	176,364,145	176,647,270
Other ²	66,046,897	41,180,909	39,028,380	38,647,296
Subtotal	\$404,007,600	\$387,458,316	\$384,926,814	\$384,828,855

¹ D-2A and D-3 projects, e-rate projects, furniture and equipment, and program coordination.

² Charter schools, Gompers, furniture and equipment, e-rate projects, program coordination, and program contingency.

To provide direction to the program management team as well as future project architects, the Board considered various design and construction quality standards. At its meeting of May 15, 2002, the Board was presented with a number of options ranging in scope and cost, and the Board settled on a middle option, referred to as Option 1C. However, in practice, a strict standard was not adhered to during the design process, and the standard is now referred to by some as “Option 1C+.”

The District administration and the Board recognized that, as the facilities program transitioned from the initial planning phase to the construction phase, appropriate and adequate program management services would be needed. To address these needs, the Board authorized the creation of new District facilities 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 District’s construction costs including, but not limited to, the following:

- Establishment of Option 1C quality standards;
- Project labor agreements¹;
- Labor compliance law requirements;
- Inflation of construction costs in early 2000’s at a rate higher than projected;
- Passage of Proposition 39 (November 2000) and the 55 percent threshold for the passage of local bonds and resulting construction;
- Passage of Proposition 1A (November 1998), a \$9.2 billion State wide school facilities bond measure and resulting construction;
- Passage of Proposition 47 (November 2002), a \$13.05 billion State wide school facilities bond measure and resulting construction;

- Passage of Proposition 55 (March 2004), a \$10.0 billion State wide school facilities bond measure and resulting construction;
- Passage of Proposition 1D (November 2007), a \$7.3 billion State wide school facilities bond measure and resulting construction.
- Economic recession beginning in late 2007 which created the trend of declining construction costs starting in mid-2008 through the current period.

¹It can be argued that PLAs provide stability and help ensure quality and, therefore, are worth the cost. It may not be reasonable to assert, however, that such assurance (“insurance”) of stability and quality comes without any cost. Research conducted at the Beacon Hill Institute at Suffolk University titled “Project Labor Agreements and Financing Public School Construction in Massachusetts” concluded that PLAs in fact caused the project costs to increase. It must be kept in mind that each community has its unique needs and PLAs are a legal mechanism and within the authority and prerogative of the Board of Education. The Beacon Hill Institute might not have conducted the research in communities similar to West Contra Costa. Also, since most of the workforce in the greater Bay Area is union affiliated, the impact of the PLA on District projects may be less significant.

To demonstrate the impact of rising construction costs during the past few years on the District’s facilities program, the Class B Construction Cost Index is presented below:

Class B Construction Cost Index¹	Index Change	Percent Increase
January 2002 – January 2003	1.43-1.46	2.1
January 2003 – January 2004	1.46-1.51	3.4
January 2004 – January 2005	1.51-1.68	11.3
January 2005 – January 2006	1.68-1.74	3.6
January 2006 – January 2007	1.74-1.88	8.0
January 2007 – January 2008	1.88-1.94	3.2
January 2008 – January 2009	1.94-2.09	7.7

¹ Source: Office of Public School Construction website.

From the date that Measure D passed (March 5, 2002) to January 2009, the Class B Construction Cost Index increased from 1.43 to 2.09 – an increase of 46 percent. From the date that Measure J passed (November 8, 2005) to January 2009, the Class B Construction Cost Index increased from approximately 1.74 to 2.09 – an increase of 20 percent.

The District implemented a “Pre-qualification of General Contractors” process for Measure D and Measure J funded projects. At the Board meetings of June 28, 2006 and March 5, 2008, general contracting firms were pre-qualified through the General Contractor pre-qualification process for construction projects as follows:

General Contractor Pre-qualification Process		
	Measure D (June 28, 2006)	Measure J (March 5, 2008)
Firms Responding	23	25
Firms Prequalified	21	24

The District also conducted a pre-qualification 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 Pre-qualification Process (August 16, 2006)

Firms prequalified	22
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In addition to the above pre-qualification processes for general contractors and architects, the District more recently conducted the following pre-qualifications:

- Major Projects – Measure J March 5, 2009
- Small Projects – Measure J April 24, 2009
- Small Specialty Projects – Measure J August 2009

The “Notice to Prospective Bidders” for the above three pre-qualification processes was thorough, ensuring that firms were meeting the criteria.

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 Budget ³
El Cerrito High	1938	\$119,000,180	\$119,000,180	\$119,000,180
Helms Middle	1953	69,670,649	69,714,268	69,714,268
Pinole Middle	1966	47,148,666	52,806,672	52,806,672
Portola Middle	1950	60,000,000	60,000,000	60,000,000
Total		\$295,819,495	\$301,521,119	\$301,521,119

¹Budgets from Capital Assets Management Plan, August 22, 2007.

²Budgets from Capital Assets Management Plan, June 25, 2008.

³Budgets from Capital Assets Management Plan, August 26, 2009.

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

School	Year Built	Capital Projects Cost Estimates ¹	Capital Projects Cost Estimates ²	Capital Projects Cost Budget ³
Castro Elementary	1950	\$350,000	\$350,000	\$350,000
Dover Elementary	1958	30,439,500	38,733,539	38,733,539
Ford Elementary	1949	26,208,000	32,176,617	32,176,617
King Elementary	1943	26,500,001	33,891,479	33,801,479
Nystrom Elementary	1942	26,208,002	31,208,001	30,517,453
Ohlone Elementary	1965	27,955,200	33,955,200	33,955,200
Total		\$137,660,703	\$170,314,837	\$169,534,289

¹Budgets from Capital Assets Management Plan, August 22, 2007. A decision was made to defund the Castro Elementary School project. Due to the project being defunded, the \$350,000 cost estimate as of August 22, 2007, reflects “costs incurred to date.”

²Budgets from Capital Assets Management Plan, June 25, 2008.

³Budgets from Capital Assets Management Plan, August 26, 2009

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

School	Year Built	Capital Projects Cost Estimates ^{1/2}	Capital Projects Cost Estimates ³	Capital Projects Cost Budget ⁴
De Anza High	1955	\$161,600,000	\$160,100,000	\$160,100,000
Pinole Valley High	1968	25,000,000	1,000,000	1,124,17
Richmond High	1946	5,100,000	6,262,570	6,993,099
Kennedy High	1965	8,600,000	8,600,000	8,430,000
Total		\$200,300,000	\$175,962,570	\$176,647,270

¹ Budgets from Capital Assets Management Plan, August 22, 2007.

² According to the Board-adopted “2007 Facilities Master Plan,” the following explanations were presented for Measure J Secondary School 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, only partial renovations will be done at Richmond and Kennedy high schools, including restroom modernization, security projects, building upgrades, parking improvements, track and field, and stadium building.

³ Budget from Capital Assets Management Plan, June 25, 2008. The Pinole Valley High School project budget was reduced by the Board.

⁴ Budget from Capital Assets Management Plan, August 26, 2009.

EXPENDITURE REPORTS FOR MEASURES D AND J

MEASURE D

The budget and expenditure totals contained in the table below were extracted from the Capital Assets Management Plan Report (CAMP), Number 43, dated August 26, 2009.

Measure D Bond Issuance and Expensed Amounts As Of August 26, 2009

Total bond authorization	\$300,000,000
Total bond issues as of August 26, 2009 (Series A, B, C and D)	\$300,000,000
Expensed per CAMP dated, August, 2009	\$236,917,582

Middle School/High School Major Renovation and New Schools, Phase 1A

School	Site No.	Project Description	Project Budget	Expensed to Date
Helms Middle	210	New School	\$69,714,268	\$54,898,084
Pinole Middle	212	Renovation and New Construction	52,806,672	35,635,444
Portola Middle	214	New School	60,000,000	3,810,534
El Cerrito High	354	New School	119,000,180	115,744,773
Totals			\$301,521,120	\$210,088,835

Additional Bond Funded Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Kennedy High	360	Track and Field	\$3,167,748	\$3,165,549
Pinole Valley High	362	Track and Field	1,667,193	1,642,806
Richmond High	364	Track and Field	4,207,616	4,193,818
Totals			\$9,042,557	\$9,002,174

Site Survey Projects, Phase 2A-3

School	Site No.	Project Description	Project Budget	Expensed to Date
Transitions LC	131	Site Survey	\$118,020	\$118,020
Vista Hill	163	Site Survey	0	0
Harbour Way	191	Site Survey	121,639	121,639
Adams Middle	202	Site Survey	487,199	487,018
Crespi Middle	206	Site Survey	399,139	399,139
Hercules Middle	211	Site Survey	74,527	74,527
Gompers High	358	Site Survey	549,876	517,378
Kennedy High	360	Site Survey	660,518	660,518
Pinole Valley High	362	Site Survey	703,106	702,071
Richmond High	364	Site Survey	641,600	647,430
Vista High	373	Site Survey	35,789	35,789
North Campus	374	Site Survey	125,032	125,032
Hercules High	376	Site Survey	426,346	426,346
Delta	391	Site Survey	152,564	152,564
Kappa	393	Site Survey	109,809	109,809
Omega	395	Site Survey	118,638	118,638
Sigma	396	Site Survey	110,728	110,728
Totals			\$4,834,530	\$4,806,646

Network/Telecom Technology E-Rate Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Adams Middle	202	E-Rate	\$203,064	\$203,064
Crespi Middle	206	E-Rate	47,106	47,106
DeJean Middle	208	E-Rate	226,880	214,532
Helms Middle	210	E-Rate	240,987	240,986
Hercules Middle	211	E-Rate	6,623	6,623
Pinole Middle	212	E-Rate	47,537	47,537
Portola Middle	214	E-Rate	151,809	151,795
DeAnza High	352	E-Rate	124,320	124,320
El Cerrito High	354	E-Rate	141,208	141,208
Gompers	358	E-Rate	183,109	182,918
Kennedy High	360	E-Rate	546,988	546,974
Pinole Valley High	362	E-Rate	59,855	59,855
Richmond High	364	E-Rate	235,826	235,967
North Campus	374	E-Rate	76,630	76,630
Hercules High	376	E-Rate	3,028	3,028
Progam		E-Rate	52,877	52,878
Totals			\$2,347,847	\$2,335,421

Furniture and Equipment

School	Site No.	Project Description	Project Budget	Expensed to Date
Helms Middle	210	Furniture and Equipment	\$536,393	\$0
Pinole Middle	212	Furniture and Equipment	637,430	553,690
Portola Middle	214	Furniture and Equipment	547,586	64,562
El Cerrito High	354	Furniture and Equipment	1,528,592	1,663,321
Totals			\$3,250,001	\$2,281,573

Program Coordination and Contingency

School	Site No.	Project Description	Project Budget	Expensed to Date
Central Account	615		\$8,402,934	\$8,402,934
Program Totals			\$329,398,990	\$236,917,582

MEASURE J

The budget and expenditure totals contained in the table below were extracted from the Capital Assets Management Plan Report (CAMP), Number 43, dated August 26, 2009.

Measure J Bond Issuance and Expensed as of August 26, 2009

Total bond authorization	\$400,000,000
Total bond issues to date	\$190,000,000
Expensed per CAMP dated August 26, 2009	\$58,601,003

Elementary Schools

School	Site No.	Project Description	Project Budget ¹	Expensed to Date ¹
Castro	109	Site Survey	\$350,000	\$294,520
Dover	115	New School	38,733,539	3,830,581
Ford	124	New School	32,176,617	5,080,985
King	132	New School	33,801,479	3,848,037
Nystrom	144	Modernization and New Building	30,517,453	2,955,863
Ohlone	146	New School	33,955,200	1,286,197
Totals			\$169,534,289	\$17,296,183

¹ Totals do not match due to rounding.

Major Renovation and New Schools, Phase 1B

School	Site No.	Project Description	Project Budget	Expensed to Date
DeAnza High	352	New School	\$160,100,000	\$22,384,813
Kennedy High	360	Renovation	8,430,000	1,816,419
Pinole Valley High	362	Renovation	1,124,171	1,071,264
Richmond High	364	Renovation	6,993,099	4,711,057
Totals			\$176,647,270	\$29,983,553

Additional Bond Funded Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Richmond College Prep (Charter)	512	Modular-Permanent Campus	\$2,482,495	\$2,139,961
Leadership Public Schools (Charter at Nystrom)	544	Modular-Temporary Campus	3,499,277	2,493,908
Totals			\$5,981,772	\$4,633,869

Network Telecom Technology Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Totals all sites		Network-Technology Equipment	\$7,800,000	\$3,227,598

Furniture and Equipment

School	Site No.	Project Description	Project Budget	Expensed to Date
Dover Elementary		Furniture and Equipment	\$800,000	\$1,708
Ford Elementary	124	Furniture and Equipment	750,000	19,559
King Elementary		Furniture and Equipment	\$700,000	\$0
Nystrom Elementary	144	Furniture and Equipment	700,000	67,313
Ohlone Elementary		Furniture and Equipment	700,000	0
DeAnza High	352	Furniture and Equipment	1,262,180	10,420
Kennedy High	360	Furniture and Equipment	200,000	113,637
Pinole Valley High	362	Furniture and Equipment	30,000	20,139
Richmond High	364	Furniture and Equipment	675,000	11,211
Richmond College Prep	512	Furniture and Equipment	0	0
Leadership Public Schools Program	544 606/615	Furniture and Equipment	0 2,682,820	0 1,436,401
Totals			\$8,500,000	\$1,680,388

Program Coordination

School	Site No.	Project Description	Project Budget	Expensed to Date
Central Account	615		\$8,541,819	\$1,779,410

Program Contingency

School	Site No.	Project Description	Project Budget	Expensed to Date
Totals all Projects	615		\$7,823,704	\$0

Program Totals			\$384,828,855	\$58,601,003
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STATE SCHOOL FACILITIES PROGRAM

The District has filed facilities applications under the following programs:

50	-	New Construction
52	-	Joint Use
57	-	Modernization
58	-	Facility Hardship

As of June 30, 2009, the District received state grant amounts summarized in the table below. These amounts include \$3,781,072 for Helms Middle School released on November 4, 2008, \$4,834,933 for Downer Elementary School released on December 3, 2008 and \$10,985,587 for El Cerrito released on May 11, 2009. 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 Facilities Funding			
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
Modernization	57/027 ⁵	4,834,933	3,223,289
Modernization	57/029 ⁶	3,781,072	2,520,715
Modernization	57/030 ⁷	10,985,587	7,524,515
Facility Hardship	58/001 ⁸	654,579	0
Joint Use	52/001 ⁹	1,500,000	1,500,000
Totals		\$60,687,459	\$45,342,425

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 percent State Funding (60/40) and 40 percent 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 The Downer Elementary School modernization project is a 60/40 match with Measure D bonds.

⁶ The Helms Middle School modernization project is a 60/40 match with Measure D bonds.

⁷ The El Cerrito High School modernization project is a 60/40 match with Measure D bonds.

⁸ This was a 100 percent State-funded project (facility hardship grant program) for work at Lincoln Elementary School to correct structural problems.

⁹ This is a joint-use project at Pinole Middle School.

To date, the District has received a total of \$60,687,459 through various State facilities funding programs.

Projected State Grant Amounts

In addition to the receipt of \$60,687,459 from the State as of June 30, 2009, the District anticipates the receipt of an additional \$56,845,909 in State funds, assuming that all planned projects are completed as scheduled from projected total revenue sources. The additional State funding includes the following categories:

Anticipated State Funding

Schools/Categories	State Grant Amount
Kennedy High School	\$5,147,407
Richmond High School	4,000,000
Pinole Middle School	3,179,932
Portola Middle School(at Castro)	1,514,268
Portola Middle School(Reconstruction Hardship)	12,000,000
Dover Elementary School ¹	3,758,166
Ford Elementary School	3,582,684
King Elementary School	2,635,560
Subtotal	\$35,818,017
Additional State Funding	21,027,892
DeAnza High School	
Nystrom Elementary School	
Ohlone Elementary School	
Joint-Use Projects	
State Grant Inflationary Adjustments	
State Grants Interest Earnings	
Total	\$56,845,909

¹ OPSC/SAB, in a report dated July 31, 2009, set the state grant amounts to be received as shown.

The actual State grant amounts to be received will be determined when the District files the necessary paperwork to OPSC/SAB and SAB approvals are obtained.

STATE NEW CONSTRUCTION STATUS

During the annual performance audit period ending June 30, 2008, new construction eligibility was established based on California Basic Educational Data System (CBEDS) data through 2007-08 for four high school attendance areas, with subsequent certified eligibility for 124 students in grades 9-12, 246 non-severe needs special education students, and 75 severe needs special education students.

The District utilized new construction eligibility in the El Cerrito High School attendance area to file an application to construct severely-handicapped facilities. That application was approved by the SAB on June 24, 2009, and was placed on the “unfunded” list. It is anticipated that the state grant amount of \$561,000 will be received in the 2009-10 fiscal year.

New construction eligibility must be calculated based on the most recent CBEDS enrollment data at the time 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

Over the past several years, the District worked cooperatively with the City of Hercules to identify and acquire a suitable property for a new school. However, because of declining enrollment, the District concluded that a new school site was not needed. Plans to acquire a site in Hercules are currently on hold. However, the District is working cooperatively with the City of Hercules on planning for park facilities at the Wastewater Treatment site, which, if needed, could be a part of a future school site.

The District has no current plans to file a new construction application.

STATE MODERNIZATION STATUS

This section provides information on the current status of the modernization funding for existing campuses in the District that have not yet been modernized.

Eligibility for a modernization project is established when a district files a Form SAB 50-03, Eligibility Determination, with the Office of Public School Construction (OPSC) 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, Application for Funding. This establishes the level of project funding. If financially advantageous, a district may file a revised SAB 50-03 to reflect the most recent enrollment data. Once at least 50 percent of the work in the project has signed construction contracts, the district files form SAB 50-05, Fund Release Authorization, to request a release of the state's share of modernization funds for the project.

There are 26 elementary school projects in the District that have completed the SAB 50-03, SAB 50-04, and SAB 50-05 processes to date. These include nine Quick-Start projects, nine Phase M-1A projects, and eight Phase M-1B projects for which the District received \$3,863,449; \$9,943,161; and \$12,282,748 respectively. All available Measure M bond funds have been allocated to these 26 elementary school projects, and no future projects are planned using Measure M funds. The 26 completed modernization projects have been excluded from the Elementary Schools table below.

Several schools funded under Measure D have had modernization applications (SAB 50-04) filed (Downer Elementary, Helms Middle and El Cerrito High). The Downer Elementary School project was approved by the SAB on December 12, 2007 and funds were released on December 3, 2008. The Helms Middle School project was approved by the SAB on July 23, 2008 and funds were released on November 4, 2008. The El Cerrito High School project was approved by the SAB on December 10, 2008 and funds were released on May 11, 2009.

State Allocation Board Modernization Funding for Measure D Projects.

SAB #	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
57/				
27	Downer Elementary	12/03/08	\$4,834,933	\$3,223,289
29	Helms Middle	11/04/08	\$3,781,072	\$2,520,715
30	El Cerrito High	05/11/09	\$10,985,587	\$7,524,515

Existing Campuses. Elementary Schools - Updated June 30, 2009

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)	SAB Grant Amount (%) ²
108	Cameron (Spec. Ed)	K-6							
109	Castro (1950)	K-6	J(1)	000	07/26/00	372			
105	Chavez (1996)	K-5		N/A	New school Not eligible				
110	Collins (1949)	K-6		000	07/26/00	498			
115	Dover (1958)	K-6		000	07/26/00	121			
116	Downer (1955)	K-6	D(1)	027	03/22/00	916	12/12/07	12/03/08	\$4,834,933 (60%)
124	Ford (1949)	K-5	J(1)	000	03/22/00	500			
128	Hanna Ranch (1994)	K-5		N/A	New school Not eligible				
191	Harbour Way (1998)	K-6		N/A	New school Not eligible				
122	Highland (1958) (1993)	K-6	J(2)	000	03/28/07	125			
132	King (1943) ⁴	K-5	J(1)	000	07/26/00	555			
146	Ohlone (1970) ⁴	K-5	J(3)	000	07/26/00	480			
145	Olinda (1957) ⁴	K-6		000	03/22/00	325			
152	Seaview (1972) ⁴	K-6		000	03/22/00	340			
154	Shannon (1967) ⁴	K-6		000	03/22/00	369			
157	Stege (1943)	K-5		N/A	Not eligible				
131	Transition Learning Center	K-6		N/A	Not eligible				
163	Vista Hills								
Elementary Schools									

Note: The 26 modernization projects filed as Quick-Start, Measure M-1A and Measure M-1B projects (SAB 57/001 – SAB 57-026) have been funded and completed, and have therefore been removed from the original list of 42 schools reported in earlier annual and midyear reports. The elementary schools on the list have either had eligibility established (Form SAB 50-03) or have no eligibility. If any of the schools dropped from the list have additional modernization eligibility, and a new Form SAB 50-03 is filed, they will be added to the list at that time.

Existing Campuses - Middle Schools - Updated June 30, 2009

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)	SAB Grant Amount (%) ²
202	Adams (1957)	6-8		000	03/22/00	1,059			
206	Crespi (1964)	7-8		000	03/22/00	1,053			
208	Lovonya DeJean (2003)	6-8		N/A	New school Not eligible				
210	Helms (1953) (1991)	6-8	D(1A)	029	07/26/00	619	07/23/08	11/04/08	\$3,781,072
211	Hercules Middle (2000)	6-8		N/A	New school Not eligible				
212	Pinole Middle (1966)	7-8	D(1A)	000	07/26/00	934			
214	Portola Middle (1950)	6-8	D(1A)	000	07/26/00	440			
Middle Schools									

Existing Campuses - High Schools - Updated June 30, 2009

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)	SAB Grant Amount (%) ²
352	De Anza (1955)	9-12	J(3)	000	07/26/00	1,495			
391	Delta Continuation	9-12							
354	El Cerrito (1938)	9-12	D(1A)	030	03/22/00	1,332	12/10/08	05/11/09	\$10,985,587 (60%)
376	Hercules High (2000)	9-12		N/A	New school Not eligible				
360	Kennedy (1965)	9-12	J(3)	000	03/22/00	1,158			
393	Kappa Continuation	9-12	J(3)						
362	Pinole Valley (1968)	9-12	J(3)	000	07/26/00	2,087			
396	Sigma Continuation	9-12	J(3)						
364	Richmond (1946)	9-12	J(3)	000	03/22/00	1,764			
395	Omega Continuation	9-12	J(3)						
High Schools									

Existing Campuses - Alternative Schools. Updated June 30, 2009

No.	Existing Campus	Grade	Bond (Phase) ¹	SAB# ²	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05)	SAB Grant Amount (%) ³
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								
Alternative Schools									

¹When the “Bond (Phase)” column is blank, the school has not been assigned as a project. Note: D=Measure D; J=Measure J.

²A “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 approved plans and CDE approval. A blank indicates that the status is unknown or that eligibility has not been established.

³The 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 at least 50 percent of the construction contracts signed and a form SAB 50-05 has been filed. The District must provide its matching share of the project budget.

COMPLIANCE WITH STATE LAW, GUIDELINES AND DISTRICT POLICY

Process Utilized

TSS examined standard bid documents, project manuals, applicable State of California laws and regulations, District policies, reports and other relevant documentation related to the District's bond program. Interviews with key District staff were also held to obtain additional information regarding District practices.

Background

There are numerous legal and regulatory requirements associated with the delivery of California public school construction projects. Various codes and regulations govern these processes.

This review is intended to assess the overall compliance with these legal and regulatory requirements. TSS has developed this assessment of compliance to analyze the functionality of the District's bond facilities program. It should not be viewed or relied upon as a legal opinion. This section does not include a review of compliance with the California Building Code or other related requirements.

TSS has reviewed the following two distinct categories of requirements: (1) compliance with State law and regulations and (2) compliance with District policies and guidelines.

State Law

Many requirements for the construction of public schools appear in different California codes, accompanied by regulations from various agencies. The West Contra Costa Unified School District complies with these requirements through the District's bidding and contract documents. The District also provides Notice To Bidders by referencing and detailing the section requirements, as appropriate.

The District's legal counsel prepares and periodically revises the General Conditions section that is included in the District's bid documents. The most recent revision by legal counsel was in March 2009, which contained Articles 1-27 (74 pages).

The following items, which are required to appear in the bid documents, were included in the District's bid documents according to the numbers cited.¹

- *Document 00060, Introductory Information, DSA Form 103-1: Division of the State Architect (DSA) approval* for individual project/plans and specifications
- *Document 00100, Bid Documents: Notice To Bidders:* The Notice To Bidders includes the required notification for project identity; date, time, and place of bid opening; contractor's license requirements for the type of construction and the validity of that license; bid bond and certified bid security check requirements; payment bond requirements; performance bond requirements; substitution of securities information; definition of prevailing wage requirements; statement establishing blind bid process; and a reservation of the right to reject all bids.

- *Document 00150, Bid Documents, Bid Bond:* A bid bond is present in the package and demanded of the contractor on a form prepared by the District, as required.
- *Document 00330, Bidders Certifications and Affidavits, Non-collusion Affidavit:* A non-collusion affidavit form is provided and demanded of the contractor.
- *Document 00550, Contract Forms, Escrow Agreement for Security Deposits in Lieu of Retention:* This item is included as an option, as required.
- *Document 00610, Contract Forms:* A performance bond for 100 percent of the contract price, on a form prepared by the District, is demanded of the contractor and included in the bid package.
- *Document 00620, Contract Forms:* A payment bond for 100 percent of the contract price, on a form prepared by the District, is demanded of the contractor and included in the bid package.
- *Document 00905, Contractor Certifications:* The contractor is required to certify compliance with the State workers' compensation regulations.
- *Document 00808, Contract Forms, Project Labor Agreement, Prevailing Wage and Related Labor Requirements Certification:* The contractor is required to certify compliance with the District's PLA, which states: "All employees...shall be paid in accordance with the classification and wage scales contained in the appropriate local agreements which have been negotiated by the historically recognized bargaining parties and in compliance with the applicable general prevailing wage determination..."
- *Document 00915, Contractor Certifications, Drug-Free Workplace Certification:* The contractor is required to provide a drug-free workplace certification.
- *Document 00925, Contractor Certifications, Hazardous Materials Certification:* The contractor is obligated to provide certification that no hazardous materials were to be furnished, installed, or incorporated in any way into the project.
- *Document 00930, Contractor Certifications, Lead-Based Materials Certification:* The contractor is required to certify compliance with lead-based materials regulations.
- *Document 00940, Contractor Certifications, Criminal Background Investigation/Fingerprinting Certification:* The contractor is required to select a method of compliance and to certify compliance with criminal background investigation/fingerprinting requirements.

State law does not require the items listed below; however, they are required for State funding and are included.

- *Document 00910, Contractor Certifications, Labor Compliance Certification Form, Prevailing Wage and Related Labor Requirements Certification:* The contractors are required to certify compliance with the State Public Works Contract requirements.
- *Document 00912, Contractor Certifications, Disabled Veteran Business Enterprise (DVBE) Participation Certification:* The contractor is required to certify compliance with the DVBE requirements as set forth in the State's School Facilities Program.

The items below are best practices which are included in the District's contract documents. They are not required by state law or for state funding.

- *Document 00110: Instructions to Bidders*
- *Document 00510: Notice of Award*
- *Document 00520: Notice to Proceed*
- *Document 00530: Agreement*
- *Document 00540 Escrow of Bid Documentation*

¹ Proof of District compliance was taken from the bid documents for the "New School Construction Increment II at Dover Elementary School" project dated March 2009 and the Pinole Middle School Modernization, Phase 2 project dated, July 2009. In addition to the document numbers cited, Document 00700, "General Conditions (GC)" included Articles I-XXVII, which further clarified contractor duties and responsibilities.

Prevailing Wage Law/Labor Compliance Program

In California, contractors and subcontractors on public works projects must comply with the California Prevailing Wage Law (Labor Code 1720 et seq.). This law stipulates that workers must be paid the prevailing hourly wages and fringe benefits, as specified by the State Department of Industrial Relations, for the region where a construction project is located.

Traditionally, a school district ensures that the Prevailing Wage Law is complied with by requiring contractors and subcontractors to maintain certified payroll records for each worker.

In 2002, enactment of AB 1506 created the Labor Compliance Program (LCP), which added an additional requirement for school district construction projects that received State funding from Proposition 47 (2002) and Proposition 55 (2004). AB 1506 was intended to ensure that contractors and subcontractors complied with the prevailing wage law. Under AB 1506, a school district must provide assurances in writing, that it, or a third-party contractor, will enforce the required LCP, transmit that information to the State Allocation Board (SAB) and take all appropriate measures throughout the construction project to verify compliance.

In November 2007, Proposition 1D passed without the requirement of a LCP. Subsequent legislation that would have reinstated LCP (SB 18, 2007) for Proposition 1D funding was vetoed by the Governor.

On February 20, 2009, SBX2 9 was signed into law which re-established the LCP for school district facility construction projects that receive State bond funds. Prior LCP programs, required school districts to provide LCP services directly, or through third-party providers. SBX2 9 requires the Department of Industrial Relations (DIR) to directly enforce prevailing wage requirements. Funding for this process would be provided by a fee from the School Facilities Program equaling 0.25 percent of the State funding. This fee would be provided directly to the DIR for enforcement of labor compliance. (Note: The SAB grant amounts will be increased accordingly.) School districts that have an approved in-house LCP at the time the new regulations are established may apply for an exemption from the new fee. If a school district contracts with a third-party LCP provider, such services may not be eligible for this exemption.

Regardless of whether a school district is required to have a LCP for state-funded projects, it must fully comply with the prevailing wage law. To ensure compliance with the law, a school district should develop and implement policies and procedures to be applied to all construction projects, regardless of the source of funding.

The District currently contracts with a third party provider for labor compliance services to review contractor certified payrolls and ensure that construction projects comply with the District's Labor Compliance Program, the prevailing wage law and, if required, the SAB Labor Compliance Program. In light of enactment of SBX2 9, the District should review its options for meeting legal requirements on new projects.

Project Labor Agreement (PLA)

The Board of Education initially approved a Project Labor Agreement on April 9, 2003, covering the nine Measure M-1A projects. Subsequent amendments to add additional projects were approved by the Board. The Board date and projects covered included the following:

Projects Subject to Project Labor Agreements

<u>Board Meeting Date</u>	<u>Projects Covered</u>
April 9, 2003	M-1A Projects (1-9)
December 3, 2003	M-1B Projects (10-18)
April 7, 2004	M-1B Portables (19-20)
June 2, 2004	D-1A Projects (21-23)
August 3, 2005	D-1B Projects (24-25)
November 28, 2007	Non-Bond Funded Projects
October 2008	J Projects (26-34)

The April 9, 2003 PLA agreement included the following stated purpose:

PURPOSE

“The purposes of this Agreement are to promote efficient construction operations on the Project, to insure an adequate supply of skilled craftspeople and to provide for peaceful, efficient and binding procedure for settling labor disputes. In so doing, the parties to this Agreement establish the foundation to promote the public interest, to provide a safe work place, to assure high quality construction, to ensure an uninterrupted construction project, and to secure optimum productivity, on-schedule performance and District satisfaction.

It is the intent of the parties to set out uniform and fair working conditions for the efficient completion of the Project, maintain harmonious labor/management relations and eliminate strikes, lockouts and other delays.

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.”

The twenty-six articles in the PLA set forth the requirements for contractors and subcontractors and the District's rights and responsibilities.

It is pointed out, that in keeping with the intent of the third paragraph of the above stated purpose, the District developed a Local Capacity Building Program (LCBP) that is discussed in section “Bidding and Procurement Procedures.”

District Policy

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

At the Board meeting of October 3, 2007, the District policy statement *Series 3000: Business* was presented for a first reading. On February 6, 2008, Series 3000 policies were approved.

At the Board meeting of November 7, 2007, the District policy statement *Series 7000: Facilities* was presented for a first reading. On January 9, 2008, Series 7000 policies were approved.

The Series 7000 policies represent typical school district facility policies and conform to the standard templates recommended by the California School Boards Association. Board Policy 7214.2 and the related Administrative Regulations provide specific language regarding the role of the Citizens’ Bond Oversight Committee (CBOC), including the purpose of the committee, the committee’s duties, the committee composition and the selection process for the committee. These policies and regulations provide the necessary guidelines for appointments to the CBOC and provide committee members with a clear scope of their duties and authority.

The District’s Board Policy 7115, *Educational Facilities Design Standards*, includes the Collaborative for High Performance Schools (CHPS), 2006 criteria, as a standard for all schools. According to the CHPS web site:

“The mission of the Collaborative for High Performance Schools is to facilitate the design, construction and operation of high performance schools: environments that are not only energy and resource efficient, but also healthy, comfortable, well lit, and containing the amenities for a quality education.”

In addition, these standards form the basis for the High Performance Grant Program in the State’s School Facilities Program. This program provides additional funding for the high performance elements in the projects.

Policies from *Series 3000: Business* (select items) and *Series 7000: Facilities* are presented below:

Series 3000 – Business & Non-Instructional Operations (Select Items)

BP	Description	Date of Adoption
BP 3111	Deferred Maintenance Funds	2/6/08
BP 3280	Sale, Lease, Rental of District-owned Real Property	2/6/08
AP 3280	Sale, Lease, Rental of District-owned Real Property	10/6/08
BP 3300	Expenditures and Purchases	2/6/08
BP 3311	Bids	2/6/08
AP 3311	Bids	10/6/08
BP 3312	Contracts	2/6/08

BP	Description	Date of Adoption
BP 3314	Payment for Goods and Services	2/6/08
AP 3314	Payment for Goods and Services	10/6/08
BP 3320	Claims and Actions Against the District	2/6/08
AP 3320	Claims and Actions Against the District	10/6/08
BP 3400	Management of District Assets/Accounts	2/6/08
AP 3400	Management of District Assets/Accounts	10/6/08
BP 3430	Investing	2/6/08
AP 3430	Investing	10/6/08
BP 3460	Financial Reports and Accountability	2/6/08
AP 3460	Financial Reports and Accountability	10/6/08
BP 3517	Facilities Inspection	2/6/08

Series 7000 – Facilities

BP	Description	Date of Adoption	Most Recent Date of Revision
BP 7000	Concepts and Roles in New Construction	1/9/08	10/07
BP 7100	Facilities Master Plan	1/9/08	8/07
BP 7115	Educational Facilities Design Standards	1/9/08	8/07
BP 7125	Assembling and Preserving Important Documents	1/9/08	8/07
BP 7131	Relations with Local Agencies	1/9/08	8/07
BP 7140	Architectural and Engineering Services	1/9/08	8/07
BP 7150	Site Selection and Development	1/9/08	8/07
BP 7210	Methods of Financing	1/9/08	8/07
BP 7214	General Obligation Bonds	1/9/08	8/07
BP 7214.2	Citizens Bond Oversight Committee (CBOC)	1/9/08	8/07
AP 7214.2	Citizens Bond Oversight Committee (CBOC)	1/9/08	10/24/07
BP 7310	Naming of Facility	1/9/08	8/07
BP 7470	Inspection of Completed Project	1/9/08	8/07

Administrative Regulations Regarding Temporary Borrowing Between Funds

AR 3110, Business and Noninstructional Operations, outlines regulations regarding the transfer of monies between funds. Language regarding temporary transfers states: “The Board may direct that monies held in any fund or account may be temporarily transferred from one or more of these accounts to another fund or account to be used for the payment of obligations of the district, with limitations as set by Education Code 42603. The transfer shall be accounted for as temporary borrowing and shall not be available for appropriation or be considered income to the borrowing fund or account. (Education Code 42603)”

Observation

- A school district is mandated to not only maintain a balanced budget, but to meet its cash-flow requirements. To do this, the law permits a school district to borrow from one fund, such as the Building Fund, to meet obligations in another fund, such as the General Fund. It is appropriate that interest be paid against the borrowed funds if this occurs.

Recommendation

- It is recommended that any interest earned on borrowed monies from Measure D and Measure J involving a transfer of cash from one fund to another fund be transferred back to the funding source for the duration of the loan period.

High Performance Schools

TSS staff reviewed the High Performance scorecard on three schools: Dover Elementary School, Ford Elementary School and De Anza High School. The scorecard is based on the Collaborative for High Performance Schools criteria and is used as the basis for funding in the High Performance Schools Grant program. The information presented here is based solely on the scorecards since plans and specifications were not reviewed to verify the content of the scorecard.

The Ford Elementary School Modernization has 44 points out of 77 possible listed on the scorecard. This project showed superior performance in the category of Indoor Environmental Quality. The project received the maximum points for Indoor Air Quality, Acoustics and Thermal Comfort. Daylighting and high performance electric lighting were used to reduce energy consumption.

The project also received 5 points for improving energy performance, more than required by the California Energy Code.

With 44 points in the High Performance Schools Grant Program, the District should receive a 5.08 percent increase in the grants obtained through the School Facilities Program.

Dover Elementary School contained similar high performance elements with two notable exceptions. This project received 2 additional points for the reduction of potable water usage and 3 additional points for the use of recycled materials and rapidly renewable materials. Dover did not perform as well as Ford in other areas yet scored a total of 44 points. This project will also receive a 5.08 percent increase in the grants that it receives from the School Facilities Program.

The third scorecard reviewed was for De Anza High School. The primary high performance elements included in this project were the treatment of storm water runoff, the use of cool roof material to reduce energy consumption, superior energy performance, enhanced commissioning and the recycling of construction waste material. De Anza received a total score of 32 points with which the District should obtain a 2.24 percent increase in the grants from the School Facilities Program.

District Response

- District staff concurs with the recommendation regarding interest earnings relate back to the original fund.

DISTRICT AND PROFESSIONAL SERVICES STAFFING PLAN FOR THE BOND PROGRAM

The governance and management of the bond program 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 between July 1, 2008 and June 30, 2009.

FACILITIES STAFFING FOR THE BOND PROGRAM

The table below lists District staff and the funding allocations for the bond program for fiscal year 2008-09.

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

District Staff Position	Other Funds Percent	Bond Fund Percent	Object Code
Bond Finance Office			
Sr. Director of Bond Finance	25	75	2310
Principal Accountant	0	100	2410
Accountant II	50	50	2410
Senior Budget Control Clerk	0	100	2410
Senior account Clerk	50	50	2410
Bond Finance Office Subtotal	1.25 FTE	3.75 FTE	
Bond Management Office			
Associate Superintendent of Operations	50	50	2130
District Engineering Officer	10	90	2310
Staff Secretary ¹	0	100	2410
Facilities Planning Spec. – Classified ¹	0	100	2410
Director of Bond Facilities ¹	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Network Planner ¹	10	90	2310
Bond Management Office Subtotal	1.0 FTE	7.0 FTE	
Total for Management and Finance	2.25 FTE	10.75 FTE	

The annual compensation costs for the 10.75 FTE charged to the Bond Fund as noted above are \$1,060,474. This is a \$123,690 decrease from the 2007-08 year. There were a total of 4.8 FTE vacant of the 10.75 FTE charged to the Bond Program.

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 the design manager, 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	3.75
Bond Management Office	7.00
Subtotal	10.75
Bond Program Manager (SGI)	
Program/Project Management	5.33
Design Management	0
Construction Management	10.50
Other (Network Admin., PS2 Coordinator, Receptionist)	3.00
Subtotal	18.83
TOTAL Full-Time Equivalent Positions	29.58

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

There has been a reduction of 6.52 FTE in the number of FTE's charged to the bond program during the period covered in this audit.

Observations

- At the end of this reporting period, there were three district employees assigned to the Facilities and Operations Center. Two of these are Bond Regional Facilities Program Managers, whose primary duties are project management. This leaves only the District Engineering Officer to conduct the day to day management of the entire bond program, resulting in some responsibility being delegated to outside consultants. The District should consider assigning additional staff to provide adequate oversight of the program.
- Previously, the District utilized the services of a full-time Program Director provided by the Program Manager, SGI. During the 2007-08 year, this position was reduced to a .33 FTE position. Consequently, a few of the duties of this position have been assigned to the Deputy Program Director/Pre-Construction and others to the Deputy Program Director/Construction Manager. This arrangement lacks the continuity needed for an effective delivery of services. The District may request that SGI return a full-time Program Director to the bond program.

Findings

- There are no findings in this section.

PROGRAM MANAGEMENT

The most significant change affecting the cost of the program management structure was the bifurcation of the program management and construction management services that occurred in 2004. Prior to this change, program management services were included with the construction management services. The bifurcation resulted in an increase of \$642,337 or 3.45 percent in the total cost for the CM and PM fees. This increase is partially offset by a decrease of \$321,613 or 7.47 percent, in the Master Architect fees. Overall, there was a slight increase in soft costs for the Measure M and D projects and a 1.4 percent increase in soft costs for the Measure J projects. There was also a significant increase in the Measure J Design Manager fees from the previous year, which increased by 469 percent from \$434,033 in 2006-07 to \$2,389,520 in 2007-08. Staff has reported that, in the 2006-07 report, all projects assigned to the Design Manager had not yet been identified. The increase in 2007-08 was due to the assignment of additional projects. There were no further increases observed during the 2008-09 year.

In the 2008-09 midyear update, substantial overlap in the services and responsibilities involving the District staff and consultants was reported. TSS reviewed the services agreements for the Master Architect, Program Manager, Architect of Record, Design Phase Manager and the Construction Manager. The following matrix of these services was presented:

PHASE	Design Phase Manager	Architect	Program Manager	Construction Manager	Master Architect
PROJECT					
Overall coordination and communication	X				X
Main Contact	X				
Design and Construction Schedules	X	X	X		
Assist in the Selection of Consultants	X				
Implementation Plan	X				
Advise on Green Building Technology	X				
Establish construction budget			X		
Establish project scope			X		
Costs			X		
Visually verify existing conditions		X			X
Storm Water	X				X
Coordinate the submittal of drawings		X			X
Coordinate with utility companies		X			X
Prepare District Standards					X
Review Project Architects' work; recommend approval					X
Prepare, update Master Plan					X
Prepare, update master schedule					X
Prepare, update master budget					X
PRE-DESIGN					
Advise on regulatory agencies	X	X	X		X
Coordination with agencies		X	X		X
Facilities Assessment		X			
Prepare, develop and refine site Master Plan options		X			
Chair meetings, take minutes	X	X	X		X

PHASE	Design Phase Manager	Architect	Program Manager	Construction Manager	Master Architect
Maintain log of all meetings	X		X		
Project Schedule	X	X	X		
Preliminary Cost Estimates			X		
DESIGN					
Value Engineering reviews	X	X	X		
Constructability Reviews	X		X		X
Provide cost estimate	X	X	X		
Scheduling		X	X		
Coordinate with utility agencies		X			X
Chair meetings, take minutes		X			
CONSTRUCTION DOCUMENTS					
Coordinate submittal to agencies	X	X			X
Provide cost estimate	X	X	X		
Prepare General Conditions	X				X
Conduct site meetings, minutes		X			
Scheduling			X		
Coordinate and monitor work of AOR		X	X	X	X
BIDDING					
Conduct meetings; prepare minutes	X	X	X		
Prepare Bidder's list	X		X		
Market bids	X		X		
Assist District with Ads	X		X		
Coordinate delivery of bid docs	X		X		
Estimate cost of addenda	X				
Bid Analysis	X		X		
Pre-bid Conference	X		X		
Assist District in responding to questions		X	X		
Coordinate bids		X			
Coordinate addenda		X			
Develop bid procedures and documents		X	X		
CONSTRUCTION					
Labor compliance	X		X		
Provide 10% alternates		X			
Review submittals		X			
Meeting minutes		X	X		
Chair, conduct meetings			X	X	
Scheduling			X		
Coordinate with DSA Inspector (PI)		X			X
Coordinate the work of the Project Architect					X
PROJECT CLOSEOUT					
Guarantees, keys, manuals, record drawings, etc.		X	X		

During the process of developing project and program schedules, the Design Phase Manager, the Architect of Record, the Program Manager and the District staff all create schedules which, at least for the sample projects reviewed, had not been coordinated. It was not clear who had the ultimate responsibility for maintaining or enforcing the project schedules. For some services, more than one entity providing the same service can act as an appropriate check and balance to ensure accuracy. However, the agreements did not indicate who has the primary responsibility for program schedules and who provides the verification. These duplications of services can lead to confusion and inefficiencies in the process.

Since the midyear update, the District staff has made significant progress in improving this situation. The role of the Master Architect has been reduced to “as needed” on an hourly basis, thus removing one layer of redundancy.

The Program Manager (SGI) has been instructed to assume responsibility for coordinating the efforts of all those involved to reduce redundancy and streamline the process. Although not complete by the end of the current reporting period, the effort is underway and will be more fully evaluated during the 2009-10 midyear update.

Additionally, the program manager has developed a Bond Program Master Schedule. This schedule is built based on each individual project’s schedule. All participants now will be able to work from the same schedule. Changes will be readily apparent and facilitated in a routine manner.

Board Subcommittee on Facilities

The Board of Education appoints two of its members to serve on a “Subcommittee on Facilities” that regularly meets to discuss facilities issues. The District’s website provides meeting schedules, agendas and minutes of the subcommittee’s activities.

Because the Subcommittee addresses facilities issues in greater detail than is generally possible at Board meetings, it is not unusual for subcommittee members to request detailed information to assist them in their appointed duties. While this may appear to be micro-management to those who do not participate in the process, it is an appropriate exercise of management oversight.

When an individual Board member acts beyond his/her role on the Board or Subcommittee, such acts are considered to be those of a citizen, carrying the same rights as any citizen to be fully informed of the activities of its school district. Such actions may be labeled “micro-management” by some, but to consider them inappropriate is a subjective value judgment. It is up to each individual Board member to determine the degree of involvement believed necessary to be an effective leader.

Findings

- There are no findings in this section.

Recommendations

- The District and program manger should take steps to assure adherence to the master schedule by all bond program participants.
- The Board of Education should consider developing a “Code of Conduct” to direct individual Board members in their proper role on the Facilities Subcommittee or involving individual activities regarding the facilities program.

District Responses

- The District concurs with the recommendation regarding schedule adherence by all parties. We have focused responsibility for schedule compliance on the Program Manager.
- No comment.

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 WLC Architects 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.

Typically, in 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 may 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 mentioned in the first paragraph combined all of the elements noted 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 was contrary to the concept of checks and balances typical of more traditional construction programs.

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 defining, or even limiting, consultants' roles. The most notable 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 created, or had the potential of creating, uncertainty in the division of roles, duties and responsibilities. The report contained a finding indicating that a conflict of interest existed when one firm reviewed the work of its own 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 completed.

The 2007 performance audit report indicated that the reorganization appeared to be more functional. The role of WLC as Master Architect was significantly clearer. The roles of the architects of record for the various projects were 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, was better defined. District staff reported that the role of the master architect had been significantly reduced and was now limited to minor projects, including the review of designs from other architects for conformity to the program standards. This change is reflected in the reduction in fees for the Master Architect reported in the table "Program Management Structure in the District" and "Professional Services Staffing Plan for the Bond Program" sections of this document. Fees for the Master Architect were budgeted at 2.81 percent of the total program budget for Measures M and D and at only 1.23 percent of the total budget for the Measure J program.

The services of the Master Architect were further limited by an amendment to the agreement dated April 1, 2006. Currently, services are confined to schematic design reviews for conformance to the design and program standards. This work is conducted on a time and materials basis.

During the review period of July 1, 2008 through June 30, 2009, the services of the Master Architect continue on a limited basis. As indicated above, WLC continues to provide services in this role on a time and materials basis with limited reviews for conformance with previously established District standards. Refer to the District and Professional Services Staffing Plan for the Bond Program section of this report for more details.

Seismic and Geotechnical Professional Services

The District had asked the Master Architect to engage consultants for geotechnical and soils analysis services and invoice the District as a reimbursable expense at the beginning of the bond program. This arrangement provided some expediency. However, it also had the effect of insulating these services from direct oversight. A consultant, Global Soils was engaged in this manner and soils reports were provided to the District by Global Soils. The reports prepared by Global Soils were determined to be deficient during the 2004-05 year. Initially, there were 17 Measure M projects identified for review of Global Soils geotechnical reports. Additionally, 5 Measure D projects have been identified for seismic and geotechnical review subsequent to the initial reports for these sites.

New processes are now in place for all geotechnical services. The District used a Request for Proposal (RFP) process for Measure D, screening and selecting qualified firms, and then contracting directly for the services. When the District initiated a qualifications based selection process for the geotechnical engineer, 44 firms were asked to participate. Statements of Qualifications (SOQs) were submitted by 17 firms. Those SOQs were evaluated and ranked and Alan Kropp Associates was selected. This systemic change for obtaining needed seismic and geotechnical professional services is a positive step in correcting an identified weakness in the program. Later, another similar process was used for Measure J.

Since this matter became known to the District, the District staff has been actively pursuing resolution for each of the sites, including a peer review of the re-examination results accomplished by Alan Kropp Associates, and reviews by the California Geologic Survey (CGS) and the Division of the State Architect (DSA). Additionally, 17 schools are on the AB 300 Seismic Safety Inventory of California Public Schools list. During this reporting period, the 17 sites had testing and peer review underway to establish the extent of lateral spreading hazard. The process of correction will require ongoing attention for the next several years.

For the details associated with the above summary refer to the “Meeting Seismic and Geotechnical Challenges in West County Schools” presented to the Board of Education on January 7, 2009.

Findings

- There are no findings in this section.

DESIGN AND CONSTRUCTION SCHEDULES

Process Utilized

Total School Solutions (TSS) reviewed and analyzed documents, schedules and systems related to construction design and schedule in the course of this examination.

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 the first nine elementary school projects (Phase 1A) 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. For the most part, the bond management team has complied with that recommendation.

Measure M, Phase 1A and Phase 1B facilities program construction projects were substantially completed during the fiscal year 2006-07.

In prior reports, it was noted that the bond management team continues to provide clear, easily understandable and regularly updated schedule information. The project status reports and the engineering officer's reports continue to serve as an excellent resource of data regarding project schedules. In the January 30, 2008, Engineering Officer's Report to the Citizens' Bond Oversight Committee (CBOC), staff presented the "Facilities Construction Program Schedule Update, January 2008". The updated schedule included all active remaining projects from the Measure D Bond Program. It also presented the planned projects for the Measure J Bond Program outlining the various stages of master planning, design, DSA approval and bidding planned to occur during 2007-2009 and construction, including project completion occurring during 2008-2012.

Projected construction and schedules and status as of June 30, 2009 are shown in the following table, “Measure D & J Bond Program Schedules”.

MEASURE D & J BOND PROGRAM SCHEDULES

PROJECTS	Program Master Schedule ¹	Status As Of August 18, 2009 ²
Measure D Bond		
Verde Elementary School	2009	In Construction - 40% Complete
Helms Middle School	2007 - 2010	Const. (New School); Bid (Demolition)
Pinole Middle School	2009 - 2011	Const. (Demolition); Bid (modernization)
Portola Middle School	Design (2009 - 2010) Const.(2011-2012)	Design Temp. & New School)
El Cerrito High School	2010	Design (4 minor projects)
Furniture & Equipment		
Technology		
Total		
Measure J Bond		
De Anza High School	Design (2007 - 2009) Const.(2009-2014)	Design(New School); Const.(3 projects)
Kennedy High School	Design (2008 - 2009) Const.(2009-2011)	Design (3 projects); Bidding (3 projects)
Richmond High School	2008 - 2010	In Construction (Stadium/Bleachers)
Dover Elementary School	2008 - 2012	In Construction (New School)
Ford Elementary School	2009 - 2011	Demolition & Site Work
King Elementary School	2008 - 2011	In Construction (New School)
Nystrom Elementary School	Design (2007 - 2009) Const.(2010-2012)	Design
Ohlone Elementary School	Design (2008 - 2009) Const.(2010-2012)	Design
Furniture & Equipment		
Technology		
Program Coordination		
Program Contingency		
Total		
Measure M & D Total		

¹ Source: WCCUSD Measure M, D & J Bond Program Master Schedule, August 18, 2009.

² Source: WCCUSD Measure M, D & J Bond Program Project Status Report, August 18, 2009.

Measure D Projects

By the end of the 2008-09 reporting period, construction of twenty eight Measure D projects had been completed. The remaining five projects were in the advanced stages of construction. Notices of Completion were issued for the construction of the El Cerrito High School New Campus; the Pinole Middle School New Campus; and the Downer Elementary School projects. The Downer Elementary School construction project was a Measure M project funded under the Measure D Bond Program. Construction of the El Cerrito High School Administration, Theater and Library is complete and in the process of close-out. Construction of the Helms Middle School new campus project is 75 percent complete and scheduled to be completed by early 2010.

Measure J Projects

Elementary School Projects: Field demolitions and site work for King Elementary School and Dover Elementary School were completed in early 2009. Construction of new school buildings in both school sites have started. Construction of the new buildings at King Elementary School and Dover Elementary School are anticipated to be completed in the year 2011 and 2012 respectively. The Nystrom Elementary School Modernization/Multipurpose Room project is in the design-construction document stage. The Ohlone Elementary School site work and new campus project is in the developmental design stage.

On June 3, 2009, the Board of Education approved the Facilities Subcommittee's recommendation to add Coronado Elementary School to the approved projects for the Measure J Bond Program and authorize staff to start the process of developing a plan and preliminary design concepts for the renovation/modernization of the school facility. Full funding for construction of this project is subject to the availability of future funds.

Secondary School Projects: Demolition and site work, and construction of the field house/track and field projects for the De Anza High School were completed in early 2009. The Main Campus construction project for De Anza High School is scheduled to start construction in early 2010. Renovation projects for Kennedy High School were in various stages of design and construction document preparation. Construction of the Richmond High School Stadium and Lockers Building project is 73 percent complete and scheduled for completion in late 2009. The Pinole Valley High School project remained on the "deferred" list subject to the availability of future funds.

Charter and Gompers Projects: Notices of Completion for the construction of the Richmond College Prep (RCP) site and utilities and the Leadership Public School (LPS) temporary campus site were approved by the Board of Education on April 1, 2009.

The Facilities Subcommittee's recommendation to start the planning process for the demolition of Gompers High School and Adams Middle School due to severe deterioration and known seismic deficiencies was approved by the Board of Education on June 3, 2009. Cost estimates and timelines will be developed for the demolition of both schools which could include the relocation of the Continuation High School, warehouse and maintenance facilities.

Observation

- In the 2008-09 midyear audit, TSS prepared an analysis of the scheduling responsibilities based on contracts, agreements and actual delivery of services; and reported that there is duplication of effort in scheduling and a lack of specific assigned responsibility for primary schedule controls, maintenance, and distribution. The Design Phase Manager, the Architect of Record, the Program Manager and District staff created separate project schedules which, in the case of the sample projects reviewed, were not coordinated. It was not clear who had the ultimate responsibility for maintaining and adhering to the project schedule. The District recognized the problem and gave clear directions that the responsibility for schedule and control rests with the program management consultants, SGI. In addition, the District directed SGI to employ a bond program scheduler who would be assigned the primary responsibility of developing the overall program schedule and ensuring that it was maintained, communicated and adhered to by all parties involved. At the time of audit, SGI was in the process of recruiting a suitable candidate for the position of program scheduler. In the meantime, scheduling and control functions are handled by the Bond Program Manager.

Findings

- There are no findings in this section.

Recommendation

- Project schedules should be developed at the conceptual onset of a project, adjusted only when necessary, and communicated to all parties including site staff.

District Response

- District staff concurs with the recommendation, and as noted in the observation, we have taken concrete steps to ensure compliance with, understanding, and communication of schedules to all stakeholders.

DESIGN AND CONSTRUCTION COST BUDGETS

Process Utilized

TSS conducted interviews with the District staff and members of the bond management team. These interviews covered a variety of topics, including project costs and budgets. Available documentation on the 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 criteria set in the Title 5 Regulations, California Code of Regulations. These regulations include, review for toxic substances, educational adequacy, compliance with the California Environmental Quality Act (CEQA) and other standards. The Division of the State Architect (DSA) reviews and approves projects based on conformance with the California Building Code, Title 24, California Code of Regulations, with requirements related to structural (seismic) integrity, fire and life safety, and the accessibility for the disabled. The Office of Public School Construction (OPSC) approves projects based on established district eligibility for funding, CDE approval and DSA approval. All of these required approvals are based on “minimum standards” criteria established by these agencies. There are no existing State standards or minimum requirements in many areas such as technology, architectural style, aesthetics, specialty educational space (e.g., art, science, and industrial shop areas) and other similar features. Local communities determine these standards or requirements based on local educational programmatic needs, available funds and individual site conditions.

Many 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. The eligibility is 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 State funding through the SFP, 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 originally established standards known as “Option 1C Standards” to guide its projects. These standards result in individual project budgets which are significantly higher than the budgets that would be based solely on the SFP formula. Subsequent to the adoption of the Option 1C Standard the District has taken actions that resulted in exceeding this standard (see “Option 1C” Standard section below). It appears that the Board of Education anticipates generating additional local revenues to balance the 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.

On August 26, 2009, the Engineering Officer's Report to the Citizens Bond Oversight Committee (CBOC) presented a "Cash Flow Update" that forecasted the availability of bond funds and other funds that are anticipated to contribute additional funding to the bond program. The document likewise forecasted the estimates of expenditures required to complete the design and construction of outstanding projects remaining in the school sites included in the Measure D and Measure J bond project lists. Forecast revenue and expenditure data beginning fiscal year, 2008-09, through the forecast completion of the bond program in the year 2013-14, is summarized in the following tables - "Measure D & J Bond Program Revenue and Expenditures".

MEASURE D & J BOND PROGRAM REVENUE AND EXPENDITURES¹

REVENUE

FUNDS	Beginning Balance July 1, 2008	Forecast Revenue 2009-2014	Cash Flow Update
Bond Sales	\$106,362,257		\$106,362,257
State Funding	8,862,007		8,862,007
Measure J Bonds (With Approved Waiver)	0	210,000,000	210,000,000
El Cerrito High School (State Allocation #1)	10,985,587	0	10,985,587
El Cerrito High School (State Allocation #2)	0	561,563	561,563
Pinole Middle School (Modernization)	0	3,179,932	3,179,932
Current Eligibility State Funds (Elementary Phase 1))	0	12,600,377	12,600,377
Projected State Funding (Secondary School)	0	15,064,985	15,064,985
Developer Fee Income	\$0	\$5,250,000	5,250,000
Projected Interest Income	0	3,250,000	3,250,000
State Fund Interest	750,000	1,283,442	2,033,442
Potential Joint-Use Community Projects Revenue	0	3,000,000	3,000,000
Portola Middle School Reconstruction Hardship	0	12,000,000	12,000,000
Projected Additional State Funding	0	6,500,000	6,500,000
January 2009 Expenditure		0	0
Total	\$126,959,851	\$272,690,299	\$399,650,150

¹Source: Engineering Officer's Report to the Citizens Bond Oversight Committee, WCCUSD, August 26, 2009.

EXPENDITURES

PROJECTS	Expenditures To Date June 30, 2009	Forecast Expenditures 2009-2014
Measure D Bond		
Downer Elementary School	\$0	\$2,313,027
Verde Elementary School	107,662	814,607
Helms Middle School	54,898,084	17,425,076
Pinole Middle School	34,600,371	15,082,432
Portola Middle School	3,810,534	61,283,248
El Cerrito High School	116,094,714	8,148,319
Furniture & Equipment	1,817,958	1,844,667
Technology	1,843,753	1,160,438
Total	\$213,173,076	\$108,071,814
Measure J Bond		
De Anza High School	\$22,384,813	\$115,236,317
Kennedy High School	1,816,419	7,700,502
Richmond High School	4,711,057	3,800,849
Dover Elementary School	3,830,581	27,103,734
Ford Elementary School	2,999,357	26,426,759
King Elementary School	3,848,037	19,035,496
Nystrom Elementary School	2,955,863	28,288,491
Ohlone Elementary School	1,286,197	33,845,652
Furniture & Equipment	1,656,754	6,843,246
Technology	3,227,598	3,472,402
Program Coordination	1,482,250	6,499,286
Program Contingency	0	7,833,158
Total	\$50,198,926	\$286,085,892
Measure M & D Total	\$263,372,002	\$394,157,706

¹ **Source:** *Engineering Officer's Report to the Citizens Bond Oversight Committee, WCCUSD, August 26, 2009.*

The tables above show that there are sufficient planned funds to complete the construction of projects in the school sites included in the measure D and J bond project lists. However, the timing and availability of these funds is dependent upon the ability of the District to sell the remaining authorized amount of Measure J Bonds (\$105,000,000) within the forecast period. There are limiting factors such as debt-service ratios and debt limits that the District must comply with in order for the sale of the remaining bonds to materialize. In addition, allocations and fund releases of other projected state funding (e.g., modernization projects, joint-use/community projects, reconstruction hardship, etc.) could be affected by current economic conditions.

Measure D

Program budgets for Measure D schools, in general, show increases when compared to the Capital Assets Management Plan (CAMP) program budget. Major construction projects at El Cerrito High School, Helms and Pinole Middle Schools were bid during the high construction cost years (2006-07) and received bids that were significantly higher than the construction estimates, resulting in budget increases. These projects are currently either under construction or in the process of completion and close-out. One exception is Pinole Middle School which shows a decrease in budget. The decrease is understood to be in anticipation of savings to be realized when Phase 2 of the school modernization project goes out to bid in September 2009.

Measure J

Measure J schools show reductions in program budgets when compared to the Capital Assets Management Plan (CAMP) program budget. These reductions are based on the bid savings from projects bid previously and anticipated bid savings from future projects. Due to the declining trend of construction costs during the 2008-09 period, significant savings were realized when bids went out for the major construction projects at Dover and King Elementary Schools (See “Construction Budgets vs. Actual Bids 2008-09”). In addition, staff is anticipating further savings when major construction projects at Ford Elementary School and De Anza High School go out to bid in September and December 2009 respectively.

Construction Budgets

The following table, “Construction Budgets vs. Actual Bids, 2008-09”, show examples of projects bid and awarded during the period from July 2008 through June 2009. During this period, bidder participation ranged from 2 to 9 bidders and was significantly higher compared to the previous years. The Martin Luther King Elementary School Demolition and New Construction project had an unusually high turn-out of 14 bidders. In general, the bids received ranged from as low as 77.13 percent below the construction estimate for the Dover Elementary School Building Demolition and Site Work Project to 7.22 percent below the construction estimate for the Pinole Middle School Building A Demolition Project.

Construction Budgets vs. Actual Bids (2008-09)

Project Name / Bid No.	Estimated Construction Budget	Lowest Bid Amount / Bidder	Highest Bid Amount / Bidder	No. of Bidders / Bid Date	Variance (+ / -)	% Over/ Under Budget
ML King ES Demo/ Site Work & Temporary Playground Bid # J068112	\$550,000	\$461,000 Bay cities Paving	\$850,224 Evans Brothers	4 7/30/08	(\$89,000)	-16.18%
Dover ES Building Demolition & Site Work Bid # J068111	\$1,954,000	\$446,958 Evans Brothers	\$576,500 WR Forde & Associates	3 7/01/08	(\$1,507,042)	-77.13%
De Anza HS Gym Demolition, Utilities & Site Work Bid # J068113	\$5,141,446	\$2,393,000 Bay Cities Paving	\$4,675,000 WR Forde Associates	4 6/12/2008	(\$2,748,446)	-53.46%
Ford ES Transitional Housing at Downer ES Bid # J068134	\$650,000	\$914,000 Bay cities Paving	\$1,295,000 Terra Nova Const.	7 9/10/08	\$264,000	40.62%
Richmond College PS Campus Expansion Phase 1 Bid # J068129	\$350,000	\$888,000 Bay Cities Paving	\$1,025,000 Lamon Construction	5 09/02/08	\$538,000	153.71%
Leadership Public School Temporary Campus Bid # J068130	\$475,000	\$1,616,000 Bay Cities Paving	\$1,550,000 Terra Nova Construction	2 9/16/2008	\$1,141,000	240.21%
Ford ES Building Demo./Site Work Bid # J068110	\$1,500,000	\$697,000 Bay Cities Paving	\$1,161,000 Trinet Construction	9 1/20/2009	(\$803,000)	-53.53%
ML King ES Demolition and New Construction Incr. 2 Bid # J068148	\$23,000,000	\$15,595,000 West Bay Builders	\$17,775,000 Cal Pacific Construction	14 2/19/2009	(\$7,405,000)	-32.20%
Pinole MS Temporary Kitchen Utilities Bid # J068115	\$286,199	\$175,000 A & E Emaar	\$329,950 Gold Spring Const.	5 02/24/09	(\$111,199)	-38.85%
Dover ES New Campus Construction Bid # J068150	\$24,500,000	\$21,491,000 Alten Construction	\$25,615,000 Overaa Construction	9 04/14/09	(\$2,725,899)	-11.26%
Pinole MS Bldg A Demolition Project Bid # J068161	\$900,000	\$835,000 Demo Masters	\$890,490 Parc Services	6 04/10/09	(\$65,000)	-7.22%

The above data and analysis were presented in the 2008-09 midyear report. Construction costs escalated at a higher rate from early 2006 through mid-2008, partially due to the increased demand for construction materials abroad. This was followed by a steep decline in construction costs from 2008 through 2009 mainly due to an economic recession which started in the late 2007. The trend of declining construction costs is evidenced in bids that were generally lower than the construction estimates. It also resulted in high bidder participation for WCCUSD projects, since there were substantially fewer public works and private construction projects in the market. Exceptions to this trend, however, were observed in some of the projects bid during the same period that came in higher than the construction estimates. Probable factors that may have caused this variance could include the size of the projects and/or the quality of the bidding documents.

Based on interviews with the District's cost estimator, data for the estimates was based on major cost estimating guides and local experience with construction projects. The major cost estimating guides utilize adjustments for local conditions. The data in these guides is based on limited samplings of materials utilized in the specific building type and the cost of labor. These guides are useful for estimating costs when trends are consistent. However, when the market fluctuates dramatically as it has in the past two years, it is difficult to accurately estimate the project costs. The use of data from recently bid local projects increases the accuracy.

Although several recent economic reports state that the current economic recession could end soon, it is believed that the construction costs could remain at the current levels for several more years.

“Option 1C” Standard

The “Option 1C” standard was adopted by the Board in May 2002. The “Option 1C” standard is a dollar per square foot standard that was determined, at the time, to be adequate for delivering the quality of work at the Lovonya DeJean Middle School project to eighteen elementary schools utilizing the funds then available.

During the subsequent years a number of variables influenced the construction costs. Those variables include, but are not limited to, the following items that are beyond the control of the District.

- Passage of Proposition 39 (November 2000) 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 2006), \$10.4 billion bonds and resulting construction;
- Acceleration of construction costs at a rate higher than projected (i.e., Katrina impact);
- Labor compliance law requirements; and
- Inadequate School Facilities Program funding.

To demonstrate the cumulative impact of these external and internal factors on the project budgets, TSS has conducted a comparison of the State School Facility Program allowance, the architect’s estimate of the project cost based on Option 1C, and the actual project cost at El Cerrito High School.

The following table illustrates the comparative information for the El Cerrito High School project:

El Cerrito High School

	SSFP²	Option 1C³	Actual Cost⁴
Total Project Budget ¹	\$18,510,102	\$96,500,000	\$124,484,697
Adjustment for Escalation	0	\$21,712,500 ⁵	0
Adjusted Project Budget	\$18,510,102	\$118,212,500	\$124,484,697

¹Total Project Budget includes all construction and “soft” costs.

²State School Facility Program (SSFP) budget includes \$10,985,587 SSFP grant amount (disbursed on April 30, 2009) and \$7,524,515 local match.

³The “Option 1C” amount is derived from the May 2005 CAMP report.

⁴Actual Cost includes any adjustments pending approval as of October 2009.

⁵Project cost escalation based on Class B Construction Cost Index to reconcile the 2005 budget numbers with the 2009 actual expenditures.

It should be noted, as discussed in this report, the State School Facility Program grant amount are almost always inadequate to address school modernization needs. Furthermore, the District decided to reconstruct El Cerrito High School instead of modernizing it, rendering any comparison of actual project cost with the SSFP allowance moot.

The comparison of the architect’s estimate from May 2005 with the actual cost incurred to date (October 2009) indicates a cost increase of \$6,272,197 (5.3 percent) which is within the acceptable industry margin of change orders for modernization/reconstruction.

The above listed items made adherence to the dollar per square foot amount standard increasingly difficult. In addition to these items, there were decisions made by the District that caused an evolution of the standard in use. Examples include:

- Addition of kitchens (subsequent to planning and, in some cases, construction);
- Project labor agreement;
- Addition of playgrounds (subsequent to planning and, in some cases, construction);
- Migration from a modernization program to a full replacement program;
- Key decisions that were often scope driven and not budget driven;
- Comparatively high quality construction standards; and
- Priority given to long-term sustainability over initial cost.

The District has established a goal to deliver high quality projects to the community. The District Board adjusted its standards to fit the situation as the program progressed. In the process it has maintained and actually increased its original “Option 1C” standard. For further discussion on standards, refer to the Delivered Quality section of this report.

Program Completion Cost

The total bond program revenues are currently projected at \$1,041,930,456. Based on current contract amounts and cost estimates for yet to bid projects, this amount will complete the current program. For details of the current program budget refer to the August 26, 2009 Engineering Officer's Report. However, in order to complete the remaining schools in the District that were not included in the Measure M, D, and J funded projects, it is estimated by the District staff that approximately \$1,100,000,000 in additional funding will be needed. This amount is based on a projection of the costs incurred to date for the completed projects utilizing the current standards. Until it is decided if the same standards will be maintained and individual projects are further developed to enable accurate individual project cost estimating, a more definitive projection cannot be made.

Cash Flow

Subsequent to the 2008-09 reporting period, the District issued the next series of Measure J general obligation bonds in the amount of \$105,000,000. This issuance, in addition to Series A in the amount of \$190,000,000, brings the Measure J issued to date total to \$295,000,000 of the \$400,000,000 authorized by the voters. There is, therefore, \$105,000,000 remaining general obligation bond authorization. The current cash flow plans (August 26, 2009 Engineering Officer's Report) project \$40,000,000 of that amount to be issued in 2010-11 and the remaining \$65,000,000 in 2011-12. The expense budget and construction schedule are dependent on this source of revenue.

The Fall 2009 issuance moved the District to the \$60 per \$100,000 assessed valuation debt service limit imposed by Proposition 39. District's assessed valuation decreased approximately 12 percent from the 2008 assessments to the 2009 assessments. It is important to note that the District may not have a sufficient increase in assessed valuation to issue the planned bonds when they are needed. For this reason, the District should exercise caution in making commitments beyond actual cash in hand.

The current Measure J projects scheduled for construction are dependent on the above cash flow/assessed valuation discussion and realizing "bid savings" on some projects in order to free budgeted money for the other projects. Again, caution must be exercised to assure obligations do not exceed available resources.

Findings

- There are no findings in this section.

BIDDING AND PROCUREMENT PROCEDURES

Process Utilized

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

The review consisted of the following:

- Verification that bids were advertised in accordance with public contract code;
- Verification of bid results and board approval;
- Project files include contract documents, notice of award, notice to proceed and other pertinent documentation.

Background

The District's Board Policy 3311; Bids, adopted February 6, 2008, states, "The district shall purchase equipment, supplies and services using competitive bidding when required by law and in accordance with statutory requirements for bidding and bidding procedures. In those circumstances where the law does not require competitive bidding, the Governing Board may request that a contract be competitively bid if the Board determines that it is in the best interest of the district to do so. To assist the District in determining whether bidders are responsible, the Board may require prequalification procedures as allowed by law and specified in administrative regulation."

Administrative Regulation 3311; Advertised/Competitive Bids, adopted October 6, 2008 states the District shall seek competitive bids through advertisement for contracts involving an expenditure of \$15,000 or more for a public project (Public Contract Code 20111, 22002). The District shall also seek competitive bids through advertisements for contracts exceeding the amount specified in law (effective January 1, 2009 – December 31, 2009, the bid threshold was increased to \$76,700) for the purchase of equipment, materials, or supplies to be furnished, sold or leased to the District (Contract Code 20111; Government Code 53060).

The administrative regulation specifically addresses the following issues:

- Instructions and Procedures for Advertised Bids
- Bids Not Required
- Sole Sourcing
- Pre-qualification Procedure
- Protests by Bidders

As a condition of bidding construction work on certain District facilities or projects, and in accordance with California Public Contract Code 20111.5 (e), the District requires prospective bidders to fully complete a pre-qualification questionnaire on forms supplied by the District. Bids for certain construction projects are not accepted unless a contractor has been pre-qualified by the District.

The pre-qualification process was designed to help recruit contractors that are established, responsible and experienced in public school construction.

On March 5, 2009, the District submitted a notice to bidders regarding pre-qualifying for Major Projects – Measure J Program. As a condition of bidding work authorized under Measure J, and in accordance with Public Contract Code 20111.5e the District requires General Building Contractors to complete a pre-qualification statement, including financial statement. Contractors are pre-qualified for one calendar year following the initial date of the pre-qualification.

The notice of the required pre-qualification is also included in individual project bid advertisements, with instructions on where to get the forms and a notation that they are due 5 days prior to bid.

In 2008-09, the District expanded its pre-qualification process into three categories, (1) major projects ranging in cost between \$3 million and \$85 million, (2) small projects with costs up to \$1 million and (3) small specialty projects costs up to \$3 million.

The Facilities staff prepares the pre-qualification documents. Staff from SGI is responsible for reviewing the pre-qualification statements, checking references and scoring.

The District also has a Project Labor Agreement (PLA) with various construction unions. The PLA was designed to promote efficient construction operations, ensure adequate supply of skilled craftspeople and provide procedures for settling labor disputes. The PLA is applied to bond projects that are over one million dollars in value.

Bids for construction projects are handled by the Purchasing Director and the District's Engineering Officer, who work together to determine the best method of procuring furniture and/or equipment purchased with bond funds.

For all construction projects bid by the District, the Program Manager provides for "Bid Marketing" by faxing bid announcements to contractors. The District also publishes the advertisement for notice to bidders in the West County Times. Contractors that have not been pre-qualified are allowed the opportunity to do so within seven days before the bid opening. In addition to the minimum publication requirements, project plans are distributed at Ford Graphics in Oakland. The construction managers may also follow up directly with various contractors in an effort to increase participation. This process provides maximum exposure, thereby ensuring a competitive bidding process.

The District uses three different sets of front end documents; the District's legal counsel updated the documents in January and February of 2009.

Bids are received at the Facilities, Operation and Construction (FOC) office. After the bids are opened and reviewed, staff prepares the board agenda for award of bid item. When the Board approves the contract, a notice of award is issued. The contractor then has seven days to submit all of the required documents. The notice to proceed is issued by the District staff upon receipt of all signed Contract Documents.

Sample

The table on the following page details all of the Measure J projects that were bid and contracts awarded during 2008-09. The table provides the bid opening date, the number of participants, results and variances between bids.

**Bid Schedule and Results – Measure J Projects
July 2008 – June 2009**

Site	Project Description	Bid Number	Bid Opening	No. Bids	High	Low	Variance	Board Approval	Contract Awarded	Contract Amount
Dover Elementary	Building Demo/Site Work	J068111	7/1/08	3	\$576,500	\$446,958	(\$129,542)	7/9/08	Evans Brothers	\$446,958
Pinole Valley High	Site Work	J068122	7/2/08	4	\$180,000	\$51,344	(\$128,656)	7/9/08	Bruce Carone	\$51,344
M.L. King Elementary	Demo, Site Work/Temp Play	J068112	7/29/08	4	\$850,224	\$461,000	(\$389,224)	7/30/08	Bay Cities Grading	\$461,000
Richmond College	Phase I Campus Expansion	J068129	9/2/08	5	\$1,025,000	\$888,000	(\$137,000)	9/3/08	Bay Cities Paving	\$888,000
Ford Elementary	Transitional Housing Project	J068134	9/10/2008	7	\$1,295,000	\$914,000	(\$381,000)	9/17/08	Bay Cities Paving	\$914,000
Leadership Public	Temporary Campus	J068130	9/16/2009	2	\$1,616,000	\$1,550,000	(\$66,000)	10/15/08	Bay Cities Paving	\$1,616,000
El Cerrito High	Furniture/Equipment Moving	J068140	10/7/2008	5	\$67,490	\$22,512	(\$44,978)		Moving Solutions	\$22,512
Leadership	Furniture/Equipment Moving	J068144	10/29/2008	5	\$27,558	\$12,789	(\$14,769)		Double Day	\$12,789
Ford to Downer Elementary	Furniture/Equipment Moving	J068143	11/12/2008	3	\$19,860	\$14,356	(\$5,504)		Double Day	\$14,356
Dover Elementary	Site Work Phase II	J068151	12/9/2008	7	\$113,525	\$77,000	(\$36,525)	12/10/08	Trinet Construction	\$77,000
Ford Elementary	Demo and Site Work	J068110	1/20/2009	9	\$1,161,000	\$697,000	(\$464,000)	1/21/09	Bay Cities Paving	\$697,000
Kennedy High	Water Heater Boys/Girls Gym	J068157	2/18/2009	3	\$238,000	\$110,000	(\$128,000)	3/18/09	Streamline Builders	\$110,000
King Elementary	New Const./Demo Inc. II	J068148	2/19/2008	14	\$17,775,000	\$15,595,000	(\$2,180,000)	3/4/09	West Bay Builders	\$15,595,000
Pinole Valley Middle	Kitchen Utility Installation	J068115	2/24/2009	5	\$329,950	\$175,000	(\$154,950)	3/4/09	A&E Emaar	\$175,000
Montalvin Elementary	Trash Enclosure	J06810	3/12/2009	11	\$43,280	\$28,647	(\$14,633)	4/22/09	Rosas Brothers	\$28,647
Pinole Valley Middle	Bldg A Demo/Hazmat Rem.	J068161	4/10/2009	6	\$890,490	\$773,070	(\$117,420)	4/22/09	Demo Masters	\$835,000
Dover ES	Phase 2 New School/Site	J068150	4/14/2009	9	\$25,615,000	\$21,475,000	(\$4,140,000)	5/6/09	Alten Construction	\$21,491,000
De Anza HS	Utility/Fire Alarm	J068164	5/14/2009	8	\$328,000	\$188,278	(\$139,722)	6/3/09	Bay Cities Paving	\$188,278
De Anza HS	Fitness Equipment	J068165	5/26/2009	3	\$179,033	\$148,428	(\$30,605)	6/3/09	Gymm Doctors	\$148,428
Verde ES	Playground and Site Work	J068163	6/2/2009	7	\$949,000	\$525,562	(\$423,438)	6/24/09	Bay Cities	\$726,000
Painting/Various	Panting/Anti -Graffiti	J068173	6/16/2009	5	\$150,000	\$49,220	(\$100,780)		Color Chart Inc.	\$49,220
Kennedy HS	Fire Alarm Replacement	J068176	6/30/2009	6	\$863,574	\$675,000	(\$188,574)		Nema Const.	\$675,000

The following bids were reviewed and analyzed for completeness and compliance:

King Elementary School, New Construction - #J068148

The notice to bidders was advertised on December 4, 2008 and December 21, 2008, in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least fourteen days between the first bid publication and bid opening, as required by law. The bids were opened on February 19, 2009. Fourteen bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>	<u>Contractor</u>	<u>Base Bid</u>
West Bay Builders	\$15,520,000	Alten Construction	\$16,658,659
Zolman Construction	\$15,700,000	Wright Contracting	\$16,890,000
SJ Amoroso	\$16,072,000	Roebbelen	\$17,048,000
Lathrop	\$16,214,000	WA Thomas Co.	\$17,070,000
West Coast Cont.	\$16,328,000	Midstate Const.	\$17,437,000
Arntz Builders	\$16,369,296	Cal Pacific	\$17,700,000
Zovoich & Sons	\$16,555,000		
Overra & Co.	\$16,610,000		

West Bay Builders was the apparent low bidder. The estimated budget for this project was \$23,000,000. The Notice of Award was issued on March 4, 2009. Upon receipt of the required documentation, the Notice to Proceed was issued on May 20, 2009.

Evidence of the following documents was provided:

- Agreement
- Escrow Bid Documents
- Performance Bond
- Payment Bond
- Insurance Certificates and Endorsements
- Workers' Compensation Certification
- Prevailing Wage and Related Labor Requirements Certification
- Drug-Free Workplace Certification
- Hazardous Materials Certification
- Lead-Based Materials Certification
- Criminal Background Investigation/Fingerprinting Certification

Verdes Elementary School, Playground & Site Work – #J068163

The notice to bidders was advertised on April 5, 2009 and April 12, 2009 in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least 14 days between the first bid publication and bid opening, as required by law. The bids were opened on June 2, 2009. Seven bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
ERA Construction	\$525,562
Bay Cities Paving	\$726,000
Evans Brothers	\$795,799
Bruce Carone Paving	\$832,274
A&E Emaar	\$825,000
Blossom Valley Const.	\$912,418
WR Forde	\$949,000

The District declared the apparent low bidder, ERA Construction “non-responsive”. After the bid, and within the timeframe identified in the specifications, ERA Construction notified the District that there was a mathematical error in calculation of its bid. Bay Cities Paving was declared the lowest responsive bidder. The estimated budget for this project was \$450,000. The Notice of Award was issued on June 24, 2009. Upon receipt of the required documentation, the Notice to Proceed was issued on July 6, 2009. Evidence of the required bid documents was provided.

Dover Elementary School, Phase II New School/Site - Bid # J068150

The notice to bidders was advertised on March 8, 2009 and March 15, 2009 in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least 14 days between the first bid publication and bid opening, as required by law. The bids were opened on April 14, 2009. Nine bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
Zovich & Sons	\$21,400,000
Alten Construction	\$21,416,000
West Bay Builders	\$21,616,000
Lathrop Construction	\$21,760,000
SJ Amoroso	\$21,802,000
Wright Construction	\$21,924,000
BRCO Constructors	\$22,300,000
Arntz Builders	\$22,772,622
C. Overaa & Co.	\$25,540,000

The District declared the apparent low bidder, Zovich & Sons “non-responsive” for failing to execute a statutory required document. Alten Construction was declared the lowest responsive bidder. The estimated budget for this project was \$25,400,000. The Notice of Award was issued on May 6, 2009. Upon receipt of the required documentation, the Notice to Proceed was issued on May 28, 2009. Evidence of the required bid documents was provided.

Ford Elementary School, Transitional Housing - Bid # J068134

The notice to bidders was advertised on August 17, 2008 and August 24, 2008 in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least 14 days between the first bid publication and bid opening, as required by law. The bids were opened on September 10, 2008. A total of seven bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
Bay Cities Paving	\$ 914,000
Maguire Hester	\$ 987,000
B. Bros. Construction	\$ 993,750
Trinet Construction	\$1,125,000
AJF Builders	\$1,181,000
Ghilotti Brothers	\$1,265,258
Terra Nova	\$1,295,000

Bay Cities Paving was the apparent low bidder. The estimated budget for this project was \$650,000. The Notice of Award was issued on September 17, 2008. Upon receipt of the required documentation, the Notice to Proceed was issued on October 7, 2008. Evidence of the required bid documents was provided.

Ford Elementary School, Building Demolition and Site Work – Bid #J0681110

The notice to bidders was advertised on December 14, 2008 and December 21, 2008 in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least 14 days between the first bid publication and bid opening, as required by law. The bids were opened on January 20, 2009. A total of nine bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
Bay Cities Paving	\$ 697,000
Ghilotti Bros.	\$ 723,000
OC Jones & Sons	\$ 736,100
North Bay Construction	\$ 743,000
Evan Bros.	\$ 771,350
Parc Services	\$ 837,749
Silverado Contractors	\$ 869,862
Peak Engineering	\$ 1,006,042
Trinet Construction	\$ 1,086,000

Bay Cities Paving was the apparent low bidder. The estimated budget for this project was \$1,500,000. The Notice of Award was issued on January 21, 2009. Upon receipt of the required documentation, the Notice to Proceed was issued on February 13, 2009. Evidence of the required bid documents was provided.

Leadership Public School Temporary Campus – Bid #J068130

The notice to bidders was advertised on August 28, 2008 and August 31, 2008 in the West County Times. The notice to bidders was advertised on two separate occasions, but only four days apart; there were only thirteen days between the first bid publication and the initial bid opening date; an addendum was issued and the bid opening date was moved to September 16, 2008. Public contract code requires that the advertisement run two times, at least seven days apart and the bid opening date is to be at least fourteen days after the first bid publication. The bids were opened on September 16, 2008. A total of two bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
DL Faulk Construction	\$ 1,550,000
Bay Cities Paving	\$ 1,616,000

DL Faulk Construction was the apparent low bidder. However, Bay Cities Paving protested the bid as non-responsive to the call for bids due to (a) failing to list a fire detector and alarm system subcontractor on its “designated contractor list”, (b) failing to list a qualified subcontractor for the installation of the public address and intercom system, and (c) failing to list or listing a concrete subcontractor who may not be licensed with the state contractors license board. On September 23, 2008, the District issued a letter to Faulk Construction informing them that the bid was considered non-responsive. Bay Cities Paving and Grading was awarded the contract on September 26, 2008; the notice to proceed was issued on October 1, 2008. The estimated budget for this project was \$475,000. According to staff, the estimated budget figure was derived very early in the project when there was no clear scope defined and that the estimated budget should have been changed when the scope was more clearly delineated.

Observations

- The bid documents sampled were found to be complete and in compliance with Public Contract Code and the School Facilities Program.
- According to staff, the District has accepted bids that were submitted with minor irregularities. One example where a requirement was waived was a on a short form bid. The documents indicated the bidder was required to sign each page of the sub list; the bidder did not sign each page, but had signed the main form. Staff represents that a waiver is granted based upon the type of irregularity.
- Staff reports satisfaction with the bid turnout and results. They attribute the savings to the current economic climate and slow down of public and private works projects. Staff also commented on the fact that a few of the contractors are already working in the area, equipment is readily available on many of the school campuses and that contractors want to keep employees working and not lose them to other contractors. For more detailed information regarding project estimates and bid results refer to the section, Design and Construction Cost Budgets.
- A current list of pre-qualified general contractors was provided. However, the lists did not include the date in which the contractor was pre-qualified and the due date to renew.

Finding

- The Leadership Public School Temporary Campus project was advertised publically on August 28, 2009 and August 31, 2008. Public Contract Code 29112 requires governing boards of a school district to publish at least once a week for two weeks in a newspaper of general circulation. There were only four days from the first publication date to the second publication date.

District Response

- District staff accepts the finding, which was not identified until after completion of the work of the project. We have taken steps to ensure that required advertising guidelines are followed in all projects.

Recommendations

- The list of pre-qualified general contractors should include the date they are pre-qualified and the date of any renewal.
- Staff should ensure legal notices for public works are done in accordance with Public Contract Code 20112. Notices should be published on two separate occasions, seven days apart.

District Responses

- District staff concurs with the recommendation to include prequalification date and expiration on the published list of pre-qualified General Contractors.
- See response to finding above.

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 July 2008 – June 2009 Board of Education meeting agendas and minutes related to the bond program was 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 the changes are not reflected in the District's archived drawings, the architects may miss such 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 – all of which contribute to the need for authorizing change orders for additional work. The industry-wide percentage for change orders¹ for modernization or facility improvement projects generally ranges from seven percent to eight percent of the original contract amount. (The change order percentage for new construction tends to be three percent to four 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 could 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/deletion in work is necessary, the contractor submits a Proposed Change Order (PCO), for the additional cost, a reduction in cost and/or time extension based on the determination. The Project Manager (PM) reviews the proposal with the Project Inspector and the Architect of Record (AOR). 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 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.

¹ An article published in the American School and University Magazine, on November 1, 2005, recommended carrying 2 to 5 percent contingency for change orders. An even higher contingency is recommended for renovations or to accommodate difficult site conditions.

The following tables entitled, “Change Orders: Bond Program Projects”, summarize the change orders generated for Measure D and J projects from start of construction through June 30, 2009.

- As shown in the tables, the average change order percentages are 5.56 percent for Measure D projects and 2.92 percent for Measure J projects.
- Individual change orders processed during the audit period were below 10 percent of the original contract amount.

Change Orders: Bond Program Projects

Measure D

Measure D Projects	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
El Cerrito HS Temp Housing	\$3,444,000	99.99%	\$354,297	\$3,798,297	10.29%
El Cerrito HS Demolition	2,078,125	99.74%	-126,962	1,951,163	-6.11%
El Cerrito HS Storm Drain	292,562	100.00%	2,704	295,266	0.92%
El Cerrito HS Modular Building	4,654,800	99.34%	0	4,654,800	0.00%
El Cerrito HS Grading	1,613,100	100.00%	-31,642	1,581,458	-1.96%
El Cerrito HS New School	54,264,000	99.88%	3,073,910	57,337,910	5.66%
El Cerrito HS Admin/Lib/Theater	22,580,000	99.84%	983,155	23,563,155	4.35%
Pinole MS Temporary Housing	529,000	100.00%	52,571	581,571	9.94%
Pinole MS Site Grading	905,200	100.00%	28,057	933,257	3.10%
Pinole MS New School	20,661,000	100.00%	2,257,844	22,918,844	10.93%
Pinole MS Bldg A Demolition Project	835,000	91.02%	0	835,000	0.00%
Pinole MS Temporary Kitchen Utilities	175,000	48.42%	0	175,000	0.00%
Helms MS New Campus	50,890,000	82.99%	1,520,711	52,410,711	2.99%
Pinole Valley HS Fields	1,492,000	100.00%	75,500	1,567,500	5.06%
Pinole Valley HS Running Track	595,000	100.00%	71,284	666,284	11.98%
Downer ES New School	21,232,027	99.91%	1,928,243	23,160,270	9.08%
Downer ES Demo/ Site Work	\$594,800	100.00%	-22,099	572,701	-3.72%
Downer ES Stone Columns	741,000	100.00%	116,493	857,493	15.72%
Downer ES Tech E Rate	330,648	100.00%	92,294	422,942	27.91%
Vista Hills Roof Repair	200,420	100.00%	4,304	204,724	2.15%
Vista Hills Ed Center Portables	3,376,906	100.00%	632,141	4,009,047	18.72%
Richmond HS Track/Field	3,260,489	100.00%	272,027	3,532,516	8.34%
Measure D Paving	245,341	100.00%	-20,000	225,341	-8.15%
Kennedy HS Track/Field	2,740,000	100.00%	48,699	2,788,699	1.78%
Community Kitchen 1	619,986	100.00%	-48,274	571,712	-7.79%
Community Kitchen 2	667,700	100.00%	-2,127	665,573	-0.32%
Community Kitchen 3	660,200	100.00%	-1,791	658,409	-0.27%
Community Kitchen 4	803,000	100.00%	5,741	808,741	0.71%
Community Kitchen 5	727,500	100.00%	-41,261	686,239	-5.67%
Community Kitchen 6	516,000	100.00%	-3,169	512,831	-0.61%
TOTAL	\$201,724,804		\$11,222,649	\$212,947,453	5.56%

Measure J

Measure J Projects	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract Amount	Change Order %
De Anza HS Track & Field	3,349,000	100.00%	187,124	3,536,124	5.59%
De Anza HS Field House	3,130,800	100.00%	364,321	3,495,121	11.64%
De Anza HS Demo, Grading & Utilities	2,393,000	100.00%	379,315	2,772,315	15.85%
Richmond HS New Bleachers/Fieldhouse	5,556,000	73.32%	216,415	5,772,415	3.90%
Kennedy HS Portable Maint. Repair	389,500	100.00%	42,450	431,950	10.90%
Lupine/Harding/Tara Hills Roof Repairs	217,000	100.00%	37,950	254,950	17.49%
King ES Demo/Site Work	461,000	100.00%	23,231	484,231	5.04%
King ES New Campus Construction	15,595,000	13.71%	0	15,595,000	0.00%
Dover ES Demo/Site Work	446,958	100.00%	42,170	489,128	9.43%
Dover ES Sitework Phase II	77,000	75.29%	21,290	98,290	27.65%
Dover ES New Campus Construction	21,491,000	6.41%	0	21,491,000	0.00%
De Anza HS Fitness Center Site Work	188,278	63.07%	0	188,278	0.00%
De Anza HS Fitness Center Equipment	148,428	0.00%	0	148,428	0.00%
Pinole Valley HS Site Work	51,344	100.00%	9,897	61,241	19.28%
Pinole Valley HS Restroom Renovations	158,750	100.00%	8,851	167,601	5.58%
Ford ES Temp. Campus Site Prep.	914,000	100.00%	151,461	1,065,461	16.57%
Ford ES Demo, Sitework & Grading	697,000	68.40%	19,049	716,049	2.73%
Richmond College Prep Phase I Extension	888,000	100.00%	78,622	966,622	8.85%
Leadership PS Temp Campus Site Work	1,616,000	100.00%	120,858	1,736,858	7.48%
Kennedy HS Painting	253,000	100.00%	9,965	262,965	3.94%
Verde ES Sitework Playground Renovations	726,000	19.63%	0	726,000	0.00%
TOTAL	\$58,747,058		\$1,712,967	\$60,460,025	2.92%

Reasons for Change Orders

Change orders are presented to the Board of Education for ratification and approval. Each change order is comprised of several Proposed Change Orders (PCO's) previously approved by the Superintendent's designees. PCO's are tabulated in the Summary Sheet, which is an attachment to the Change Order document. It lists the PCO number, the reasons for the changes, reference documents (RFI's, Construction Change Directives, etc.), requested time extension and negotiated amounts.

For the July 2008-June 2009 audit period, TSS reviewed the change order documents of four Measure D and three Measure J projects from the start of construction through June 30, 2009. Two of these Measure D projects and two Measure J projects achieved substantial completion during the period. The resulting data are summarized in the table entitled, "Change Order Analysis (July 2008 – June 2009)":

Change Order Analysis (FY 2007 - 08 thru 2008 - 09)

Project/ (Contractor) Change Order Numbers	Unforeseen Conditions	DSA and Other Code Revisions	Architect Design Issues	Owner Requested Changes			Totals
				Changes to Matl's/Scope	Safety Issues	Adds/Other Issues	
MEASURE D							
El Cerrito HS New Construction Lathrop Const. Assoc. (CO # 1 thru 37)	\$289,788 9.43%	\$149,548 4.87%	\$1,878,160 61.10%	\$427,198 13.90%	\$797 0.03%	\$328,419 10.68%	\$3,073,910 100.00%
Pinole MS New Construction West Coast Contractors (CO # 1 thru 23)	\$113,782 5.04%	\$47,204 2.09%	\$1,469,551 65.08%	\$299,541 13.26%	\$0 0.00%	\$327,806 14.50%	\$2,257,884 99.97%
El Cerrito HS New Admin/ Theater Lathrop Const. Assoc. (CO # 1 thru 23)	\$4,526 0.46%	\$12,739 1.30%	\$654,829 66.60%	\$22,607 2.30%	\$0 0.00%	\$288,454 29.34%	\$983,155 100.00%
Helms MS New Construction West Bay Builders (CO # 1 thru 6)	\$925,360 60.83%	\$0 0.00%	\$232,482 15.28%	\$249,828 16.42%	\$0 0.00%	\$113,665 7.47%	\$1,521,334 100.00%
MEASURE J							
De Anza HS Track & Field Bay Cities Paving (CO # 1 thru 6)	\$7,888 4.22%	\$0 0.00%	\$36,379 19.44%	\$58,579 31.30%	\$0 0.00%	\$84,277 45.04%	\$187,124 100.00%
De Anza HS Field House Bollo Construction (CO # 1 thru 8)	\$117,368 32.22%	\$0 0.00%	\$139,034 38.16%	\$52,588 14.43%	\$0 0.00%	\$55,330 15.19%	\$364,321 100.00%
De Anza HS Demo, Grading & Utilities Bay Cities Paving (CO # 1 thru 8)	\$210,242 55.43%	\$0 0.00%	\$70,515 18.59%	\$44,367 11.70%	\$0 0.00%	\$54,189 14.29%	\$379,315 100.00%
Total	\$1,668,955 19.04%	\$209,491 2.39%	\$4,480,950 51.11%	\$1,154,708 13.17%	\$797 0.01%	\$1,252,141 14.28%	\$8,767,042 100.00%

- “Architect Design Issues” accounted for 51.11 percent of the overall cost of change orders generated for the projects examined. These changes include additions, deletions and revisions in the work triggered by document coordination disagreements regarding interpretation (e.g., dimensions, elevations, locations, etc.) and errors and omissions in the various sections or details of the contract drawings and specifications.
- “Owner Requested Changes” constitute 27.46 percent of the all change orders. These changes include substitutions or upgrades to specified materials or products like windows, floor or wall finishes. Districts also add to or delete from the scope of work during the course of construction. The District may also call for weekend and overtime work in order to recover time-schedule and meet completion targets.
- “Unforeseen Conditions” accounted for 19.04 percent of the cost of change orders generated during this period. The disposal of soil contaminated with hazardous materials (asbestos, petroleum products, etc.), hazardous demolition debris and equipment were the most common unforeseen conditions encountered during this period.
- “DSA and Other Code Revisions” at 2.39 percent are changes and additional installations directed by the DSA field engineer or other agencies (e.g. Health Department, City, etc.) in order to comply with revisions to structural, safety and other codes.

TSS reviewed details of change orders that were generated in two major Measure D projects; El Cerrito High School New Construction and Pinole Middle School New Construction projects, in order to provide better perspective. The following is a brief summary of the change orders generated.

El Cerrito High School New Construction:

Unforeseen Conditions:

- Removal and disposal of hazardous class 2 soil from work site. Costs do not include \$291,825 which was charged to the contract allowance.
- Conflicts between new work and existing underground utilities.
- Revisions to landscape, concrete and asphalt paving work.

DSA and Other Code Revisions:

- DSA directed addition of fireproofing at connecting bridges.
- Health Department directed addition of epoxy coat on flooring in kitchen, building E.

Architect/ Design Issues:

- Upgrades/modifications to the Science lab which included addition of cabinets, countertops, casework, equipment, data and electrical outlets.
- Miscellaneous adjustments to dimensions, sizes and designs for structural beams, wall foundations, stem walls, retaining walls, slabs, handrails, ramps, floors, windows, equipment and fixtures.
- Revisions/additions to bridge ways between buildings.
- Resolution of conflicts in heights at the main gym in building E.
- Installation of steel tube wind girt at the gym and lobby.

Owner Requested Changes:

Changes to Materials and Scope:

- Various upgrades to the interim campus kitchen.
- Installation of Photovoltaic (PV) system.
- Miscellaneous changes to materials, floor/wall finishes, fixtures, equipment and hardware.

Safety Issues:

- Additional safety gadgets for the science lab.

Additions and Other Issues:

- Upgrades and replacements to hallway student lockers, locking mechanisms and hardware.
- Replacement of fencing, gates and hardware along Eureka Street.
- Additional landscape and paving south of building F.
- Miscellaneous additions including mat and tile flooring, public address systems, etc.
- Weekend and extra-time work for schedule recovery due to weather and other delays.

Pinole Middle School New Construction:

Unforeseen Conditions:

- Repairs and rework due to damage to work already in-place by storm.
- Additional installation of erosion control and water intrusion prevention materials.
- Extra survey, grading, excavation, and formwork.

DSA and Other Code Revisions:

- Addition of seismic ties and backing for lighting fixtures.
- Addition of access hatches in ceilings due to fire sprinkler layout.
- Addition of vertical hangers to pendant lighting.
- Addition of smoke detectors and fire alarm devices.

Architect/ Design Issues:

- Change windows from Graham to DeVac type of windows.
- Miscellaneous revisions and rework due to conflicts between cable trays and diagonal bracing and glu-lam beams. Resolutions included lowering of ceilings to allow enough space for HVAC duct system, re-routing of ducts to avoid interference, change from rectangular to flex ducts, change from wall to ceiling registers, notching of ducts and cable trays, and revision of lighting fixtures.
- Miscellaneous changes to fireproofing types and addition of fireproof coatings to steel columns and other structural members.
- Miscellaneous adjustments to dimensions, sizes and designs for floors, windows, ceilings, equipment and fixtures.

Owner Requested Changes:

Changes to Materials and Scope:

- Change roof system to Grossman design. Includes changes to insulation, crickets, flashings, sheet metal trims, and walk pads.
- Miscellaneous changes to materials, floor and wall finishes, fixtures, equipment and hardware.

Additions and Other Issues:

- Install sewer ejection system, acid waste ejection system and a 2 horsepower lift pump system.
- Reconnect existing modular classrooms including installation of utilities, power, fire alarm and data.
- Add data drops in technology lab and various rooms in building B.
- Weekend and extra-time work for schedule recovery due to weather and other delays.

Contractor Claims:

At Pinole Middle School New Gym Classroom Building Project, a change order request was submitted for additional compensation due to delays and inefficiencies in the project, allegedly caused by design issues, encountered during the course of construction. The change order request was submitted by the general contractor, West Coast Contractors (\$676,347) and two sub-contractors; Del Monte Electric (\$145,220) and Cal-Air (\$62,000). The issues were analyzed by a delay consultant, hired by legal counsel, and the District rejected all claims. Del Monte Electric and Cal-Air withdrew/released their claims. West Coast Contractors made a formal certification of claim and requested to meet and confer under the provision for such in the contract documents. The request has been forwarded to legal counsel.

At Helms Middle School New Campus Construction Project, the general contractor West Bay Builders, submitted a request for compensable time extension of 110 days due to delays in the project, allegedly caused by unforeseen conditions, design issues and scope changes, encountered during the course of construction. The District hired a delay consultant to analyze the issues. The District proposed a settlement in the form of a change order to recognize concurrent delays, adjust contract times and offset payments to extended General Conditions (GC). The issue is currently pending with the contractor.

Allowances

As part of the sampling/testing process, documents relating to the cost items charged to or drawn against the allowances for the projects were reviewed and analyzed. The results and/or findings 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 PII Site Work	\$1,170,000 ¹	\$20,000	\$1,125,000	An amount of \$20,000 was charged to the Allowance for the disposal of hazardous materials contaminated soil 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 CO # 5 and 8. (\$145,549). Additional Class 2 soil disposal under CO# 10. (\$83,392). Additional class 2 soil disposal under CO# 13. (\$62,884) Additional class 2 soil disposal under CO# 33. (6,339)
Pinole Middle School New Building and Gymnasium	20,511,000	150,000	20,661,000	Miscellaneous items under PCO # 0379, CO# 19. (\$55,011)
El Cerrito HS Admin/Theater Construction	22,580,000	300,000	22,580,000	An amount of \$79,417 was charged for the installation of sump pump system at the orchestra pit under CO# 6. Premium time cost associated with attaining Substantial completion and beneficial occupancy on 1/05/09, PCO# 0212, CO #19. (\$78,844)
Helms MS New Construction	\$50,890,000	\$200,000	\$50,890,000	None as of January 30, 2009.

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

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

TSS reviewed the backup documents supporting all approved change orders and confirmed that the use of allowances to pay for the additional costs reported in the above noted projects were consistent with the intended purposes of the allowances included in each contract.

Observations

- As shown in the “Change Orders: Bond Program Projects” table, the average change order percentages to date for Measure D projects is 5.56 percent and the average for Measure J projects is 2.92 percent.
- The most prevalent reason for change orders in the bond program projects are “Architect/Design Issues” (51.11 percent). Although these types of changes are inherent in construction contracts, some issues like conflicts in elevations, dimensions and locations can be prevented and should be minimized. Staff reported that it has engaged in more robust constructability reviews for the Measure J projects.
- The Board of Education will gain better perspective and understanding of the change orders if additional information regarding the reasons and need for the change orders are provided as well.

Recommendations:

- It is recommended that staff continue to exert more effort in implementing the constructability review process on all upcoming bond projects to ensure that conflicts between different components of the construction drawings and documents are minimized.
- It is recommended that staff provide additional back-up documentation to the board agenda items for the approval and ratification of change orders.
- It is recommended that staff initiate discussion with the architects of record to recoup change order marginal mark-up add on cost (normally 15 percent) incurred due to errors and omissions.

District Responses

- District staff, Program Management Team and Design Phase Managers have all been re-focused on document quality and coordination between disciplines. We have set up new pre-bid document review procedures, and created additional time to review DSA-approved documents prior to bid.
- District staff concurs with the recommendation. The current practice is to provide the Board with a written summary of Change Orders on the Board calendar, in time for Board agenda review and to include in the Friday Memo to the Board. This allows time for Board members to review and consider potential Change Orders with full backup in hand.
- District staff generally focuses energy and resources related to recouping Change Order costs from Architects due to errors and omissions, when the number and costs of these types of Change Orders is clearly beyond the Standard of Care in a specific project. It should be noted that within the last few years the District has initiated several claims actions against Architects which have successfully recovered costs on projects related to errors and omissions.

PAYMENT PROCEDURES

Process Utilized

In the process of this examination, numerous purchasing and payment documents pertaining to expenditures funded through Measure J were reviewed. Interviews were held with the District staff and the program management staff from SGI.

The review consisted of the following:

- Verification that expenditures charged to the Measure J bond were authorized as Measure J projects;
- Compliance with the District's Purchasing and Payment policies and procedures;
- Verification that back up documentation, including authorized signatures, were present on payment requests; and vendor payment timelines were appropriate.

Background

In 2007-08, the Board and staff made it a priority to resolve an on-going issue of vendor-payment timelines. It is the District's goal and policy to pay vendors within thirty-days after the receipt of an invoice. Prior to 2007-08, the sample of payments showed the District was averaging a turn around time of forty-five days for invoices to be paid; only twenty-five percent of payments were being made within thirty-days. In 2007-08, eighty-seven percent of the payments sampled were paid within 30-days. In the current audit period (2008-09), the sample indicated ninety percent of payments were made within thirty-days.

Sample

One-hundred eighty-seven invoices totaling \$20,830,928.15 expended through Measure J funds during the period of July 1, 2008 through June 30, 2009, were reviewed in the course of this examination. This review consisted of verification of required approvals and back-up documentation, determination that expenditures were in accordance with Measure ballot language, verification that the invoice amount correlated with the amount paid, and a review of the timeline from the time invoices were received to the date of warrants.

The sample of payments included the following bond projects:

- Site improvements at Mira Vista Elementary, and Pinole Valley High School
- CEQA and testing for Portola Middle School, Ford Elementary School and De Anza Middle School
- Construction management services at various school sites
- New field house and track and field project at De Anza Middle School
- Painting, paving and architectural services at various school sites
- Solar project and theater for El Cerrito High School
- Custodial equipment/supplies for Pinole Middle School
- Playground equipment project for Mira Vista Elementary School
- New classrooms/gym for Pinole Middle School
- Modernization at Helms Middle School
- Communication project at Pinole Valley High School

- Gym for De Anza High School
- Demo/site work at Ford Elementary School
- Demo/site work at Martin Luther King Elementary School
- Play structure at Nystrom Elementary School
- Site work at Dover Elementary School
- De Anza Middle School reconstruction
- Architectural fees for Ford Elementary, De Anza High School, and Maritime Center renovations
- Design fees for Ohlone Elementary School
- Construction project security at various sites
- Furniture and equipment purchases for various school sites

Observations

- The 2007-08 Annual Performance Audit report contained a finding regarding the appropriateness of certain purchases made through the bond program. The District response was that staff initiated a process of funding appropriate new equipment for maintenance and custodial staff to keep the renovated buildings in good condition. The District believes these purchases are appropriate. The District did concur with the recommendation to seek a legal opinion. However, as of this writing one has not been obtained. During 2008-09, the District continued to purchase similar items. The District maintains these types of items are necessary for the purpose of keeping the newly renovated buildings in good condition.
- All of the invoices included in the sample showed evidence of being appropriately reviewed and approved by staff.
- Of the one hundred eighty-seven invoices reviewed, ninety percent were paid within thirty-days of receiving an invoice.
- Several of the delays in payments may have been attributed to the following:
 - Change order approval
 - Invoices that required further review
 - Lag time – time it took for the project manager to submit the invoice to the Facilities staff
- Several observations were made regarding payment application #28 for the Pinole Middle School New Classroom/Gym:
 - The date on the payment application covered the period to March 31, 2009 for change order #22 in the amount of \$84,982. However, the Notice of Completion had been filed on January 1, 2009.
 - The payment application showed the amount held in retention was equal to five percent of the value of the accumulated change orders; the original amount held in retention was previously released.

- According to staff, an advisory will be sent to all vendors, contractors and consultants informing them that the District is initiating a requirement that they provide the purchase order number on the invoice or statement in order for the payment to be processed. Invoices that do not reference an authorized purchase order number will be returned to the vendor. If followed, this procedure should help to expedite payments as well as help vendors and contractors avoid providing goods, services or work without an authorized purchase order.

Finding

- The Architect of Record certified with qualification the payment applications #23, #24, #25, #26, #27, and #28 (period of January through June 2009) for the Helms Middle School modernization project. Correspondence between the architect and District showed there were items included on the schedule of values with which the architect did not agree. However, each of the payment applications was processed without adjustment for the items in dispute. It is likely these items would have had an impact on the percentage of work completed and schedule of values. The impact would have likely affected the dollar amount on the payment applications.

District Response

- District staff accepts the Finding as correct on the surface. The referenced project team however does spend considerable time and effort reviewing the Payment Applications and makes significant adjustments to requested amounts on a regular basis. The Construction Manager has worked diligently to ensure that any approved payment amounts correspond to work in place.

Recommendations

- Staff should continue to monitor vendor payment timelines to ensure payments continue to be made within thirty-days of the receipt of invoice.
- Vendors should be reminded that all invoices are to be sent directly to the Facilities Department and not handed to the construction managers at the job sites. Payments that are not sent directly to the FOC are more likely to be paid after thirty-days. The Construction manager should be reminded that they have the responsibility to submit any invoices submitted by contractors to FOC in a prompt manner.
- Retention should be released only after all change orders are ratified, the Notice of Completion is approved by the Board and filed, and the 35-day timeline has expired.
- The District should obtain a legal opinion as to the appropriateness of purchases made through the bond funds for certain types of school maintenance supplies and/or equipment.
- Any construction deviations awaiting correction and/or work installed without proper submittals and/or determined to be unacceptable should not be included in the schedule of values.

- Payment applications should be adjusted accordingly for work that is disputed or qualified by the architect of record unless the staff has considered the issues at hand and determined otherwise.

District Responses

- Vendor payments. Staff concurs with the recommendation. The Program Manager has a tracking worksheet, updated weekly and reviewed at Director's meetings, to summarize status of payments and days remaining to payment in relation to the 30 day goal.
- Vendor payment process submittals. Staff concurs with the recommendation. It should be noted that payments to Contractors, which involve significant effort in the field prior to submittal of a fully signed payment application, are among the most timely paid in the program.
- Retention release, Notice of Completion, etc. District staff manages release of retention, in accordance with allowable procedures under the Public Contract Code, in order maximize leverage with the Contractor, but also to expedite payment to subcontractors. The nature and complexity of major public works projects often leads to protracted negotiations with contractors regarding Change Orders claimed, rejected, reconsidered, etc. These negotiations may extend beyond filing of the Notice of Completion.
- School Maintenance Equipment. District staff recognizes that the ability of the District to maintain new facilities, with equipment, finishes, and systems which are not found in other areas throughout the District, requires new types of maintenance and custodial equipment. This is a prudent practice which preserves the District's Bond Program facilities investment.
- Construction deviations, Schedule of Values. See response to Finding above.
- Payment applications. See response to Finding above.

BEST PRACTICES IN PROCUREMENT

Process Utilized

In the process of this examination, numerous purchasing, bid and payment documents pertaining to new construction and modernization projects were reviewed and analyzed. Board agenda items and minutes specific to contracts awarded for Measure J funded projects or purchases during the period of July 1, 2008 through June 30, 2009 were reviewed. Interviews were held with the District staff.

Background

Best practices in procurement of materials and services ensure the most efficient use of resources. The competitive bid process allows districts to secure the best quality products and services at the best possible price. It is the purpose of this component of the review to determine if best practices have been promoted.

Board Policy 3300 states the Governing Board recognizes its fiduciary responsibility to oversee the prudent expenditure of District funds. In order to best serve District's interests, the Superintendent or designee shall develop and maintain effective purchasing procedures that are consistent with sound financial controls and that ensure the District receives maximum value for items purchased. He/she shall ensure that records of expenditures and purchases are maintained in accordance with law.

Public Contract Code Section 20111 (a) requires school district governing boards to competitively bid and award any contract for equipment, materials or supplies 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. Effective January 1, 2009 – December 31, 2009, the bid threshold was increased to \$76,700.

The Facilities Department is responsible for the bidding and procurement process for the bond program; rarely is the Purchasing Department utilized or involved in the procurement process for bond funded purchases. The District may want to consider involving the Purchasing Department in the procurement of equipment and furniture funded by the bond as this function is one of the primary responsibilities of that department.

Sample

The process and procedures for the procurement of supplies and/or equipment and professional services for the following projects were reviewed in this examination:

- Furniture – Various School Sites
- Fitness Equipment – De Anza High School
- Temporary Modular Housing – Pinole Middle School
- Underwriter 2009 General Obligation Bond Issuance – Professional Services

The District purchased classroom furniture for \$1,368,851 from Young Office Solutions during the 2008-09 fiscal year. The District utilized two separate agreements for the procurement of furniture; 1) an agreement with the Cooperative Purchasing Network (TCPN), and 2) a piggyback contract with the Alameda County Office of Education. TCPN is a Texas government agency administering a cooperative purchasing program. The network provides its members, of which the District is one, with contracts and services that are compliant with the law at no cost to member districts. The District has an agreement with TCPN through October 2010. The District also utilized a “piggyback” contract with the Alameda County Office of Education. That agreement is valid through June 30, 2009.

During the midyear review, the method used for procuring fitness equipment for De Anza High School was examined. Initially, the District sent invitations to bid to thirteen fitness equipment suppliers. One bid for \$168,878 was received. On September 3, 2008, the Board awarded the contract. However, after it was discovered that the bid had not been publicly advertised as required under Public Contract 20111, the contract was voided and re-bid publicly. Three bids were received; the lowest bid was \$148,428. The contract was awarded on June 30, 2009. The savings resulting from re-bidding was \$20,450.

The method used in awarding the contract for the temporary housing modulars for Pinole Middle School was also examined during the midyear review. The District chose to use the “piggyback” method for awarding the contract. The Franklin McKinley School District had conducted a public bid process and referenced other school districts in the state which, under law, may then award contracts as a “piggyback” on the Franklin McKinley contract. The contract is for the modular building, deck and ramps at Pinole Middle School. It also includes transportation and setup on site. On September 3, 2008, the Board awarded the contract to Mobile Modular Management Corporation.

Professional Services

The District hired KNN Financial Services to facilitate the selection process for hiring an underwriter for a negotiated sale of both the refunding of existing bonds. According to the District, this method of sale was chosen due to the unique circumstances related to this bond issuance and due to current market conditions.

In the past, the District had used the competitive sale method. In a competitive sale, bonds are advertised by way of notice of sale including the terms of the sale and the bond issuance. Bonds are awarded to the bidder offering the lowest interest cost.

In a negotiated sale, an underwriter is selected to purchase the bonds. The underwriter in turn sells the bonds to the investors. The issuer of the bond negotiates the terms of the bond and sale.

In May, KNN prepared the Request for Proposals (RFP). KNN and the District also established the criteria noted below and the RFP was sent to various firms that met the criteria.

Eleven firms responded to the RFP, of which five were selected to interview on June 19, 2009. The interview panel, comprised of three District employees, including the Associate Superintendent for Business Services, Executive Director of Business Services and Associate Superintendent, Operations and the two Financial Advisors from KNN.

Firms were selected based on six criteria:

- General underwriting capabilities
- California school district underwriting experience
- Strength and composition of distribution network
- Experience and/or familiarity with Build America Bonds, Qualified School Construction Bonds, Capital Appreciation Bonds, and Convertible CABs
- Quality of discussion regarding credit and structuring issues in their proposal
- Relative status as a local/minority owned business

The panel selected Piper Jaffray as the senior managing underwriter and Siebert Bradford Shank and Stone & Youngberg as co-managers.

On July 8, 2009, through Resolution No. 15-0190, the Board authorized the issuance of \$160,000,000 of bonds by negotiated sale.

The Sources and Uses of Funds statement for the 2009 General Obligation Bond issuance shows the cost of issuance to be \$501,944, which is about .308 percent. Industry standards shows average cost ranging between .4 percent to .8 percent. It appears that the cost of issuance is in conformance with industry standards.

Observations

- On September 17, 2008, the Board of Education approved the following procurement contracts for 2008-09. The contracts allow the District to procure classroom supplies, equipment and computers at a discounted rate.
 - Western States Contracting Alliance Master Agreement #A63307
 - Apple Computer, Inc.
 - Toshiba America Business Solutions, Inc. (TABS) Glendale USA contract #P-12
 - California Multiple Award Schedule (CMAS)
 - School Special California Resource Program Contract #V-4 2007-08
 - US Communities Government Purchasing Alliance
 - The Cooperative Purchasing Network (TCPN)
 - Alameda County Corporate Purchasing Agreement
 - Alameda County Office of Education Cooperative Purchasing Program
- On November 19, 2008, the Board approved entering into a 48-month Lease/Purchase Agreement with Dell Financial Services for delivery of 500 workstations allocated to the newly constructed El Cerrito High School and other facilities. At the end of the lease term, the District would have the opportunity to renew the lease under a Technology Refresh option, allowing all of the 500 units to be replaced with the most current computing technology. However, after a closer examination of the terms of the agreement, the District did not to enter into the lease/purchase plan agreement. The District opted to purchase the workstations for \$494,828.70, utilizing a procurement contract with Western States Contracting (WSCA) Alliance Master Agreement #A63307.
- The initial method used for the procurement of fitness equipment was found to be out of compliance with Board Policy 3300 and Public Contract Code 20111.

- Board Policy 3300 states the District shall maintain effective purchasing procedures and sound fiscal controls that will ensure the District receives maximum value for items purchased.

Finding

- Throughout 2008-09, the District purchased various school site custodial equipment and accompanying items that can be classified as supplies, using several vendors. However, it was noted that approximately \$63,000 in items were purchased using a single vendor. According to staff, this vendor and others were selected through a Request for Proposal (RFP) process in 2007. Since the pricing in the initial proposal is likely to be outdated and no longer offered, it is unknown if the District received the maximum value for the items purchased.

District Response

- District Staff accepts the facts of the Finding. We have taken efforts to ensure that each group of Maintenance & Custodial Equipment is purchased using a public bid proposal system. District staff however, does not consider the purchased items to be supplies as they are not consumables.

Recommendations

- Staff should ensure the all bidding requirements described under Public Contract codes 20111 are followed when purchasing supplies and/or equipment that exceed the bid threshold.
- The procurement methods as described in Board Policy 3300 should be strictly adhered to.
- The Purchasing Department should have a more active role in the oversight of the procurement of equipment and/or supplies funded through bond proceeds. Doing so would ensure the District receives maximum value for items purchased and the procurement methods are in alignment with BP 3300 and Public Contract Code.
- Purchase orders should specify the method of procurement utilized and board approval date.
- The District should obtain a legal opinion to determine if its classification of items purchased with the specialized maintenance equipment as “equipment” is appropriate.

District Responses

- Equipment purchases. District Staff concurs with the recommendations. See also response to Finding.
- Procurement. District Staff concurs with the recommendation.
- Purchasing. District Staff has involved Purchasing in a variety of procurement efforts. For example, when the type of product or system is available under bulk-purchase agreements.
- Purchase Orders. The Purchase Order system includes all such information in the electronic file which is routed for approval.
- Legal Opinion. District staff concurs with the recommendation

DELIVERED QUALITY

Process Utilized

The TSS audit team was asked to review the process utilized by the District to define the level of quality for each project and then track that defined quality through construction to ensure that what is delivered in the final project is of the same quality level as originally specified. The Pinole Middle School New Classroom and Gymnasium project was defined as the focus of this review for the 2008-09 audit period. A sample of products and systems was developed for this analysis. This sample included:

- Custom Wood Casework
- Roofing Systems
- Classroom Window Systems
- Carpet Glue-Down
- HVAC Units
- Lighting Control Devices

Members of the District staff, the Architect of Record, the Program Manager, the Design Manager, and the Construction Manager were interviewed. The focus of the interviews was to determine what information was delivered to the design team at the beginning of design process, how that information was tracked and verified through the design and construction document process, and, what controls were put in place to ensure that the products/systems that were specified were included in the project during construction.

This section evaluates the standards that were in place at the commencement of this project, the criteria that was provided to the architect of record as the basis for the design, the products and systems that were incorporated into the design, the process used during construction to evaluate submitted systems and the delivered products and systems that were built into the project.

Background

For the purpose of this section, Delivered Quality has been defined as the quality of the finished product as compared to the District's Standards and established design criteria. TSS studied the initial criteria delivered to the design team and the process that was used to track those standards through the development of construction documents and the actual construction process. The documents that were reviewed for this evaluation were the District Master Product List, the Pinole Middle School Program Standards, Volumes 1 and 2, contract documents including plans and specifications, and construction submittals for the sampled products listed above.

Facilities Standards

The development and implementation of facilities standards is an important part of a successful construction and facilities management process. Design standards are established to provide equity in facilities and to contribute to the opportunity for a quality education for all students. These standards can reduce maintenance and operational costs District-wide, by allowing the maintenance staff to stock fewer replacement parts or consumables, such as HVAC filters and other similar items. With standardized systems, District staff training cost can also be reduced

and maintenance and repair procedures can be standardized. A more efficient process and reduced costs to the District can be realized through the use of standards.

The standardization of equipment and products may also provide the District with more uniform expectations related to the performance of the facilities. This may assist the District in budgeting future costs for utilities and maintenance.

Design standards can be a useful tool in the design process, keeping site staff informed of the District-wide goals and standards. In some cases, school sites have developed programs over the years based on staff member's interests. The design of new facilities is often seen as an opportunity to provide specialized facilities for these unique programs. The District-wide facilities standards guide this process and can ensure that facilities are based on the long term, District-wide standards and not the specific interests of individuals. The spaces designed for District facilities should serve the needs of all the students and staff, regardless of individual programs. However, site staff should be asked to provide input that may affect the outcome of the design. School site faculty and staff have a wealth of experiences regarding what works and what does not work on a day-to-day basis. District standards should not be so prescriptive as to invalidate this useful input.

During the early stages of Measures D and J, the District developed a standardize list of products to be used in all projects. The District Master Product List contained numerous products and systems that were to be the standard for use in the District's projects. A part of this list was formalized with District Board Resolution 17-0607 on September 20, 2006. The purpose of this action was indicated in the background information of the resolution: "In order to ensure uniformity of key equipment, materials and products across the District, it is necessary for the Board to adopt findings, as required by Public Contract Code 3400, that the specified equipment, products, or materials is required to match existing systems currently in place in the District." This action allowed the District to accept only these products in the bid requirements, commonly known as sole source products. These products include irrigation controllers, classroom window systems, finish hardware, food service equipment, HVAC systems and low voltage systems.

In addition to the product standards, the District's Master Architect developed Program Standards specific to the Pinole Middle School project. This information included Educational Specifications indicating the spaces to be included in the project and the specific requirements of those spaces.

Another use of District standards is indicated in Volume II of the Pinole Middle School Program Standards. The Project Overview states: "The Master Architect will provide each Architect of Record with a Production document Standards Manual that defines the look and basic content of the Contract Documents. The primary reason for this manual is to attempt to achieve a consistent level of quality of CAD documents and to aid in the Master Design Team's review of those documents." Standardized documents and procedures provides the District staff with a better opportunity to evaluate the project content, determine compliance with the product standards and provide the ability to track the progress of the project through construction without costly changes.

District standards should be updated on a regular basis. Information on products and systems should be reviewed based on availability and performance. When performance standards are used, the latest information on the performance requirements should be updated based on cost/benefit reviews of the available systems. Changes in building codes and standards; and

changes in high performance standards should be reviewed on a regular basis as well and used to evaluate the District's standards. The District should develop a formal process for regular approval of updated standards.

The impact of the changes to the standards on each project should be evaluated based on the cost and benefit for that project. If the standards are changed during the design process, there may be little impact on the project cost and a great benefit to the long term cost savings for the project. If the changed standards are incorporated into the project during construction, the design and construction costs could increase to a point where the long term benefits would no longer offset the cost of the change. In these cases, the impacts of the change on the schedule must also be considered. Delays in construction often contribute a substantial portion of the cost increases during construction.

Pinole Middle School

The Pinole Middle School New Classroom and Gymnasium project was developed during a period of transition in the implementation of the District's standards. The District was reducing the scope of the Master Architect's work and redefining goals for project team members. In previous projects, the Master Architect conducted the programming process, working with District staff and site staff to develop the project design criteria. That criterion was then used by the Master Architect to develop a schematic design package that was delivered to the Architect of Record (AOR) for the project. The schematic design package contained drawings and specifications that defined the size and the appearance of the project. This package also defined the products and systems that were used in the project. In some cases, this process did not result in a total support of the design by the AOR. The Pinole Middle School project was one of the first District projects that allowed the schematic design process to be developed by the Architect of Record. In this period of transition, the process and the design criteria were not as well-defined as in previous projects or in subsequent projects. However, design and product standards were in place.

The Design Manager played a key role in ensuring that the District's standards were met. The DM and representatives from the District attended project meetings to review progress and to review the project for program conformance. Any deviations from the standards were discussed and approved at these meetings. The DM also conducted constructability reviews of the project documents; although an examination of the comments from these reviews indicates that conformance with the program standards were not a significant part of the review.

A key element in the implementation of design standards is timing. Standard elements of the project should be defined in the early stages of schematic design and then fixed. Changes to the standards made later in the project could lead to costly changes during construction. The Pinole Middle School project had two significant changes in standards that were made late in the project that did lead to construction changes. The District assigned a roofing and water intrusion consultant to this project late in the development of the construction documents. The consultant significantly changed the design of the roofing system. These changes were incorporated into the documents; however, after completion of the roofing system design, changes to the structural detailing required by DSA were not coordinated with the roof design and led to significant changes during construction.

The consultant also altered the detailing of the window flashing which led to changes during construction. Construction changes could be avoided if changes to the documents were made early in the design process and coordinated with other systems in the project. If deemed important to the sustainability and long-term maintenance of the structure, changes should be allowed at any time; however, the project team should evaluate the initial cost of the change related to the long-term economic benefits. In both these cases, it appears that a significant long-term benefit was realized in terms of the reduction in the potential for future water intrusion and related damage.

TSS found that most of the products specified and delivered on the project met the District's established standards. In one case, however, the system incorporated into the construction documents failed to meet the standards. On September 20, 2006, the Board adopted project standards indicating that only DeVac windows by MonRay were to be used. The Pinole Middle School began construction in late November 2006, after the Board approval of the standards. Contrary to the Board adopted standards, the Pinole Middle School project allowed 3 window manufacturers in addition to DeVac. Another system was submitted and the District incurred additional costs to change to the Board approved DeVac system during construction.

Observations

- The District has developed substantially high standards for their facilities projects. In most cases, quality, sustainability, maintainability and reduced life cycle costs take priority over construction cost. This philosophy will benefit the District in reduced operating costs over the life of the facilities. The sustainability will also help to provide a quality learning environment for the District's students.
- Changes to the schematic design process will serve the District well. Allowing the AOR for each project the opportunity to create the design based on the developed criteria will provide a greater diversity of design solutions. Giving control of design to each AOR may also give each architect more opportunity to create more efficient designs that meet the educational goals of the District.
- Based on the sampling of products and systems, the Pinole Middle School Classroom and Gymnasium project met the District's standards as defined in the initial design criteria and through subsequent changes to the standards. The District has established a process for submittals at project milestones that allows for monitoring conformance with the standards. The Program Standards manual for the Pinole Middle School project details the requirements of the submittals and includes checklists of information to be included.
- Although thorough constructability reviews were conducted at key milestones in the development of this project, the content of the reviews included very little information on the conformance to the District's established standards.

Findings

- There are no findings for this section.

Recommendations

- The District should develop a formal process for updating the District's standards. For each project, these standards should be fixed no later than the end of the schematic design phase. Changes made to the standards and applied to a project subsequent to this could lead to increased document preparation costs, delays in project approvals and costly changes during construction. Changes made late in the process should be justified and shown to have a significant impact on the long term quality, sustainability and maintainability of the project.
- The process of monitoring conformance or deviation from the standards should be refined. Documentation of the decisions made during the design and documentation process should be formalized.

District Responses

- District Standards updates. District staff concurs with the recommendation. We note that the District has initiated a process to update standards within the last year and is continuing throughout 2009-2010. For all of the current Measure J projects the standards updates with the greatest impact were associated with the District's adoption of the Collaborative for High Performance Schools standards. The Program Management team makes every effort to include standards changes as early in the process as is possible. When we have made changes during construction they are always made in consideration of the long-term, serviceable life of the building.
- Monitoring Standards. District staff concurs and we have refocused the Design Manager on this task.

DELIVERED QUALITY – Comparison of Design Standards and Installed Products

Product/ System	Specification Section	Initial Criteria	Specified	Approved Submittal
Custom Wood Casework	06410	Woodworking Institute Certified fabricator	WI Certified fabricator	Certified fabricator
		All wood construction (budget permitting)	Plastic laminate finish; Wood veneer in display cases; Solid wood reception counter.	As specified
		Sustainable products	Not mentioned	
		Rockford overlay hinges	Rockford wrap-around hinges	As specified
Roof Membrane	07530	Modified Bituminous Roofing	Modified Bitumen Roofing	As specified
		Two (2) ply system with granular cap sheet	Two (2) ply system; Modified Bitumen Finish Ply	As specified
		District consultant to provide design	Grossman Design	Grossman Design
		Cool Roof System	Not specified	N/A
		Manufacturer: Siplast	Siplast	Siplast
Classroom Windows	08525	Solid aluminum unitized interlocking modular system	Aluminum modular system	As specified
		Factory installed laminated glass in natural anodized class 1 clear anodic finish frames	Class 1 clear glass	As specified
		Solid frame clear-anodized extruded aluminum window	Natural anodized finish; Class I clear anodic coating	As specified
		Frames shall accommodate laminated 2-1/8” thick glass with 0.30mil interlayer panes of nominal height 19-1/2” and widths of 17-1/4”, 19-1/4” and 21-1/4”.	Laminated Glass, Section 08800: Two panes of float glass of equal thickness, approximately 5/15”, with 0.060” thick plastic interlayer.	As specified
		Manufacturer: DeVAC Series 400 ¹	Manufacturers: DeVAC by Mon-Ray; EFCO Corporation; Graham Architectural Products; Moduline Window Systems; TRACO	DeVAC 460 at Building B; DeVAC 430 and 450 at Building C.

¹ Bond approved District standard

Product/ System	Specification Section	Initial Criteria	Specified	Approved Submittal
Carpet Glue-Down	09688	Roll stock	Roll stock	
		Fully adhered, Peel and Stick	As recommended by manufacturer	
		Manufacturer: Collins and Aikman Corp. Guardian plus – Mark 1, Style 1614	Manufacturers: Cambridge Carpet; Lees Carpets; Mohawk Commercial Carpet; Shaw Commercial Carpets	
			LEED Credit Submittal required	
HVAC Units	15800	Meet CHPS Indoor Environmental Quality prerequisites and credits	No reference to CHPS standards or verification requirements	
		High Efficiency Gas Furnaces; High Efficiency Condensing Units; High Efficiency Rooftop Gas Packaged A/C Units; Large High Efficiency Rooftop Gas Packaged A/C Units	Package A/C, Furnaces, Cooling Coils and Condensing Units: Carrier or approved Equal	As Specified
		Indoor/Outdoor Gas Heating Units	Rezner, Sterling	Sterling
Lighting Control Devices	16145	Bi-level switching in classrooms		
		Daylighting sensors in classrooms	Photoelectric Relays	
		Occupancy sensors in classrooms	Occupancy Sensors: Ceiling and Non-Switch-Box Mounting Units; Manual Override Switch; Manual Operation; Passive-Infrared; Ultrasonic; Dual-Technology Manufacturers: Watt Stopper; Honeywell; Hubbell Lighting; Lightolier; Lithonia Control Systems; MyTech Corporation; Novitas, Inc.; RAB Electric Manufacturing Co.	Watt Stopper
		Manufacturers: Wattstopper; Lighting Controls, Inc.; PCI ¹	Time switches	

¹ Bond approved District standard

SCOPE, PROCESS, AND MONITORING OF PARTICIPATION BY LOCAL FIRMS

Process Utilized

During the process of this review, Total School Solutions (TSS) interviewed a few members of the bond oversight committee, audit sub-committee, bond program staff members, staff of Davillier-Sloan, and reviewed documentation in regard to 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 Measure M, D and J. One of the purposes of entering into a Project Labor Agreement is stated by the Board as the following:

“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.”

The Local Capacity Building Program (LCBP), which is managed by Davillier-Sloan, Inc. a Labor-Management consulting firm, has developed a tiered approach to more clearly define “the local area”, whereby the most immediate local area, which includes the West Contra Costa communities of El Cerrito, El Sobrante, Hercules, Kensington, Montalvin, North Richmond, Pinole, Richmond, San Pablo and Tara are considered the first priority area. The second priority area includes the remaining communities within in Contra Costa County, and the third priority area includes the greater East Bay area, which encompasses the communities of Alameda, Albany, American Canyon, Benicia, Berkeley, Elmira, Emeryville, Fairfield, Hayward, Oakland, Piedmont, San Leandro, San Lorenzo, Suisun, Travis Air Force Base, Vacaville, and Vallejo.

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

On November 18, 2008, the School Board approved the recommendation that Local Hiring and Local Business Participation goals be included for future Measure J projects.

During the July 2008-June 2009 period, the LCBP has been applied to the following awarded projects:

- De Anza High School Portable Building Installation and Site Work
- Dover Elementary School New Construction
- Martin Luther King Elementary School Demolition and Construction
- Verde Elementary School Playground and Site Work
- Multi-site Exterior Painting Work

In an effort to further increase activity and participation in the priority 1 area, Davillier-Sloan, Inc. (DSI) established a LCBP Advisory Committee comprised of local contractors, union leaders, community based organizations and individuals with an interest in the program. This committee began meeting on a monthly basis during the time period covered by this audit, to discuss program ideas, challenges and progress. Further, DSI built a database of all local businesses who were interested in providing materials and supplies to the contractors who successfully bid work at WCCUSD. This database of information is provided to the contractors who can then purchase everything from light bulbs and toilet paper to construction materials and supplies from local business owners.

DSI continues to work with the District staff to ensure that all prequalified firms are encouraged to participate in the bidding process and that all local contractors are notified of all bidding opportunities and emergency work opportunities. Additionally, DSI reports that it is preparing a workshop to assist local contractors with issues related to bonding, financing and prevailing wage requirements. A date for this workshop had not been determined at the time of the writing of this report.

The level of local participation for the 5 projects bid during the July 2008-June 2009 period is not consistent from project to project. The table below outlines the results for these 5 projects. The Helms Middle School results are included to provide a baseline for comparison purposes because the success of the program at Helms Middle School is the foundation for the expansion of the LCBP.

LOCAL HIRING SUMMARY REPORT – July 2008-June 2009

Project Name	Priority 1	Priority 2	Priority 3	Total Participation
De Anza High School Portable Installation and Site Work	20.66%	43.68%	17.13%	81.47%
Dover Elementary School New Construction	25.54%	5.43%	14.78%	45.75%
ML King Elementary School New Construction and Demo	15.17%	36.46%	16.11%	67.74%
Multi-Site Exterior Painting	0.00%	0.00%	15.75%	15.75%
Verde Elementary School Playground Site Work	2.70%	54.50%	17.15%	74.35%
Helms Middle School New Construction	20.20%	17.82%	29.71%	67.73%

Total local hiring in all priority areas was higher for the De Anza High School project, which included slight increases over the Helms Middle School project in priority area 1 and a significant increase in priority area 2. The Martin Luther King Elementary School project had a reduction of approximately five percent in priority area 1 hiring, but more than eighteen percent increase in the priority area 2 hiring, and an overall level of total local hiring participation equal to the Helms Middle School project. The Dover Elementary School Project had the largest increase in hiring in the priority 1 area when compared to the Helms Middle School project; however, total local hiring in the three priority areas combined decreased by approximately twenty percent.

The school construction projects at De Anza High School, Dover Elementary School and King Elementary school, which are the most significant projects undertaken during the time period of this audit, had a local hiring average of 20.45 percent in priority area 1; 28.52 percent in priority area 2; and 16.01 percent in priority area 3. This represents a significant increase in local hiring in the communities in West Contra Costa County (area 1) and Contra Costa County (area 2), which are the primary target areas of the LCBP.

DSI reports that the contractors are reporting difficulty with financing and bonding due to overall economic conditions, which has led to a decrease in the number of firms who have been able to successfully bid public sector work. For this reason, as noted above, DSI is preparing to conduct a workshop to assist local contractors with bonding and financing options.

DSI and District staff members have developed a close working relationship with pre-apprenticeship programs at Youth Build and the Cypress Mandela Training Center. DSI reports that the focus of the program during the past year has been to provide work opportunities for local workers who are either already in a trade job or in a pre-apprenticeship program. Many trades are reporting an average 20 percent unemployment rate due to the slower economy and a lack of job opportunities.

Commendation

- Davillier Sloan and District staffs are commended for developing a focused training for contractors who are experiencing difficulty with financing and bonding, which precludes them from bidding WCCUSD work.

Findings

- There are no findings in this section.

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

Process Utilized

During the process of this review, Total School Solutions (TSS) interviewed personnel and other parties involved in the District's facilities program. A few members of the 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 those interviews.

Background

To facilitate communication regarding the West Contra Costa Unified School District's facilities program, the District provides information about the District and the facilities program on three separate websites:

- 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 website provides links to the Bond Oversight Committee and Bond Program websites. The bond oversight and bond program websites are smaller in scope (i.e. bond program information only) and therefore easier for a user to navigate than the District's web site.

A review of the District, bond committee and bond program websites indicated that information about the bond and facility construction programs was current, and included relevant information, including a variety of project photographs of ongoing and upcoming projects, community meeting dates and schedules, and meeting minutes.

The District published a winter 2009 edition of the *WCCUSD Reporter*. The *WCCUSD Reporter* is a bi-lingual newspaper that is distributed to 95,000 households in each of the five communities that make up the WCCUSD. According to staff and members of the CBOC, the *Reporter* has received positive feedback and has been a useful mechanism for communicating with these diverse communities about the status of various school construction projects, as well as other important initiatives in the District. It was reported that due to budget reductions in the District, this newsletter was not going to continue to be published and that the winter 2009 publication would be the last edition since the legal counsel has determined that expenditures of bond funds for this program would not be appropriate.

The bond fund should have not been used to publish the *Reporter* nor does the audit team recommend that they be used in the future for this purpose. However, regardless of the reason, the funding is not available to publish the *Reporter* and, therefore, this apparently good means of communication with the stakeholders has been lost.

The Chief Information Officer for the District retired in December 2009 and due to budgetary reductions, this position remains vacant. The CIO's office had begun to include information about the bond program, in addition to other District programs over the last few years, which was a benefit to the program. With this change, ongoing responsibility for communication regarding the bond and construction program is unknown.

Findings

- There are no findings in this section.

Recommendation

- The District should assign responsibility for communication regarding the bond and construction program to a staff member and provide the necessary resources for program newsletters or other forms of communication to provide timely and consistent information to the community.

District Response

- The District's ability to find funding for communications regarding the Bond Program—which must come from the General Fund—is severely constrained due to the financial crisis affecting the state. Nonetheless, we make every effort to utilize the District, Bond Program, and CBOC Websites as a major element of our communications efforts.

CITIZENS' BOND OVERSIGHT COMMITTEE

California Education Code Sections 15278-15282 set the duties of a school district and its citizens' bond oversight committee. In addition to law, the West Contra Costa Unified School District has adopted Policy 7214.2 and By-Laws for the Committee (CBOC).

Committee Meetings and Membership

During the July 1, 2008 through June 30, 2009 audit period, the CBOC met eleven times, including one joint meeting with the Board of Education, as shown below. Meeting schedules and minutes are posted on the CBOC website.

<u>Meeting Date</u>	<u>Members/Alternates In Attendance</u>	<u>Members Absent</u>	<u>Quorum</u>
July 23, 2008	11	6	Yes
August 27, 2008	9	6	Yes
September 17, 2008 ¹	6	10	No
October 22, 2008	9	8	Yes
December 3, 2008	9	8	Yes
January 28, 2009	12	4	Yes
February 25, 2009	11	4	Yes
March 25, 2009	11	3	Yes
April 22, 2009	8	7	Yes
May 20, 2009	13	5	Yes
June 17, 2009	9	7	Yes

¹ Joint meeting with Board of Education.

The CBOC for Measures M, D and J (Proposition 39 bonds) has twenty-one designated membership positions with the following categories:

Statutory Requirements	5
City Council Representatives	5
Unincorporated Area Representatives	2
Board of Education Representatives	5
Council of Industries	1
Building Trades	1
Public Employees Union Local 1	1
CAC on Special Education	1
<hr/> Total Membership	21

During the period from July 1, 2008 through June 30, 2009, the Board of Education appointed or reappointed thirteen members and appointed three alternates. According to the CBOC membership roster dated May 20, 2009, there were five vacancies with an active membership of sixteen.

Education Code Section 15282(a) states that the citizens' oversight committee shall...serve for a term of two years without compensation and for no more than two consecutive terms." Section 15282(b) further states that "no employee or official of the district...no vendor, contractor, or consultant of the district shall be appointed to the citizens' oversight committee."

While Section 15282(a) is unambiguous regarding “two consecutive terms,” it is silent in regard to the number of terms a member may actually serve. For example, it appears that a member could serve two consecutive terms, leave the committee for a period of time and then again serve two terms under the language in the code. However, it can be argued, as one CBOC member does, that any community member could not serve for more than two terms. In a specific case brought to TSS’s attention, a WCCUSD CBOC member served two consecutive two-year terms from April 2003 to April 2007, was off the CBOC for two years, and was then reappointed to serve beginning April 2009.

Section 15282(b) is likewise unambiguous regarding eligibility for membership. It is clear that an employee, such as a substitute teacher, could not legally serve on the committee.

District Management Support of CBOC

Education Code Section 15280(a) states that a CBOC shall be provided with “any necessary technical assistance and...administrative assistance in furtherance of its purpose and sufficient resources to publicize the conclusions of the citizens’ oversight committee.”

The CBOC By-laws reiterate the above code language and further states: “The Associate Superintendent of Operations will serve as a resource to the Committee. He/she shall assign such other District staff and professional service providers as needed to assist the Committee in carrying out its duties.”

To carry out the above requirement specified in code and the by-laws, District staff and its consultants regularly provide materials to the CBOC and attend its meetings to enable the Committee to fulfill its purpose. This is the appropriate level of support that management should provide to the Committee.

CBOC Website

The CBOC maintains a website, with access via the District’s website, in compliance with Education Code Section 15280(b). In addition to the CBOC website materials, the District’s website has a link to the District’s bond program website, which includes information on Measures M, D, and J and performance audits. Together, the websites provide all documentation required by law and bylaws.

CBOC Annual Report

Education Code Section 15280(b) states: “A report shall be issued at least once a year.” However, neither law nor the CBOC’s By-laws stipulate that reports must be in writing. To comply with this requirement, the CBOC regularly attends Board meetings and has issued the following written annual reports:

<u>CBOC Annual Report</u>	<u>CBOC Approval Date</u>
2006	January 30, 2008
2007	February 25, 2009

Annual reports are available for review on the CBOC website.

Observation

- A review of the CBOC's materials, website postings and activities lead to the conclusion by Total School Solutions that the CBOC is compliant with the law and its by-laws.
- A member of the CBOC was appointed to the Committee while being on the substitute teachers' list. This created a conflict in violation of Section 15282(b). The District staff reports that the individual was removed from the Committee and the problem was resolved soon after it was discovered by the staff.

Recommendation

- It is recommended that the CBOC, in addition to periodic oral reports at meetings of the Board of Education, and scheduling joint meetings with the Board of Education, prepare and issue annual written reports to the Board of Education and community in a timely manner.
- It is recommended that the District either seek a legal opinion regarding the reappointment of a member who has previously served two consecutive terms after a period of non-service, or request a waiver from the State Board of Education regarding reappointment. (Note: The State Board of Education has previously approved such waivers.)
- It is recommended that the District establish a clear process for the appointment of new Committee members, including an application and requirement to answer a questionnaire regarding any existing conflict of interest issues. The existing members of the Committee should be asked to periodically report any conflict of interest or lack thereof.

APPENDIX A

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 is 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 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. Install dust recovery system in woodshop. Install or replace whiteboards, tackboards and counters. Replace fold down tables in cafeteria.

PROJECT TYPE	Portola Middle School 1021 Navellier Street, El Cerrito, CA 94530-2691 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	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.
Construction/Renovation of Classroom and Instructional Facilities	Construct/install restrooms for staff. Renovate 500 wing. Reconfigure/expand band room.
Site and Grounds Improvements	Improve and expand parking on site.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Richmond Middle School 130 3 rd St., Richmond, CA 94801 Project List
	Projects as appropriate from the “All School Sites” list.
Major Building Systems	Construct new maintenance building.
Furnishing/Equipping	Lockers Provide and install new furniture and equipment.
PROJECT TYPE	El Cerrito High School 540 Ashbury Avenue, El Cerrito, CA 94530-3299 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	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. 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. Replace locks on classroom doors. Renovate all science labs. Renovate 700 wing. Add water fountains in gymnasium.
Construction/Renovation of Classroom and Instructional Facilities	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.
Site and Grounds Improvements	Improve parking and traffic circulation.

Furnishing/Equipping	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.
PROJECT TYPE	Pinole Valley High School and Sigma High School 2900 Pinole Valley Road, Pinole, CA 94564-1499 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	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.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately thirty-five (35) portable classrooms. Add/provide flexible teaching areas and parent/teacher rooms. Add storage.
Furnishing/Equipping	Add new soundboard in cafeteria. Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	De Anza High School and Delta High School 5000 Valley View Road, Richmond, CA 94803-2599 Project List
	Projects as appropriate from the “All School Sites” list.
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 and Instructional Facilities	Add multi-purpose room. 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> 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	Add storage space. Add mini-science lab. Add bookshelves.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Middle College High School <u>2600 Mission Bell Drive, San Pablo, CA 94806</u> Project List
	Projects as appropriate from the “All School Sites” list.
Furnishing/Equipping	Refurbish/replace and install furnishings and equipment, as needed.

APPENDIX B

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 C

REFERENCE DOCUMENTS

REFERENCE DOCUMENTS

Measures D & J Ballot Language

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 2007-08.

WCCUSD Bond Financial Audit Reports, Fiscal Years 2000-01 through 2007-08.

Measures M and D Budget/Expenditure Reports

WCCUSD Measures M and D Expenditure Reports through June 30, 2009.

WCCUSD Engineering Officer's Reports through August 2009.

WCCUSD Capital Assets Management Plan, through August 2009.

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 2008, through July 2009.

WCCUSD Program Status Reports, July 2008, through July 2009

OPSC Internet Site, WCCUSD State Facility Program Status.

Measures M, D & J Bonds and Bond Oversight Committee

WCCUSD Bond Program Documents from Website.

WCCUSD Bond Oversight Committee Documents from Website.

WCCUSD Packet for Meetings of Bond Oversight Committee, July 2008, through June 2009.

WCCUSD Packet for Special Joint Study Session, Board of Education and Bond Oversight Committee.

Performance Evaluation

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

APPENDIX D

DISTRICT MEASURE M, D AND J FINANCIAL RECORDS

Description	Original Revenue Budget	Revenue Budgets as of June 30, 2007				Total Construction Program Revenues	Bond Fund Actual Revenues at June 30, 2009	Capital Facilities Fund 25	County School Facilities Fund 35
		Measure M Budget	Measure D Budget	Measure J Budget	Total Budget				
Sale of Bonds - Measure M	150,000,000	150,000,000			150,000,000	150,000,000			
Sale of Bonds - Measure D	300,000,000		300,000,000		300,000,000	299,997,483			
Sale of Bonds - Measure J				400,000,000	400,000,000	190,000,000			
Total Sale of Bonds	450,000,000	150,000,000	300,000,000	400,000,000	850,000,000	639,997,483			
Potential State Apportionments	87,765,630	43,593,269	16,316,744	46,165,366	106,075,379	61,159,959		61,159,959	
E-Rate Reimbursement		2,413,150	888,654		3,301,804	2,597,426	2,597,426		
FEMA - Riverside		1,000,000			1,000,000	310,600	310,600		
Joint Use Projects	2,900,000	900,000	4,250,000	3,000,000	8,150,000	2,400,000	2,400,000		
Interest Earnings	12,000,000	4,967,794	13,666,472	15,283,442	33,917,708	26,362,574	20,274,904	4,613,834	
Developer Fees		24,900,038	2,885,528	10,500,000	38,285,566	42,315,998	42,315,998	1,473,836	
Deferred Maintenance Funding			1,200,000		1,200,000	1,218,026	1,218,026		
Other						2,101,214	2,088,820	12,394	
Contribution From Measure D *		99,928,361	(99,928,361)		-	-			
Contribution From Measure J *			90,119,952	(90,119,952)	-	-			
Amount to be Identified	786,071,160				-	-			
Total Projected Revenues	1,338,736,790	327,702,612	329,398,989	384,828,856	1,041,930,457	778,463,280	668,887,259	46,942,226	62,633,795
<i>Proof Totals - Fund 21</i>	1,338,736,790	327,702,612	329,398,989	384,828,855	1,041,930,456	778,463,281	668,887,259	46,942,227	62,633,795
<i>Difference, if any</i>	-	-	-	1	1	(1)	(0)	(0)	-

**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, 2009**

School/Project Description	Original * Budget	Current ** Budget	Actual to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Revenues					
Measure M Bond Proceeds	\$ 150,000,000	\$ 150,000,000	\$ 150,000,000	\$ -	0.00%
Measure D Bond Proceeds	300,000,000	300,000,000	299,997,483	(2,517)	(0.00%)
Measure J Bond Proceeds	-	400,000,000	190,000,000	(210,000,000)	(52.50%)
State Facilities Appropriations	87,765,630	106,075,379	61,159,959	(44,915,420)	(42.34%)
E-Rate Reimbursement	-	3,301,804	2,597,426	(704,378)	(21.33%)
FEMA Reimbursement	-	1,000,000	310,600	(689,400)	(68.94%)
Joint Use Agreements	2,900,000	8,150,000	2,400,000	(5,750,000)	(70.55%)
Interest Earnings	12,000,000	33,917,708	32,846,479	(1,071,229)	(3.16%)
Developer Fees	-	38,285,566	42,472,734	4,187,168	10.94%
Deferred Maintenance	-	1,200,000	1,218,026	18,026	1.50%
Other Miscellaneous Revenues	-	-	2,101,214	2,101,214	(100.00%)
Total Revenues	552,665,630	1,041,930,457	785,103,921	(256,826,536)	(24.65%)
Expenditures (see schedule 2)	1,338,736,790	1,006,158,793	686,739,037	319,419,756	31.75%
Funds Available or (Funds Needed) for Project Completion	\$ (786,071,160)	\$ 35,771,664	\$ 98,364,884	\$ 62,593,220	

* The Original Budget represents the budget presented in the first Capital Asset Management Plan on November 19, 2003.
This budget included cost projections to complete renovation projects at substantially all campuses in the District.

** The current budget is the budget presented to the bond Oversight Committee included in the CAMP Report dated August 26, 2009.

**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, 2009**

<u>Category of Expenditure</u>	<u>Object</u>	<u>Current ** Budget</u>	<u>Actual to Date</u>	<u>Budget Variance, Positive or (Negative)</u>	<u>Variance as a Percent of Budget</u>
Expenditures					
Architect Fees for Plans	6201	\$ 92,997,152	\$ 54,859,143	\$ 38,138,010	41.01%
CDE Plan Check Fee	6203	322,222	143,250	178,972	55.54%
Construction	6211	730,942,137	300,332,519	430,609,619	58.91%
DSA Plan Check Fee	6202	15,730,466	3,021,504	12,708,961	80.79%
Furniture & Equipment	6400	17,904,869	3,190,273	14,714,597	82.18%
Inspection	6214	306,417	6,560,973	(6,254,556)	(2,041.19%)
Labor	2000	0	6,283,231	(6,283,231)	
Labor Compliance	6216	3,069,849	1,551,232	1,518,617	49.47%
Materials and Supplies	4300	0	3,371,179	(3,371,179)	
Other Construction	6219	54,893,334	13,658,148	41,235,186	75.12%
Other Interfund Transfers Out	7619	0	169,989,858	(169,989,858)	
Planning Other	6207	24,080,055	60,154,212	(36,074,157)	(149.81%)
Preliminary Tests	6205	0	567,521	(567,521)	
Services	5000	13,444,408	14,569,009	(1,124,602)	(8.36%)
Tests - Construction	6213	5,101,695	2,834,354	2,267,341	44.44%
Quick Starts	QS	6,705,327	4,412,886	2,292,441	34.19%
Technology and Telecom	Tech	15,186,373	11,792,219	3,394,154	22.35%
Temporary Housing	Temp	25,474,488	29,447,525	(3,973,037)	(15.60%)
Grand Total		<u>\$ 1,006,158,793</u>	<u>\$ 686,739,037</u>	<u>\$ 319,419,756</u>	<u>31.7%</u>

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**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources
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For the Period Beginning November 2000 through June 30, 2009**

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CDE Plan Check Fee	6203	322,222	143,250	178,972	55.54%
Construction	6211	730,942,137	300,332,519	430,609,619	58.91%
DSA Plan Check Fee	6202	15,730,466	3,021,504	12,708,961	80.79%
Furniture & Equipment	6400	17,904,869	3,190,273	14,714,597	82.18%
Inspection	6214	306,417	6,560,973	(6,254,556)	(2,041.19%)
Labor	2000	0	6,283,231	(6,283,231)	
Labor Compliance	6216	3,069,849	1,551,232	1,518,617	49.47%
Materials and Supplies	4300	0	3,371,179	(3,371,179)	
Other Construction	6219	54,893,334	13,658,148	41,235,186	75.12%
Other Interfund Transfers Out	7619	0	169,989,858	(169,989,858)	
Planning Other	6207	24,080,055	60,154,212	(36,074,157)	(149.81%)
Preliminary Tests	6205	0	567,521	(567,521)	
Services	5000	13,444,408	14,569,009	(1,124,602)	(8.36%)
Tests - Construction	6213	5,101,695	2,834,354	2,267,341	44.44%
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Temporary Housing	Temp	25,474,488	29,447,525	(3,973,037)	(15.60%)
Grand Total		<u>\$ 1,006,158,793</u>	<u>\$ 686,739,037</u>	<u>\$ 319,419,756</u>	<u>31.7%</u>

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**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, 2009**

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	\$ 18,848,549	\$ 13,724,380	\$ 5,124,168	27.19%
Cameron	108	-	2,441	-	2,441	100.00%
Castro	109	12,609,402	651,957	615,996	35,961	5.52%
Chavez	105	517,323	551,047	500,777	50,270	9.12%
Collins	110	15,106,955	466,576	413,918	52,659	11.29%
Coronado	112	11,200,106	530,434	10,642	519,792	97.99%
Dover	115	12,411,502	40,424,691	4,456,473	35,968,217	88.98%
Downer	116	29,317,693	32,387,999	26,455,081	5,932,918	18.32%
El Sobrante	120	10,094,823	505,383	77,262	428,120	84.71%
Ellerhorst	117	11,108,955	11,746,387	9,245,378	2,501,009	21.29%
Fairmont	123	10,881,095	710,413	268,196	442,217	62.25%
Ford	124	10,946,431	33,702,454	5,719,378	27,983,076	83.03%
Grant	125	14,635,922	868,628	499,378	369,250	42.51%
Hanna Ranch	128	522,244	808,419	584,937	223,482	27.64%
Harbor Way	191	3,665,811	121,639	96,737	24,901	20.47%
Harding	127	14,614,433	21,188,376	15,788,274	5,400,101	25.49%
Highland	122	13,098,342	344,826	163,570	181,256	52.56%
Kensington	130	16,409,903	18,884,032	15,743,243	3,140,789	16.63%
King	132	15,954,624	35,121,726	4,833,446	30,288,280	86.24%
Lake	134	12,122,084	735,756	394,341	341,415	46.40%
Lincoln	135	15,531,744	16,904,403	12,342,491	4,561,912	26.99%
Lupine Hills	126	15,543,208	14,443,919	7,531,286	6,912,633	47.86%
Madera	137	10,635,250	11,934,122	9,435,643	2,498,479	20.94%
Mira Vista	139	12,717,895	16,295,497	14,161,901	2,133,596	13.09%
Montalvin	140	10,944,114	12,946,960	10,811,822	2,135,138	16.49%
Murphy	142	12,462,005	15,190,032	12,950,982	2,239,049	14.74%
New Hercules	180	29,611,825	216,685	56,847	159,839	73.77%

**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, 2009**

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Nystrom	144	20,966,814	32,314,298	2,946,941	29,367,356	90.88%
Ohlone	146	13,469,357	35,022,810	1,517,623	33,505,187	95.67%
Olinda	145	7,575,692	474,049	515,557	(41,508)	(8.76%)
Peres	147	17,662,421	18,813,424	16,252,840	2,560,585	13.61%
Riverside	150	12,410,695	14,168,700	12,736,266	1,432,433	10.11%
Seaview	152	8,459,415	500,349	496,440	3,909	0.78%
Shannon	154	7,886,806	411,115	832,678	(421,564)	(102.54%)
Sheldon	155	14,214,736	15,080,561	13,371,546	1,709,015	11.33%
Stege	157	12,561,538	757,744	812,504	(54,759)	(7.23%)
Stewart	158	12,977,517	13,536,802	15,077,344	(1,540,543)	(11.38%)
Tara Hills	159	12,371,514	14,893,997	12,225,299	2,668,698	17.92%
Transition LC	131	-	118,020	104,611	13,409	11.36%
Valley View	160	11,009,475	531,236	226,520	304,716	57.36%
Verde	162	14,005,656	15,605,338	12,784,429	2,820,909	18.08%
Vista Hills	163	-	6,604,272	5,814,435	789,836	11.96%
Washington	164	13,829,061	15,293,027	11,538,884	3,754,143	24.55%
Wilson	165	13,674,654	549,728	207,012	342,715	62.34%
Totals for Elementary School Projects		531,809,522	491,208,817	274,343,311	216,865,506	44.15%
Middle Schools						
Adams MS	202	42,834,869	690,263	652,264	37,999	5.50%
Crespi MS	206	38,494,363	446,245	425,086	21,159	4.74%
DeJean MS	208	1,284,709	226,880	160,230	66,650	29.38%
Helms MS	210	63,000,000	70,491,647	51,062,929	19,428,719	27.56%
Hercules MS	211	65,502,276	81,150	694,153	(613,003)	(755.40%)
Pinole MS	212	40,000,000	53,491,639	34,812,654	18,678,984	34.92%
Portola MS	214	39,000,000	60,699,395	3,859,930	56,839,465	93.64%
Totals for Middle School Projects		290,116,217	186,127,219	91,667,246	94,459,973	50.75%

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources
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For the Period Beginning November 2000 through June 30, 2009**

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
High Schools						
De Anza HS	352	107,000,000	162,166,500	22,739,485	139,427,015	85.98%
El Cerrito HS	354	89,000,000	120,669,979	107,267,214	13,402,765	11.11%
Hercules HS	376	2,632,685	429,375	2,553,273	(2,123,898)	(494.65%)
Kennedy HS	360	80,390,258	13,005,255	5,990,613	7,014,642	53.94%
Pinole Valley HS	362	73,388,191	3,584,326	3,391,417	192,908	5.38%
Richmond HS	364	89,851,858	12,753,141	9,799,099	2,954,042	23.16%
Totals for High School Projects		442,262,992	312,608,576	151,741,102	160,867,474	51.46%
Alternative Schools						
Delta HS	391	-	152,564	132,932	19,633	12.87%
Gompers HS	358	34,036,112	732,985	787,865	(54,880)	(7.49%)
Kappa HS	393	-	109,809	101,648	8,162	7.43%
North Campus	374	22,453,732	201,662	192,418	9,244	4.58%
Omega HS	395	-	118,638	103,788	14,851	12.52%
Sigma HS	396	-	110,728	102,586	8,141	7.35%
Vista HS	373	18,058,215	35,789	92,624	(56,835)	(158.80%)
Totals for Alternative School Projects		74,548,059	1,462,176	1,513,860	(51,684)	(3.53%)
Charter Schools						
Nystrom Community	544	-	3,499,277	2,358,050	1,141,227	32.61%
Richmond Charter	512	-	2,482,495	2,125,724	356,771	14.37%
Total Charter Schools		-	5,981,773	4,483,774	1,497,998	25.04%

**West Contra Costa Unified School District
Budget Summary by Category for Measure M
As Of June 30, 2009**

<u>Category of Expenditure</u>	<u>Object</u>	<u>Project Budget</u>	<u>Actuals to Date</u>	<u>Variance</u>	<u>% of Budget Remaining</u>
Expenditures					
Architect Fees for Plans	6201	\$ 29,395,741	\$ 16,388,194	\$ 13,007,547	44.2%
CDE Plan Check Fee	6203	122,850	65,485	57,365	46.7%
Construction	6211	220,006,783	70,960,758	149,046,025	67.7%
DSA Plan Check Fee	6202	5,201,828	762,194	4,439,634	85.3%
Furniture & Equipment	6400	6,203,929	221,004	5,982,924	96.4%
Inspection	6214	165,911	1,668,876	(1,502,964)	0.0%
Labor	2000	0	2,881,116	(2,881,116)	0.0%
Labor Compliance	6216	961,089	365,583	595,507	62.0%
Materials and Supplies	4300	0	28,577	(28,577)	0.0%
Other Construction	6219	14,810,913	67,638	14,743,275	99.5%
Other Interfund Transfers Out	7619	0	11,862,752	(11,862,752)	0.0%
Planning Other	6207	8,634,338	21,656,542	(13,022,203)	0.0%
Preliminary Tests	6205	0	102,084	(102,084)	0.0%
Services	5000	4,143,978	6,714,418	(2,570,439)	0.0%
Tests - Construction	6213	1,344,644	599,075	745,569	55.4%
Quick Starts	QS	6,705,327	4,412,076	2,293,251	34.2%
Technology and Telecom	Tech	5,254,857	4,507,351	747,506	14.2%
Temporary Housing	Temp	13,747,218	14,660,074	(912,856)	0.0%
Grand Total		<u>\$ 316,699,406</u>	<u>\$ 157,923,796</u>	<u>\$ 158,775,610</u>	<u>50.1%</u>
Revenues					
Sale of Bonds		150,000,000			
Potential State Apportionments		43,593,269			
E-Rate Reimbursement		2,413,150			
FEMA - Riverside		1,000,000			
Joint Use Projects		900,000			
Interest Earnings		4,967,794			
Developer Fees		24,900,038			
Deferred Maintenance Funding		0			
Other		0			
Contribution From Measure D *		99,928,361			
Contribution From Measure J *		0			
Total Revenues		<u>\$ 327,702,612</u>			
Amount Available or To Be (Identified)		<u>\$ (11,003,206)</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 Summary by School for Measure M
As Of June 30, 2009**

School	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	\$ 18,848,549	\$ 3,651,681	15,196,868	80.6%
Cameron	108	2,441	-	2,441	100.0%
Castro	109	301,957	420,371	(118,414)	0.0%
Chavez	105	551,047	484,483	66,564	12.1%
Collins	110	466,576	390,827	75,749	16.2%
Coronado	112	530,434	130,927	399,507	75.3%
Dover	115	581,152	1,075,792	(494,640)	0.0%
Downer	116	32,387,999	2,046,721	30,341,278	93.7%
El Sobrante	120	505,383	446,601	58,781	11.6%
Ellerhorst	117	11,746,387	1,689,129	10,057,258	85.6%
Fairmont	123	710,413	824,473	(114,060)	0.0%
Ford	124	475,837	593,424	(117,587)	0.0%
Grant	125	868,628	853,338	15,290	1.8%
Hanna Ranch	128	808,419	584,937	223,482	27.6%
Harding	127	21,188,376	11,620,145	9,568,231	45.2%
Highland	122	344,826	142,389	202,437	58.7%
Kensington	130	18,884,032	3,098,324	15,785,708	83.6%
King	132	320,247	413,673	(93,426)	0.0%
Lake	134	735,756	690,320	45,437	6.2%
Lincoln	135	16,904,403	11,474,929	5,429,474	32.1%
Lupine Hills	126	14,443,919	7,029,721	7,414,198	51.3%
Madera	137	11,934,122	8,541,929	3,392,193	28.4%
Mira Vista	139	16,295,497	2,712,181	13,583,316	83.4%
Montalvin	140	12,946,960	9,413,750	3,533,211	27.3%
Murphy	142	15,190,032	9,929,993	5,260,039	34.6%
New Hercules	180	216,685	56,847	159,839	73.8%
Nystom	144	786,844	823,941	(37,097)	0.0%
Ohlone	146	67,610	276,398	(208,788)	0.0%
Olinda	145	474,049	507,598	(33,549)	0.0%
Peres	147	18,813,424	15,724,137	3,089,288	16.4%
Riverside	150	14,168,700	11,843,073	2,325,627	16.4%
Seaview	152	500,349	486,140	14,209	2.8%
Shannon	154	411,115	349,456	61,658	15.0%
Sheldon	155	15,080,561	2,349,462	12,731,099	84.4%
Stege	157	757,744	798,466	(40,721)	0.0%
Stewart	158	13,536,802	13,109,218	427,584	3.2%
Tara Hills	159	14,893,997	2,277,974	12,616,023	84.7%
Valley View	160	531,236	510,402	20,834	3.9%
Verde	162	15,605,338	12,098,507	3,506,831	22.5%
Vista Hills	163	6,604,272	(75,714)	6,679,986	101.1%
Washington	164	15,293,027	2,134,870	13,158,157	86.0%
Wilson	165	549,728	530,969	18,758	3.4%
Adams MS	202	-	11,492	(11,492)	0.0%
Fiscal	606	-	819,217	(819,217)	0.0%
Operations	615	434,536	15,031,286	(14,596,750)	0.0%
Totals		\$ 316,699,406	\$ 157,923,796	\$ 158,775,610	50.1%

**West Contra Costa Unified School District
Budget Summary by School for Measure M
As Of June 30, 2009**

Revenues

Sale of Bonds	150,000,000
Potential State Apportionments	43,593,269
E-Rate Reimbursement	2,413,150
FEMA - Riverside	1,000,000
Joint Use Projects	900,000
Interest Earnings	4,967,794
Developer Fees	24,900,038
Deferred Maintenance Funding	0
Other	0
Contribution From Measure D *	99,928,361
Contribution From Measure J *	0

Total Revenues \$ 327,702,612

Amount Available or To Be (Identified) \$ (11,003,206)

* 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 Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	Architect Fees for Plans	1,677,732	997,548	680,183	
		CDE Plan Check Fee	6,876	4,997	1,879	
		Construction	13,006,715		13,006,715	
		DSA Plan Check Fee	368,063	58,738	309,325	
		Furniture & Equipment	410,023	10,768	399,255	
		Labor Compliance	82,883		82,883	
		Other Construction	542,305		542,305	
		Planning Other	707,432	927,285	(219,853)	
		Services	341,967	89,587	252,380	
		Tests - Construction	50,460		50,460	
		Quick Starts	18,162	18,248	(86)	
		Technology and Telecom	278,884	284,938	(6,054)	
Temporary Housing	1,357,047	1,259,572	97,475			
Bayview Total			18,848,549	3,651,681	15,196,868	80.6%
Cameron	108	Planning Other	9		9	
		Services	2,433		2,433	
Cameron Total			2,441		2,441	100.0%
Castro	109	Architect Fees for Plans	5,028	4,577	451	
		Other Construction	1,241		1,241	
		Planning Other		104,551	(104,551)	
		Quick Starts	282,471	291,272	(8,801)	
Technology and Telecom	13,217	19,972	(6,755)			
Castro Total			301,957	420,371	(118,414)	0.0%
Chavez	105	Architect Fees for Plans	86,998	9,711	77,287	
		Construction	242,012	238,113	3,900	
		Furniture & Equipment	34		34	
		Other Construction	7,542		7,542	
		Planning Other	20,182	50,041	(29,858)	
		Services	12,832		12,832	
		Quick Starts	15,426	18,004	(2,578)	
Technology and Telecom	166,020	168,615	(2,595)			
Chavez Total			551,047	484,483	66,564	12.1%
Collins	110	Architect Fees for Plans	107,274	5,650	101,624	
		Construction	3,225	9,500	(6,275)	
		Furniture & Equipment	150		150	
		Other Construction	2,000		2,000	
		Planning Other	41,375	73,389	(32,014)	
		Services	8,168		8,168	
		Quick Starts	253,242	259,016	(5,775)	
Technology and Telecom	51,144	43,272	7,872			
Collins Total			466,576	390,827	75,749	16.2%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Coronado	112	Architect Fees for Plans	74,575	3,174	71,401	
		Construction		11,600	(11,600)	
		Other Construction	1,313		1,313	
		Planning Other	32,623	89,942	(57,319)	
		Services	5,607		5,607	
		Quick Starts	383,422		383,422	
		Technology and Telecom	32,894	26,212	6,682	
Coronado Total			530,434	130,927	399,507	75.3%
Dover	115	Architect Fees for Plans	5,028	5,219	(191)	
		Construction	137	15,000	(14,863)	
		Furniture & Equipment	1,710		1,710	
		Other Interfund Transfers Out		511,820	(511,820)	
		Planning Other		112,213	(112,213)	
		Quick Starts	406,209	255,835	150,373	
		Technology and Telecom	168,068	175,705	(7,637)	
Dover Total			581,152	1,075,792	(494,640)	0.0%
Downer	116	Architect Fees for Plans	2,459,585	1,200,835	1,258,749	
		CDE Plan Check Fee	2,500		2,500	
		Construction	24,927,822	3,320	24,924,502	
		DSA Plan Check Fee	539,268		539,268	
		Furniture & Equipment	691,967		691,967	
		Labor Compliance	33,703		33,703	
		Other Construction	1,802,536		1,802,536	
		Planning Other	988,076	360,202	627,874	
		Services	454,135	155,287	298,848	
		Tests - Construction	88,259		88,259	
		Quick Starts	34,434	19,594	14,840	
		Technology and Telecom	138,204	30,509	107,695	
		Temporary Housing	227,513	276,974	(49,461)	
Downer Total			32,387,999	2,046,721	30,341,278	93.7%
El Sobrante	120	Architect Fees for Plans	92,537	3,829	88,709	
		Construction		17,000	(17,000)	
		Other Construction	2,000		2,000	
		Other Interfund Transfers Out		280,027	(280,027)	
		Planning Other	34,979	61,440	(26,461)	
		Services	6,262		6,262	
		Quick Starts	348,821	57,663	291,157	
		Technology and Telecom	20,783	26,642	(5,859)	
El Sobrante Total			505,383	446,601	58,781	11.6%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Ellerhorst	117	Architect Fees for Plans	1,140,311	760,555	379,756	
		CDE Plan Check Fee	6,193		6,193	
		Construction	8,614,066		8,614,066	
		DSA Plan Check Fee	248,877	40,415	208,462	
		Furniture & Equipment	315,203	10,768	304,435	
		Labor Compliance	61,037		61,037	
		Other Construction	586,948		586,948	
		Planning Other	253,455	434,817	(181,361)	
		Services	158,779	70,273	88,506	
		Tests - Construction	64,762		64,762	
		Quick Starts	29,605	30,498	(893)	
Technology and Telecom	7,995	5,047	2,948			
Temporary Housing	259,154	336,757	(77,603)			
Ellerhorst Total			11,746,387	1,689,129	10,057,258	85.6%
Fairmont	123	Architect Fees for Plans	93,736	3,243	90,493	
		Furniture & Equipment	150		150	
		Other Construction	(4,132)	53,250	(57,382)	
		Other Interfund Transfers Out		381,063	(381,063)	
		Planning Other	35,205	88,676	(53,471)	
		Services	18,011	804	17,207	
		Quick Starts	537,671	111,629	426,042	
Technology and Telecom	29,773	185,809	(156,036)			
Fairmont Total			710,413	824,473	(114,060)	0.0%
Ford	124	Architect Fees for Plans	5,028	4,639	389	
		Construction	(23,356)	14,900	(38,256)	
		Planning Other		106,121	(106,121)	
		Services		1,000	(1,000)	
		Quick Starts	321,682	311,831	9,850	
Technology and Telecom	172,483	154,932	17,551			
Ford Total			475,837	593,424	(117,587)	0.0%
Grant	125	Architect Fees for Plans	112,327	5,930	106,397	
		Construction	540	21,500	(20,960)	
		Furniture & Equipment	34		34	
		Other Construction	6,600		6,600	
		Other Interfund Transfers Out		246,192	(246,192)	
		Planning Other	42,386	118,641	(76,254)	
		Services	13,217		13,217	
		Quick Starts	454,698	206,791	247,907	
Technology and Telecom	238,826	254,284	(15,458)			
Grant Total			868,628	853,338	15,290	1.8%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Hanna Ranch	128	Architect Fees for Plans	135,096	33,779	101,317	
		Construction	578,285	431,700	146,585	
		Other Construction	41,217		41,217	
		Planning Other	20,261	77,664	(57,403)	
		Services	3,724	1,257	2,467	
		Quick Starts	19,805	25,516	(5,712)	
		Technology and Telecom	10,031	15,021	(4,990)	
Hanna Ranch Total			808,419	584,937	223,482	27.6%
Harding	127	Architect Fees for Plans	2,091,078	513,858	1,577,220	
		CDE Plan Check Fee	7,869	4,523	3,346	
		Construction	14,978,617	6,806,486	8,172,131	
		DSA Plan Check Fee	354,082	52,525	301,557	
		Furniture & Equipment	374,371	65,039	309,333	
		Inspection	25,860	200,299	(174,439)	
		Labor		863	(863)	
		Labor Compliance	47,281	36,143	11,138	
		Materials and Supplies		41	(41)	
		Other Construction	1,293,939		1,293,939	
		Other Interfund Transfers Out		1,351,435	(1,351,435)	
		Planning Other	656,736	1,288,908	(632,171)	
		Preliminary Tests		379	(379)	
		Services	122,476	202,954	(80,478)	
		Tests - Construction	94,299	60,901	33,398	
		Quick Starts	5,157	11,750	(6,594)	
Technology and Telecom	157,047	157,122	(75)			
Temporary Housing	979,563	866,922	112,641			
Harding Total			21,188,376	11,620,145	9,568,231	45.2%
Highland	122	Architect Fees for Plans	107,417	5,943	101,474	
		Construction	403		403	
		Furniture & Equipment	150		150	
		Planning Other	38,007	119,810	(81,804)	
		Services	12,961		12,961	
		Quick Starts	16,474	16,636	(162)	
		Technology and Telecom	169,415		169,415	
Highland Total			344,826	142,389	202,437	58.7%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Kensington	130	Architect Fees for Plans	1,774,704	995,287	779,417	
		CDE Plan Check Fee	8,087	5,372	2,714	
		Construction	12,994,038	948	12,993,091	
		DSA Plan Check Fee	312,591	53,227	259,364	
		Furniture & Equipment	350,910	10,481	340,429	
		Labor Compliance	85,184		85,184	
		Other Construction	973,347		973,347	
		Planning Other	545,821	573,511	(27,689)	
		Preliminary Tests		16,639	(16,639)	
		Services	176,133	110,309	65,824	
		Tests - Construction	81,069		81,069	
		Quick Starts	5,428	8,069	(2,641)	
		Technology and Telecom	160,689	14,773	145,916	
Temporary Housing	1,416,030	1,309,708	106,322			
Kensington Total			18,884,032	3,098,324	15,785,708	83.6%
King	132	Architect Fees for Plans	6,869	5,806	1,064	
		Construction	5,304	2,000	3,304	
		Other Construction	252		252	
		Planning Other		75,301	(75,301)	
		Quick Starts	93,960	101,390	(7,430)	
		Technology and Telecom	213,862	229,177	(15,315)	
King Total			320,247	413,673	(93,426)	0.0%
Lake	134	Architect Fees for Plans	75,053	4,103	70,950	
		Construction	15,000	24,229	(9,229)	
		Furniture & Equipment	150		150	
		Other Construction	24,692		24,692	
		Other Interfund Transfers Out		206,625	(206,625)	
		Planning Other	45,138	99,616	(54,477)	
		Services	(7,890)		(7,890)	
		Quick Starts	414,408	194,350	220,058	
Technology and Telecom	169,206	161,397	7,809			
Lake Total			735,756	690,320	45,437	6.2%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Lincoln	135	Architect Fees for Plans	1,465,008	994,256	470,752	
		CDE Plan Check Fee	9,566	7,007	2,559	
		Construction	12,102,995	7,481,404	4,621,592	
		DSA Plan Check Fee	303,852	42,842	261,010	
		Furniture & Equipment	308,438	12,046	296,392	
		Inspection	12,822	209,159	(196,337)	
		Labor		548	(548)	
		Labor Compliance	39,728	36,143	3,585	
		Materials and Supplies		657	(657)	
		Other Construction	710,919		710,919	
		Other Interfund Transfers Out		220,704	(220,704)	
		Planning Other	252,357	1,026,728	(774,371)	
		Preliminary Tests		1,461	(1,461)	
		Services	270,837	258,418	12,419	
		Tests - Construction	118,844	99,536	19,308	
Quick Starts	106,457	111,780	(5,323)			
Technology and Telecom	128,462	136,285	(7,823)			
Temporary Housing	1,074,118	835,955	238,163			
Lincoln Total			16,904,403	11,474,929	5,429,474	32.1%
Lupine Hills	126	Architect Fees for Plans	1,355,769	939,062	416,707	
		CDE Plan Check Fee	8,509	6,539	1,970	
		Construction	11,054,928	3,470,782	7,584,146	
		DSA Plan Check Fee	241,452	49,005	192,447	
		Furniture & Equipment	286,579	680	285,899	
		Inspection		170,610	(170,610)	
		Labor Compliance	40,200	36,143	4,057	
		Materials and Supplies		596	(596)	
		Other Construction	568,933		568,933	
		Other Interfund Transfers Out		767,711	(767,711)	
		Planning Other	254,808	983,301	(728,493)	
		Services	96,891	117,760	(20,869)	
		Tests - Construction	92,970	78,709	14,261	
		Quick Starts	14,649	15,056	(407)	
		Technology and Telecom	180,945	181,348	(403)	
Temporary Housing	247,286	212,418	34,868			
Lupine Hills Total			14,443,919	7,029,721	7,414,198	51.3%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Madera	137	Architect Fees for Plans	1,187,917	812,346	375,571	
		CDE Plan Check Fee	5,785	3,592	2,194	
		Construction	8,468,603	5,088,369	3,380,234	
		DSA Plan Check Fee	190,181	33,348	156,833	
		Furniture & Equipment	243,437	11,569	231,868	
		Inspection	31,120	119,109	(87,989)	
		Labor		128	(128)	
		Labor Compliance	41,191	36,143	5,048	
		Materials and Supplies		507	(507)	
		Other Construction	697,615		697,615	
		Other Interfund Transfers Out		811,278	(811,278)	
		Planning Other	277,950	790,217	(512,267)	
		Preliminary Tests		237	(237)	
		Services	118,047	198,586	(80,539)	
		Tests - Construction	65,269	49,392	15,877	
		Quick Starts	16,011	15,690	321	
Technology and Telecom	90,881	90,881	-			
Temporary Housing	500,114	480,538	19,576			
Madera Total			11,934,122	8,541,929	3,392,193	28.4%
Mira Vista	139	Architect Fees for Plans	1,643,552	839,483	804,069	
		CDE Plan Check Fee	5,556	3,933	1,624	
		Construction	11,215,761		11,215,761	
		DSA Plan Check Fee	299,289	46,139	253,150	
		Furniture & Equipment	323,267	10,768	312,499	
		Labor Compliance	62,018		62,018	
		Other Construction	617,596		617,596	
		Planning Other	515,997	896,837	(380,840)	
		Services	201,737	79,974	121,764	
		Tests - Construction	77,530		77,530	
		Quick Starts	30,965	30,016	949	
		Technology and Telecom	166,104	5,154	160,950	
Temporary Housing	1,136,124	799,879	336,246			
Mira Vista Total			16,295,497	2,712,181	13,583,316	83.4%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Montalvin	140	Architect Fees for Plans	1,226,213	819,592	406,621	
		CDE Plan Check Fee	6,313	4,024	2,289	
		Construction	9,261,257	6,432,690	2,828,567	
		DSA Plan Check Fee	194,034	39,097	154,937	
		Furniture & Equipment	283,301	13,940	269,361	
		Inspection		108,658	(108,658)	
		Labor		10,695	(10,695)	
		Labor Compliance	40,241	36,143	4,099	
		Materials and Supplies		598	(598)	
		Other Construction	639,354	14,127	625,227	
		Other Interfund Transfers Out		216,345	(216,345)	
		Planning Other	340,941	695,043	(354,102)	
		Preliminary Tests		784	(784)	
		Services	238,859	295,973	(57,113)	
		Tests - Construction	70,374	46,820	23,554	
		Quick Starts	18,962	128,450	(109,488)	
Technology and Telecom	157,454	168,800	(11,346)			
Temporary Housing	469,657	381,971	87,686			
Montalvin Total			12,946,960	9,413,750	3,533,211	27.3%
Murphy	142	Architect Fees for Plans	930,114	830,353	99,760	
		CDE Plan Check Fee	6,596	3,978	2,618	
		Construction	11,017,445	6,732,169	4,285,276	
		DSA Plan Check Fee	297,389	49,003	248,386	
		Furniture & Equipment	270,076	11,508	258,569	
		Inspection		195,447	(195,447)	
		Labor Compliance	67,773	57,211	10,562	
		Materials and Supplies		11,286	(11,286)	
		Other Construction	738,411		738,411	
		Planning Other	316,000	923,457	(607,457)	
		Preliminary Tests		224	(224)	
		Services	181,709	149,262	32,447	
		Tests - Construction	60,184	31,493	28,691	
		Quick Starts	22,586	25,318	(2,732)	
Technology and Telecom	66,910	5,047	61,863			
Temporary Housing	1,214,841	904,237	310,604			
Murphy Total			15,190,032	9,929,993	5,260,039	34.6%
New Hercules	180	Architect Fees for Plans	159,839		159,839	
		Planning Other	56,847	56,847	-	
New Hercules Total			216,685	56,847	159,839	73.8%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining		
Nystom	144	Architect Fees for Plans	5,665	6,722	(1,057)			
		Construction	(269)	18,800	(19,069)			
		Other Construction	1,589		1,589			
		Other Interfund Transfers Out		574,260	(574,260)			
		Planning Other		6,129	(6,129)			
		Services		1,000	(1,000)			
		Quick Starts	709,419	138,053	571,366			
Technology and Telecom			70,440	78,977	(8,537)			
Nystom Total			786,844	823,941	(37,097)	0.0%		
Ohlone	146	Architect Fees for Plans		9,728	(9,728)			
		Construction	967		967			
		Furniture & Equipment	150		150			
		Planning Other		157,571	(157,571)			
		Services		49,025	(49,025)			
		Quick Starts	15,126	15,534	(407)			
		Technology and Telecom			51,366	44,540	6,826	
Ohlone Total			67,610	276,398	(208,788)	0.0%		
Olinda	145	Architect Fees for Plans	86,276	3,698	82,578			
		Furniture & Equipment	150		150			
		Other Construction	2,604		2,604			
		Planning Other	28,959	96,231	(67,272)			
		Services	7,219	1,088	6,131			
		Quick Starts	295,736	361,285	(65,549)			
		Technology and Telecom			53,105	45,296	7,808	
Olinda Total			474,049	507,598	(33,549)	0.0%		
Peres	147	Architect Fees for Plans	1,605,315	1,151,896	453,419			
		CDE Plan Check Fee	11,331	8,964	2,367			
		Construction	13,533,904	10,500,510	3,033,394			
		DSA Plan Check Fee	285,689	53,950	231,739			
		Furniture & Equipment	329,092	12,046	317,046			
		Inspection	83,907	185,248	(101,341)			
		Labor		3,838	(3,838)			
		Labor Compliance	41,787	36,143	5,644			
		Materials and Supplies		2,148	(2,148)			
		Other Construction	911,557	261	911,296			
		Other Interfund Transfers Out		1,099,599	(1,099,599)			
		Planning Other	385,879	1,096,574	(710,695)			
		Preliminary Tests		1,461	(1,461)			
		Services	398,204	535,623	(137,419)			
		Tests - Construction	71,978	54,844	17,134			
		Quick Starts	35,176	35,703	(527)			
		Technology and Telecom			263,919	269,835	(5,916)	
		Temporary Housing			855,688	675,493	180,195	
Peres Total			18,813,424	15,724,137	3,089,288	16.4%		

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Riverside	150	Architect Fees for Plans	1,545,887	892,712	653,176	
		CDE Plan Check Fee	6,937	4,453	2,484	
		Construction	9,778,059	7,774,387	2,003,672	
		DSA Plan Check Fee	286,595	35,175	251,420	
		Furniture & Equipment	274,318	6,363	267,955	
		Inspection		205,379	(205,379)	
		Labor Compliance	41,984	19,231	22,753	
		Materials and Supplies		558	(558)	
		Other Construction	652,598		652,598	
		Other Interfund Transfers Out		794,315	(794,315)	
		Planning Other	454,360	850,381	(396,021)	
		Preliminary Tests		784	(784)	
		Services	281,144	421,109	(139,965)	
		Tests - Construction	113,661	91,864	21,797	
		Quick Starts	7,268	9,516	(2,248)	
Technology and Telecom	237,195	237,332	(137)			
Temporary Housing	488,694	499,515	(10,821)			
Riverside Total			14,168,700	11,843,073	2,325,627	16.4%
Seaview	152	Architect Fees for Plans	82,778	2,850	79,928	
		Construction		15,911	(15,911)	
		Furniture & Equipment	34		34	
		Planning Other	27,106	86,230	(59,124)	
		Services	5,283		5,283	
		Quick Starts	283,153	270,198	12,955	
		Technology and Telecom	62,286	71,242	(8,956)	
Temporary Housing	39,710	39,710	-			
Seaview Total			500,349	486,140	14,209	2.8%
Shannon	154	Architect Fees for Plans	82,525	2,875	79,650	
		Construction	11,442		11,442	
		Furniture & Equipment	(851)		(851)	
		Planning Other	26,274	67,068	(40,794)	
		Services	5,608		5,608	
		Quick Starts	236,053	238,118	(2,065)	
Technology and Telecom	50,065	41,396	8,669			
Shannon Total			411,115	349,456	61,658	15.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Sheldon	155	Architect Fees for Plans	1,552,350	908,118	644,232	
		CDE Plan Check Fee	6,577		6,577	
		Construction	10,098,605	120	10,098,485	
		DSA Plan Check Fee	283,784	37,945	245,839	
		Furniture & Equipment	318,981	10,768	308,214	
		Labor Compliance	60,963		60,963	
		Other Construction	648,175		648,175	
		Planning Other	652,685	498,759	153,927	
		Services	150,389	77,341	73,048	
		Tests - Construction	55,783		55,783	
		Quick Starts	30,427	31,879	(1,452)	
		Technology and Telecom	130,067	5,533	124,535	
		Temporary Housing	1,091,774	778,999	312,775	
Sheldon Total			15,080,561	2,349,462	12,731,099	84.4%
Stege	157	Architect Fees for Plans	93,771	3,960	89,811	
		Construction	540	102,845	(102,305)	
		Other Construction	854		854	
		Planning Other	35,402	98,123	(62,720)	
		Services	11,405		11,405	
		Quick Starts	430,559	402,607	27,952	
Technology and Telecom	185,213	190,931	(5,719)			
Stege Total			757,744	798,466	(40,721)	0.0%
Stewart	158	Architect Fees for Plans	1,213,305	763,844	449,461	
		CDE Plan Check Fee	5,158	3,762	1,396	
		Construction	10,363,382	6,920,641	3,442,740	
		DSA Plan Check Fee	168,260	38,776	129,484	
		Furniture & Equipment	374,384	680	373,704	
		Inspection		104,496	(104,496)	
		Labor		7,979	(7,979)	
		Labor Compliance	39,114	36,143	2,971	
		Materials and Supplies		578	(578)	
		Other Construction	587,929		587,929	
		Other Interfund Transfers Out		764,708	(764,708)	
		Planning Other	370,269	620,305	(250,036)	
		Preliminary Tests		4,462	(4,462)	
		Services	164,889	338,122	(173,233)	
		Tests - Construction	48,847	31,535	17,312	
		Quick Starts	513	30,305	(29,791)	
Technology and Telecom	189,050	194,833	(5,783)			
Temporary Housing	11,701	3,248,049	(3,236,348)			
Stewart Total			13,536,802	13,109,218	427,584	3.2%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Tara Hills	159	Architect Fees for Plans	1,317,611	787,168	530,443	
		CDE Plan Check Fee	5,705		5,705	
		Construction	9,985,490		9,985,490	
		DSA Plan Check Fee	313,590	45,500	268,090	
		Furniture & Equipment	373,013	10,768	362,245	
		Labor		918	(918)	
		Labor Compliance	65,667		65,667	
		Other Construction	935,929		935,929	
		Planning Other	411,881	477,624	(65,743)	
		Services	190,707	82,919	107,788	
		Tests - Construction	57,877		57,877	
		Quick Starts	20,019	21,099	(1,080)	
		Technology and Telecom	140,250	5,504	134,746	
Temporary Housing	1,076,259	846,475	229,784			
Tara Hills Total			14,893,997	2,277,974	12,616,023	84.7%
Valley View	160	Architect Fees for Plans	101,249	4,758	96,491	
		Construction	506	15,000	(14,494)	
		Other Interfund Transfers Out		193,476	(193,476)	
		Planning Other	32,208	106,639	(74,431)	
		Services	13,804	787	13,017	
		Quick Starts	351,094	148,445	202,649	
Technology and Telecom	32,376	41,298	(8,922)			
Valley View Total			531,236	510,402	20,834	3.9%
Verde	162	Architect Fees for Plans	1,457,901	998,280	459,621	
		CDE Plan Check Fee	6,344	4,344	2,000	
		Construction	11,564,560	8,205,680	3,358,880	
		DSA Plan Check Fee	253,591	34,008	219,583	
		Furniture & Equipment	239,739	12,046	227,693	
		Inspection		170,470	(170,470)	
		Labor		5,468	(5,468)	
		Labor Compliance	39,475	36,143	3,332	
		Materials and Supplies		582	(582)	
		Other Construction	662,263		662,263	
		Other Interfund Transfers Out		786,730	(786,730)	
		Planning Other	272,092	802,148	(530,056)	
		Preliminary Tests		1,484	(1,484)	
		Services	293,526	365,995	(72,469)	
		Tests - Construction	68,457	53,981	14,475	
Quick Starts	26,252	26,780	(528)			
Technology and Telecom	232,700	184,749	47,952			
Temporary Housing	488,436	409,618	78,818			
Verde Total			15,605,338	12,098,507	3,506,831	22.5%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Vista Hills	163	Architect Fees for Plans	738,813		738,813	
		Construction	5,137,752	2,000	5,135,752	
		DSA Plan Check Fee	57,658		57,658	
		Furniture & Equipment	107,476		107,476	
		Other Construction	447,535		447,535	
		Planning Other	55,811	(106,164)	161,975	
		Services	13,553		13,553	
		Tests - Construction	15,000		15,000	
		Technology and Telecom	30,675	28,450	2,224	
Vista Hills Total			6,604,272	(75,714)	6,679,986	101.1%
Washington	164	Architect Fees for Plans	1,389,719	857,687	532,033	
		CDE Plan Check Fee	6,948		6,948	
		Construction	11,068,047		11,068,047	
		DSA Plan Check Fee	203,581	45,309	158,272	
		Furniture & Equipment	327,493	10,768	316,725	
		Inspection	12,202		12,202	
		Labor Compliance	70,861		70,861	
		Other Construction	695,682		695,682	
		Planning Other	313,624	506,418	(192,794)	
		Services	164,214	55,030	109,184	
		Tests - Construction	49,021		49,021	
		Quick Starts	21,889	21,111	778	
		Technology and Telecom	156,236	141,264	14,972	
		Temporary Housing	813,509	497,283	316,226	
Washington Total			15,293,027	2,134,870	13,158,157	86.0%
Wilson	165	Architect Fees for Plans	100,779	4,708	96,071	
		Construction		19,600	(19,600)	
		Other Construction	1,104		1,104	
		Other Interfund Transfers Out		215,971	(215,971)	
		Planning Other	35,983	105,914	(69,931)	
		Services	7,141		7,141	
		Quick Starts	391,938	164,801	227,137	
		Technology and Telecom	12,782	19,975	(7,193)	
Wilson Total			549,728	530,969	18,758	3.4%
Adams MS	202	Quick Starts		11,492	(11,492)	
Adams MS Total				11,492	(11,492)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Fiscal	606	Labor		807,417	(807,417)	
		Services		11,800	(11,800)	
Fiscal Total				819,217	(819,217)	0.0%
Operations	615	Architect Fees for Plans	3,011	190,413	(187,402)	
		Construction		583,553	(583,553)	
		DSA Plan Check Fee		7,193	(7,193)	
		Labor		2,043,262	(2,043,262)	
		Materials and Supplies		11,026	(11,026)	
		Other Construction	8,467		8,467	
		Other Interfund Transfers Out		2,440,493	(2,440,493)	
		Planning Other	55,220	6,052,040	(5,996,819)	
		Preliminary Tests		74,169	(74,169)	
		Services		3,043,136	(3,043,136)	
		Quick Starts		220,748	(220,748)	
		Technology and Telecom	367,838	365,254	2,584	
Operations Total			434,536	15,031,286	(14,596,750)	0.0%
Grand Total			316,699,406	157,923,796	158,775,610	50.1%

**West Contra Costa Unified School District
Budget Summary by Category for Measure D
As Of June 30, 2009**

<u>Description</u>	<u>Object</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Budget Remaining</u>
Expenditures					
Architect Fees for Plans	6201	\$ 32,156,032	\$ 22,131,453	\$ 10,024,578	31.2%
CDE Plan Check Fee	6203	71,740	77,765	(6,025)	0.0%
Construction	6211	232,157,947	205,535,762	26,622,185	11.5%
DSA Plan Check Fee	6202	4,738,235	1,210,645	3,527,591	74.4%
Furniture & Equipment	6400	3,200,941	2,263,931	937,009	29.3%
Inspection	6214	140,506	3,748,540	(3,608,034)	0.0%
Labor	2000	-	2,323,340	(2,323,340)	0.0%
Labor Compliance	6216	885,527	898,254	(12,726)	0.0%
Materials and Supplies	4300	-	2,187,616	(2,187,616)	0.0%
Other Construction	6219	25,486,095	9,787,575	15,698,520	61.6%
Other Interfund Transfers Out	7619	-	139,987,441	(139,987,441)	0.0%
Planning Other	6207	6,336,844	31,891,002	(25,554,157)	0.0%
Preliminary Tests	6205	-	428,064	(428,064)	0.0%
Services	5000	3,499,361	2,413,051	1,086,311	31.0%
Tests - Construction	6213	1,941,873	1,872,993	68,880	3.5%
Quick Starts	QS	-	810	(810)	0.0%
Technology and Telecom	Tech	2,131,516	3,584,924	(1,453,407)	0.0%
Temporary Housing	Temp	8,249,437	11,495,092	(3,245,655)	0.0%
Grand Total		<u>\$ 320,996,056</u>	<u>\$ 441,838,257</u>	<u>\$ (120,842,202)</u>	<u>0.0%</u>
Revenues					
Sale of Bonds		300,000,000			
Potential State Apportionments		16,316,744			
E-Rate Reimbursement		888,654			
FEMA - Riverside		0			
Joint Use Projects		4,250,000			
Interest Earnings		13,666,472			
Developer Fees		2,885,528			
Deferred Maintenance Funding		1,200,000			
Other		0			
Contribution From Measure D *		(99,928,361)			
Contribution From Measure J *		90,119,952			
Total Revenues		<u>\$ 329,398,989</u>			
Amount Available or To Be (Identified)		<u>\$ (8,402,933)</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 Summary by School for Measure D
As Of June 30, 2009**

Project	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	-	10,042,426	(10,042,426)	0.0%
Chavez	105	-	16,293	(16,293)	0.0%
Collins	110	-	23,091	(23,091)	0.0%
Coronado	112	-	13,515	(13,515)	0.0%
Dover	115	-	14,892	(14,892)	0.0%
Downer	116	-	27,285,505	(27,285,505)	0.0%
Ellerhorst	117	-	7,551,315	(7,551,315)	0.0%
Fairmont	123	-	7,911	(7,911)	0.0%
Ford	124	-	12,239	(12,239)	0.0%
Grant	125	-	15,328	(15,328)	0.0%
Harbor Way	191	121,639	96,737	24,901	20.5%
Harding	127	-	4,240,335	(4,240,335)	0.0%
Highland	122	-	21,181	(21,181)	0.0%
Kensington	130	-	12,641,230	(12,641,230)	0.0%
Lake	134	-	8,323	(8,323)	0.0%
Lincoln	135	-	859,502	(859,502)	0.0%
Lupine Hills	126	-	362,134	(362,134)	0.0%
Madera	137	-	881,279	(881,279)	0.0%
Mira Vista	139	-	10,910,575	(10,910,575)	0.0%
Montalvin	140	-	1,394,928	(1,394,928)	0.0%
Murphy	142	-	2,906,359	(2,906,359)	0.0%
Ohlone	146	-	7,943	(7,943)	0.0%
Olinda	145	-	7,959	(7,959)	0.0%
Peres	147	-	509,765	(509,765)	0.0%
Riverside	150	-	757,260	(757,260)	0.0%
Seaview	152	-	10,300	(10,300)	0.0%
Shannon	154	-	483,222	(483,222)	0.0%
Sheldon	155	-	11,016,975	(11,016,975)	0.0%
Stege	157	-	14,038	(14,038)	0.0%
Stewart	158	-	1,953,120	(1,953,120)	0.0%
Tara Hills	159	-	9,913,086	(9,913,086)	0.0%
Transition LC	131	118,020	104,611	13,409	11.4%
Valley View	160	-	612	(612)	0.0%
Verde	162	-	592,110	(592,110)	0.0%
Vista Hills	163	-	5,829,874	(5,829,874)	0.0%
Washington	164	-	9,390,860	(9,390,860)	0.0%
Adams MS	202	690,263	596,954	93,309	13.5%
Crespi MS	206	446,245	425,086	21,159	4.7%
DeJean MS	208	226,880	43,560	183,319	80.8%
Helms MS	210	70,491,647	33,170,011	37,321,637	52.9%
Hercules MS	211	81,150	694,153	(613,003)	0.0%
Pinole MS	212	53,491,639	30,734,519	22,757,120	42.5%
Portola MS	214	60,699,395	3,542,421	57,156,974	94.2%
De Anza HS	352	124,320	3,817,673	(3,693,353)	0.0%
El Cerrito HS	354	120,669,979	95,790,941	24,879,038	20.6%
Hercules HS	376	429,375	2,768,156	(2,338,781)	0.0%
Kennedy HS	360	4,375,255	4,608,390	(233,135)	0.0%
Pinole Valley HS	362	2,430,154	2,299,489	130,665	5.4%

**West Contra Costa Unified School District
Budget Summary by School for Measure D
As Of June 30, 2009**

Project	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Richmond HS	364	5,085,043	5,038,722	46,320	0.9%
Delta HS	391	152,564	132,932	19,633	12.9%
Gompers HS	358	732,985	644,542	88,443	12.1%
Kappa HS	393	109,809	101,648	8,162	7.4%
North Campus	374	201,662	192,418	9,244	4.6%
Omega HS	395	118,638	103,788	14,851	12.5%
Sigma HS	396	110,728	102,586	8,141	7.4%
Vista HS	373	35,789	92,369	(56,580)	0.0%
Nystrom Community	544	-	1,518	(1,518)	0.0%
Fiscal	606	-	686,359	(686,359)	0.0%
Operations	615	52,877	136,353,192	(136,300,314)	0.0%
Totals		\$ 320,996,056	\$ 441,838,257	\$ (120,842,202)	0.0%

Revenues

Sale of Bonds	300,000,000
Potential State Apportionments	16,316,744
E-Rate Reimbursement	888,654
FEMA - Riverside	0
Joint Use Projects	4,250,000
Interest Earnings	13,666,472
Developer Fees	2,885,528
Deferred Maintenance Funding	1,200,000
Other	0
Contribution From Measure D *	(99,928,361)
Contribution From Measure J *	90,119,952

Total Revenues \$ 329,398,989

Amount Available or To Be (Identified) \$ (8,402,933)

* 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 Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	Architect Fees for Plans		186,032	(186,032)	
		Construction		7,034,388	(7,034,388)	
		DSA Plan Check Fee		7,575	(7,575)	
		Furniture & Equipment		9,851	(9,851)	
		Inspection		257,885	(257,885)	
		Labor		469	(469)	
		Labor Compliance		73,768	(73,768)	
		Materials and Supplies		57,928	(57,928)	
		Other Construction		100,212	(100,212)	
		Other Interfund Transfers Out		1,690,049	(1,690,049)	
		Planning Other		310,405	(310,405)	
		Preliminary Tests		805	(805)	
		Services		250,433	(250,433)	
		Tests - Construction		27,520	(27,520)	
Technology and Telecom		35,105	(35,105)			
Bayview Total				10,042,426	(10,042,426)	0.0%
Chavez	105	Services		2,642	(2,642)	
		Technology and Telecom		13,652	(13,652)	
Chavez Total				16,293	(16,293)	0.0%
Collins	110	Construction		12,451	(12,451)	
		Planning Other		2,617	(2,617)	
		Technology and Telecom		8,022	(8,022)	
Collins Total				23,091	(23,091)	0.0%
Coronado	112	Technology and Telecom		13,515	(13,515)	
Coronado Total				13,515	(13,515)	0.0%
Dover	115	Quick Starts		405	(405)	
		Technology and Telecom		14,487	(14,487)	
Dover Total				14,892	(14,892)	0.0%
Downer	116	Architect Fees for Plans		415,955	(415,955)	
		CDE Plan Check Fee		12,042	(12,042)	
		Construction		23,084,764	(23,084,764)	
		DSA Plan Check Fee		92,277	(92,277)	
		Furniture & Equipment		396,550	(396,550)	
		Inspection		446,742	(446,742)	
		Labor		1,957	(1,957)	
		Labor Compliance		19,059	(19,059)	
		Materials and Supplies		241,685	(241,685)	
		Other Construction		820,270	(820,270)	
		Planning Other		918,470	(918,470)	
		Preliminary Tests		19,785	(19,785)	
		Services		666,902	(666,902)	
		Tests - Construction		149,047	(149,047)	
Downer Total				27,285,505	(27,285,505)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Ellerhorst	117	Architect Fees for Plans		75,933	(75,933)	
		CDE Plan Check Fee		3,496	(3,496)	
		Construction		5,429,768	(5,429,768)	
		DSA Plan Check Fee		7,613	(7,613)	
		Furniture & Equipment		9,851	(9,851)	
		Inspection		175,514	(175,514)	
		Labor Compliance		52,944	(52,944)	
		Materials and Supplies		48,753	(48,753)	
		Other Construction		62,959	(62,959)	
		Other Interfund Transfers Out		901,914	(901,914)	
		Planning Other		530,808	(530,808)	
		Services		77,083	(77,083)	
		Tests - Construction		45,241	(45,241)	
		Technology and Telecom		124,135	(124,135)	
		Temporary Housing		5,303	(5,303)	
Ellerhorst Total				7,551,315	(7,551,315)	0.0%
Fairmont	123	Technology and Telecom		7,911	(7,911)	
Fairmont Total				7,911	(7,911)	0.0%
Ford	124	Technology and Telecom		12,239	(12,239)	
Ford Total				12,239	(12,239)	0.0%
Grant	125	Technology and Telecom		15,328	(15,328)	
Grant Total				15,328	(15,328)	0.0%
Harbor Way	191	Architect Fees for Plans	57,679		57,679	
		Planning Other	39,669	96,737	(57,068)	
		Services	24,291		24,291	
Harbor Way Total			121,639	96,737	24,901	20.5%
Harding	127	Architect Fees for Plans		376,904	(376,904)	
		Construction		3,022,128	(3,022,128)	
		DSA Plan Check Fee		5,506	(5,506)	
		Furniture & Equipment		10,735	(10,735)	
		Inspection		73,952	(73,952)	
		Materials and Supplies		228,445	(228,445)	
		Other Construction		146,075	(146,075)	
		Planning Other		109,678	(109,678)	
		Preliminary Tests		704	(704)	
		Services		83,910	(83,910)	
		Tests - Construction		16,029	(16,029)	
		Temporary Housing		166,270	(166,270)	
Harding Total				4,240,335	(4,240,335)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Highland	122	Technology and Telecom		21,181	(21,181)	
Highland Total				21,181	(21,181)	0.0%
Kensington	130	Architect Fees for Plans		311,133	(311,133)	
		Construction		9,879,378	(9,879,378)	
		DSA Plan Check Fee		19,609	(19,609)	
		Furniture & Equipment		9,943	(9,943)	
		Inspection		213,798	(213,798)	
		Labor Compliance		76,259	(76,259)	
		Materials and Supplies		60,811	(60,811)	
		Other Construction		55,815	(55,815)	
		Other Interfund Transfers Out		849,895	(849,895)	
		Planning Other		749,247	(749,247)	
		Preliminary Tests		1,866	(1,866)	
		Services		199,657	(199,657)	
		Tests - Construction		63,821	(63,821)	
		Technology and Telecom		149,844	(149,844)	
		Temporary Housing		155	(155)	
Kensington Total				12,641,230	(12,641,230)	0.0%
Lake	134	Quick Starts		405	(405)	
		Technology and Telecom		7,918	(7,918)	
Lake Total				8,323	(8,323)	0.0%
Lincoln	135	Architect Fees for Plans		27,604	(27,604)	
		Construction		254,616	(254,616)	
		DSA Plan Check Fee		23,376	(23,376)	
		Furniture & Equipment		10,396	(10,396)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		243,837	(243,837)	
		Other Construction		19,161	(19,161)	
		Planning Other		16,360	(16,360)	
		Preliminary Tests		542	(542)	
		Services		18,097	(18,097)	
		Temporary Housing		241,179	(241,179)	
Lincoln Total				859,502	(859,502)	0.0%
Lupine Hills	126	Architect Fees for Plans		40,027	(40,027)	
		Construction		227,692	(227,692)	
		DSA Plan Check Fee		11,709	(11,709)	
		Furniture & Equipment		9,111	(9,111)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		39,969	(39,969)	
		Other Construction		19,069	(19,069)	
		Planning Other		6,199	(6,199)	
		Services		4,026	(4,026)	
Lupine Hills Total				362,134	(362,134)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Madera	137	Architect Fees for Plans		62,331	(62,331)	
		Construction		176,075	(176,075)	
		DSA Plan Check Fee		12,374	(12,374)	
		Furniture & Equipment		9,444	(9,444)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		33,706	(33,706)	
		Other Construction		13,636	(13,636)	
		Planning Other		2,764	(2,764)	
		Preliminary Tests		281	(281)	
		Services		1,688	(1,688)	
		Technology and Telecom			521,239	(521,239)
		Temporary Housing		43,407	(43,407)	
Madera Total				881,279	(881,279)	0.0%
Mira Vista	139	Architect Fees for Plans		202,898	(202,898)	
		Construction		8,621,267	(8,621,267)	
		DSA Plan Check Fee		17,357	(17,357)	
		Furniture & Equipment		9,851	(9,851)	
		Inspection		213,807	(213,807)	
		Labor Compliance		55,969	(55,969)	
		Materials and Supplies		40,403	(40,403)	
		Other Construction		87,460	(87,460)	
		Other Interfund Transfers Out		1,092,099	(1,092,099)	
		Planning Other		297,223	(297,223)	
		Preliminary Tests		480	(480)	
		Services		85,448	(85,448)	
		Tests - Construction		58,613	(58,613)	
Technology and Telecom			127,701	(127,701)		
Mira Vista Total				10,910,575	(10,910,575)	0.0%
Montalvin	140	Architect Fees for Plans		114,288	(114,288)	
		Construction		855,719	(855,719)	
		DSA Plan Check Fee		11,210	(11,210)	
		Furniture & Equipment		9,444	(9,444)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		78,509	(78,509)	
		Other Construction		227,570	(227,570)	
		Planning Other		19,411	(19,411)	
		Preliminary Tests		449	(449)	
		Services		8,218	(8,218)	
		Temporary Housing			65,777	(65,777)
Montalvin Total				1,394,928	(1,394,928)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures	Variance	% of Budget Remaining
				to Date		
Murphy	142	Architect Fees for Plans		141,555	(141,555)	
		Construction		396,140	(396,140)	
		DSA Plan Check Fee		9,947	(9,947)	
		Furniture & Equipment		9,111	(9,111)	
		Inspection		4,333	(4,333)	
		Labor		1,151	(1,151)	
		Materials and Supplies		41,324	(41,324)	
		Other Construction		884,101	(884,101)	
		Other Interfund Transfers Out		1,122,580	(1,122,580)	
		Planning Other		162,629	(162,629)	
		Services		2,995	(2,995)	
		Technology and Telecom		130,493	(130,493)	
Murphy Total				2,906,359	(2,906,359)	0.0%
Ohlone	146	Technology and Telecom		7,943	(7,943)	
Ohlone Total				7,943	(7,943)	0.0%
Olinda	145	Technology and Telecom		7,959	(7,959)	
Olinda Total				7,959	(7,959)	0.0%
Peres	147	Architect Fees for Plans		31,072	(31,072)	
		Construction		200,636	(200,636)	
		DSA Plan Check Fee		20,084	(20,084)	
		Furniture & Equipment		21,559	(21,559)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		104,272	(104,272)	
		Other Construction		86,128	(86,128)	
		Planning Other		10,121	(10,121)	
		Preliminary Tests		79	(79)	
		Services		31,481	(31,481)	
Peres Total				509,765	(509,765)	0.0%
Riverside	150	Architect Fees for Plans		98,148	(98,148)	
		Construction		386,092	(386,092)	
		DSA Plan Check Fee		14,407	(14,407)	
		Furniture & Equipment		17,798	(17,798)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		35,701	(35,701)	
		Other Construction		53,921	(53,921)	
		Planning Other		36,376	(36,376)	
		Preliminary Tests		27	(27)	
		Services		36,870	(36,870)	
		Tests - Construction		790	(790)	
				Temporary Housing		72,798
Riverside Total				757,260	(757,260)	0.0%
Seaview	152	Construction		10,300	(10,300)	
Seaview Total				10,300	(10,300)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Shannon	154	Architect Fees for Plans		35,926	(35,926)	
		Construction		357,121	(357,121)	
		DSA Plan Check Fee		36	(36)	
		Planning Other		82,321	(82,321)	
		Technology and Telecom		7,818	(7,818)	
Shannon Total			483,222	(483,222)	0.0%	
Sheldon	155	Architect Fees for Plans		147,539	(147,539)	
		CDE Plan Check Fee		4,618	(4,618)	
		Construction		8,928,357	(8,928,357)	
		DSA Plan Check Fee		21,083	(21,083)	
		Furniture & Equipment		9,851	(9,851)	
		Inspection		202,273	(202,273)	
		Labor Compliance		51,194	(51,194)	
		Materials and Supplies		52,596	(52,596)	
		Other Construction		168,137	(168,137)	
		Other Interfund Transfers Out		220,874	(220,874)	
		Planning Other		481,750	(481,750)	
		Preliminary Tests		249	(249)	
		Services		124,204	(124,204)	
		Tests - Construction		33,968	(33,968)	
Technology and Telecom		128,959	(128,959)			
Temporary Housing		441,323	(441,323)			
Sheldon Total			11,016,975	(11,016,975)	0.0%	
Stege	157	Technology and Telecom		14,038	(14,038)	
Stege Total			14,038	(14,038)	0.0%	
Stewart	158	Architect Fees for Plans		239,224	(239,224)	
		Construction		1,368,503	(1,368,503)	
		DSA Plan Check Fee		1,720	(1,720)	
		Furniture & Equipment		16,890	(16,890)	
		Inspection		7,612	(7,612)	
		Materials and Supplies		77,042	(77,042)	
		Other Construction		121,225	(121,225)	
		Planning Other		16,549	(16,549)	
Services		104,356	(104,356)			
Stewart Total			1,953,120	(1,953,120)	0.0%	

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Tara Hills	159	Architect Fees for Plans		165,526	(165,526)	
		CDE Plan Check Fee		3,896	(3,896)	
		Construction		7,099,421	(7,099,421)	
		DSA Plan Check Fee		10,651	(10,651)	
		Furniture & Equipment		17,560	(17,560)	
		Inspection		234,423	(234,423)	
		Labor Compliance		58,856	(58,856)	
		Materials and Supplies		66,202	(66,202)	
		Other Construction		284,991	(284,991)	
		Other Interfund Transfers Out		1,001,221	(1,001,221)	
		Planning Other		648,662	(648,662)	
		Preliminary Tests		1,120	(1,120)	
		Services		155,789	(155,789)	
Tests - Construction		28,419	(28,419)			
Technology and Telecom			136,349	(136,349)		
Tara Hills Total				9,913,086	(9,913,086)	0.0%
Transition LC	131	Architect Fees for Plans	68,709		68,709	
		Planning Other	37,714	104,611	(66,897)	
		Services	11,597		11,597	
Transition LC Total			118,020	104,611	13,409	11.4%
Valley View	160	Other Construction		612	(612)	
Valley View Total				612	(612)	0.0%
Verde	162	Architect Fees for Plans		32,218	(32,218)	
		Construction		361,973	(361,973)	
		DSA Plan Check Fee		6,482	(6,482)	
		Furniture & Equipment		9,111	(9,111)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		49,540	(49,540)	
		Other Construction		9,002	(9,002)	
		Planning Other		17,586	(17,586)	
		Preliminary Tests		527	(527)	
		Services		27,556	(27,556)	
Temporary Housing			73,784	(73,784)		
Verde Total				592,110	(592,110)	0.0%
Vista Hills	163	Architect Fees for Plans		374,862	(374,862)	
		Construction		3,911,141	(3,911,141)	
		Furniture & Equipment		10,081	(10,081)	
		Materials and Supplies		15,963	(15,963)	
		Other Construction		265,160	(265,160)	
		Planning Other		36,640	(36,640)	
		Preliminary Tests		9,705	(9,705)	
		Services		1,164,902	(1,164,902)	
		Tests - Construction		14,808	(14,808)	
Technology and Telecom			26,610	(26,610)		
Vista Hills Total				5,829,874	(5,829,874)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Expenditures		Variance	% of Budget Remaining
			Project Budget	to Date		
Washington	164	Architect Fees for Plans		165,655	(165,655)	
		CDE Plan Check Fee		4,503	(4,503)	
		Construction		6,444,132	(6,444,132)	
		DSA Plan Check Fee		41,494	(41,494)	
		Furniture & Equipment		10,903	(10,903)	
		Inspection		151,291	(151,291)	
		Labor Compliance		59,066	(59,066)	
		Materials and Supplies		58,610	(58,610)	
		Other Construction		186,507	(186,507)	
		Other Interfund Transfers Out		1,441,987	(1,441,987)	
		Planning Other		644,453	(644,453)	
		Preliminary Tests		577	(577)	
		Services		103,428	(103,428)	
		Tests - Construction		31,331	(31,331)	
		Technology and Telecom		46,921	(46,921)	
Washington Total				9,390,860	(9,390,860)	0.0%
Adams MS	202	Architect Fees for Plans	289,955		289,955	
		Furniture & Equipment	(49,433)		(49,433)	
		Other Construction	11,492		11,492	
		Planning Other	90,905	391,060	(300,155)	
		Services	94,847		94,847	
		Technology and Telecom	252,497	205,894	46,603	
Adams MS Total			690,263	596,954	93,309	13.5%
Crespi MS	206	Architect Fees for Plans	287,367		287,367	
		Other Construction	11,078		11,078	
		Planning Other	90,153	376,740	(286,587)	
		Services	33,331		33,331	
		Technology and Telecom	24,316	48,346	(24,029)	
Crespi MS Total			446,245	425,086	21,159	4.7%
DeJean MS	208	Architect Fees for Plans	77,289	900	76,389	
		Construction	(60,000)	39,982	(99,982)	
		DSA Plan Check Fee		3,640	(3,640)	
		Furniture & Equipment		1,214,100	(1,214,100)	
		Materials and Supplies		468,021	(468,021)	
		Planning Other	118,008	69,165	48,843	
		Services		(1,752,248)	1,752,248	
		Technology and Telecom	91,583	0	91,583	
DeJean MS Total			226,880	43,560	183,319	80.8%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Helms MS	210	Architect Fees for Plans	6,497,487	4,189,502	2,307,985	
		CDE Plan Check Fee	10,522	28,828	(18,306)	
		Construction	56,298,614	21,778,608	34,520,006	
		DSA Plan Check Fee	1,490,688	273,839	1,216,849	
		Furniture & Equipment	536,393		536,393	
		Inspection		596,141	(596,141)	
		Labor Compliance	198,518	124,262	74,256	
		Other Construction	3,157,913	965,486	2,192,427	
		Planning Other	918,273	3,913,435	(2,995,162)	
		Preliminary Tests		184,875	(184,875)	
		Services	519,560	406,784	112,777	
		Tests - Construction	655,805	455,804	200,000	
Technology and Telecom	207,875	252,447	(44,573)			
Helms MS Total			70,491,647	33,170,011	37,321,637	52.9%
Hercules MS	211	Architect Fees for Plans		26,185	(26,185)	
		Construction		630,956	(630,956)	
		DSA Plan Check Fee		3,118	(3,118)	
		Inspection		16,962	(16,962)	
		Labor Compliance	254		254	
		Planning Other	147,099	2,202	144,897	
		Preliminary Tests		85	(85)	
		Services	1,946		1,946	
		Tests - Construction	(74,772)	8,022	(82,795)	
		Technology and Telecom	6,623	6,623	0	
Hercules MS Total			81,150	694,153	(613,003)	0.0%
Pinole MS	212	Architect Fees for Plans	5,881,761	2,876,591	3,005,169	
		CDE Plan Check Fee	7,334	20,101	(12,767)	
		Construction	39,918,628	19,395,839	20,522,789	
		DSA Plan Check Fee	1,124,453	135,627	988,826	
		Furniture & Equipment	637,430	140,206	497,224	
		Inspection		444,036	(444,036)	
		Labor Compliance	138,368	86,611	51,756	
		Materials and Supplies		1,349	(1,349)	
		Other Construction	3,318,735	1,050,204	2,268,531	
		Other Interfund Transfers Out		1,000,000	(1,000,000)	
		Planning Other	955,208	3,782,472	(2,827,264)	
		Preliminary Tests		24,597	(24,597)	
		Services	452,974	578,003	(125,029)	
		Tests - Construction	230,765	204,363	26,402	
		Technology and Telecom	32,253	65,042	(32,789)	
Temporary Housing	793,732	929,479	(135,747)			
Pinole MS Total			53,491,639	30,734,519	22,757,120	42.5%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Expenditures		Variance	% of Budget Remaining
			Project Budget	to Date		
Portola MS	214	Architect Fees for Plans	4,778,054	1,337,901	3,440,153	
		CDE Plan Check Fee	8,706		8,706	
		Construction	40,875,168	272,345	40,602,823	
		DSA Plan Check Fee	612,854	32,136	580,718	
		Furniture & Equipment	547,586	4,662	542,924	
		Inspection	73,581		73,581	
		Labor Compliance	164,254		164,254	
		Other Construction	11,577,685		11,577,685	
		Planning Other	770,657	1,494,486	(723,829)	
		Preliminary Tests		47,625	(47,625)	
		Services	896,123	199,759	696,363	
Tests - Construction	242,919		242,919			
Technology and Telecom	151,809	153,507	(1,697)			
Portola MS Total			60,699,395	3,542,421	57,156,974	94.2%
De Anza HS	352	Architect Fees for Plans	(28,388)	1,501,865	(1,530,253)	
		Construction	24,088	37,635	(13,547)	
		DSA Plan Check Fee		14,500	(14,500)	
		Other Construction	14,701	10,928	3,773	
		Planning Other		2,097,186	(2,097,186)	
		Preliminary Tests		23,000	(23,000)	
		Technology and Telecom	113,919	132,559	(18,640)	
De Anza HS Total			124,320	3,817,673	(3,693,353)	0.0%
El Cerrito HS	354	Architect Fees for Plans	11,402,842	8,221,132	3,181,709	
		CDE Plan Check Fee	45,178	281	44,897	
		Construction	87,082,227	66,427,958	20,654,269	
		DSA Plan Check Fee	1,484,593	374,788	1,109,805	
		Furniture & Equipment	1,528,592	252,504	1,276,088	
		Inspection	66,925	647,274	(580,349)	
		Labor		26,569	(26,569)	
		Labor Compliance	383,841	240,265	143,575	
		Materials and Supplies		51,563	(51,563)	
		Other Construction	7,374,388	3,836,262	3,538,126	
		Planning Other	1,867,660	5,987,228	(4,119,568)	
		Preliminary Tests		55,632	(55,632)	
		Services	1,027,656	875,028	152,627	
		Tests - Construction	853,975	706,885	147,090	
Technology and Telecom	101,848	95,384	6,464			
Temporary Housing	7,450,255	7,992,187	(541,932)			
El Cerrito HS Total			120,669,979	95,790,941	24,879,038	20.6%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Hercules HS	376	Architect Fees for Plans	269,263	177,933	91,330	
		Construction		964,792	(964,792)	
		DSA Plan Check Fee		4,072	(4,072)	
		Inspection		13,983	(13,983)	
		Labor Compliance	294		294	
		Materials and Supplies		38,085	(38,085)	
		Planning Other	170,624	117,717	52,908	
		Services	(10,806)		(10,806)	
		Tests - Construction		9,505	(9,505)	
		Technology and Telecom		3,028	(3,028)	
		Temporary Housing		1,439,042	(1,439,042)	
Hercules HS Total			429,375	2,768,156	(2,338,781)	0.0%
Kennedy HS	360	Architect Fees for Plans	620,547	207,017	413,530	
		Construction	2,826,084	2,770,376	55,708	
		DSA Plan Check Fee	12,100	12,100	-	
		Other Construction	5,592	104,220	(98,627)	
		Planning Other	245,284	967,677	(722,392)	
		Preliminary Tests		11,231	(11,231)	
		Services	50,679	21,491	29,188	
		Tests - Construction	12,000	13,324	(1,324)	
		Technology and Telecom	602,968	500,954	102,014	
Kennedy HS Total			4,375,255	4,608,390	(233,135)	0.0%
Pinole Valley HS	362	Architect Fees for Plans	527,978	33,277	494,700	
		Construction	1,609,483	1,596,418	13,065	
		Furniture & Equipment	373		373	
		Other Construction	6,802	9,413	(2,611)	
		Planning Other	163,530	600,491	(436,961)	
		Services	74,391	239	74,152	
		Tests - Construction	3,000	1,487	1,513	
		Technology and Telecom	39,148	33,776	5,372	
		Temporary Housing	5,450	24,387	(18,937)	
Pinole Valley HS Total			2,430,154	2,299,489	130,665	5.4%
Richmond HS	364	Architect Fees for Plans	734,216	282,515	451,701	
		Construction	3,592,779	3,556,723	36,056	
		DSA Plan Check Fee	13,547	22,316	(8,768)	
		Inspection		18,181	(18,181)	
		Other Construction	18,505	197,052	(178,547)	
		Planning Other	348,369	633,355	(284,986)	
		Preliminary Tests		43,824	(43,824)	
		Services	93,465	38,631	54,834	
		Tests - Construction	18,181	2,350	15,831	
Technology and Telecom	265,980	243,774	22,206			
Richmond HS Total			5,085,043	5,038,722	46,320	0.9%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Delta HS	391	Architect Fees for Plans	93,860	12,644	81,217	
		Planning Other	39,631	120,288	(80,657)	
		Services	19,073		19,073	
Delta HS Total			152,564	132,932	19,633	12.9%
Gompers HS	358	Architect Fees for Plans	274,898	3,223	271,675	
		Construction	(9,125)		(9,125)	
		Materials and Supplies		53,301	(53,301)	
		Other Construction	(10,796)	2,000	(12,796)	
		Planning Other	92,484	398,311	(305,827)	
		Services	158,917	1,551	157,366	
		Tests - Construction		1,667	(1,667)	
		Technology and Telecom	226,607	184,490	42,118	
Gompers HS Total			732,985	644,542	88,443	12.1%
Kappa HS	393	Architect Fees for Plans	64,041		64,041	
		Planning Other	37,807	101,648	(63,841)	
		Services	7,962		7,962	
Kappa HS Total			109,809	101,648	8,162	7.4%
North Campus	374	Architect Fees for Plans	126,320		126,320	
		Planning Other	39,883	112,682	(72,799)	
		Services	21,368		21,368	
		Technology and Telecom	14,091	79,735	(65,644)	
North Campus Total			201,662	192,418	9,244	4.6%
Omega HS	395	Architect Fees for Plans	66,286		66,286	
		Planning Other	39,506	103,788	(64,282)	
		Services	12,847		12,847	
Omega HS Total			118,638	103,788	14,851	12.5%
Sigma HS	396	Architect Fees for Plans	65,872		65,872	
		Planning Other	36,715	102,586	(65,872)	
		Services	8,141		8,141	
Sigma HS Total			110,728	102,586	8,141	7.4%
Vista HS	373	Planning Other	34,789	92,369	(57,580)	
		Services	1,000		1,000	
Vista HS Total			35,789	92,369	(56,580)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Nystrom Community	544	Services		1,518	(1,518)	
Nystrom Community Total				1,518	(1,518)	0.0%
Fiscal	606	Labor		670,359	(670,359)	
		Services		16,000	(16,000)	
Fiscal Total				686,359	(686,359)	0.0%
Operations	615	Architect Fees for Plans		15,938	(15,938)	
		Construction		2,068	(2,068)	
		Furniture & Equipment		44,422	(44,422)	
		Labor		1,622,835	(1,622,835)	
		Other Interfund Transfers Out		130,666,822	(130,666,822)	
		Planning Other	52,877	5,124,497	(5,071,620)	
		Services		(1,123,392)	1,123,392	
Operations Total			52,877	136,353,192	(136,300,314)	0.0%
Grand Total			320,996,056	441,838,257	(120,842,202)	0.0%

**West Contra Costa Unified School District
Budget Summary by Category for Measure J
As Of June 30, 2009**

<u>Description</u>	<u>Object</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Budget Remaining</u>
Expenditures					
Architect Fees for Plans	6201	\$ 31,445,380	\$ 16,339,495	\$ 15,105,885	48.0%
CDE Plan Check Fee	6203	127,632	-	127,632	100.0%
Construction	6211	278,777,407	23,835,999	254,941,408	91.4%
DSA Plan Check Fee	6202	5,790,402	1,048,666	4,741,736	81.9%
Furniture & Equipment	6400	8,500,000	705,337	7,794,663	91.7%
Inspection	6214	-	1,143,557	(1,143,557)	0.0%
Labor	2000	-	1,078,775	(1,078,775)	0.0%
Labor Compliance	6216	1,223,232	287,396	935,837	76.5%
Materials and Supplies	4300	-	1,154,986	(1,154,986)	0.0%
Other Construction	6219	14,596,327	3,802,935	10,793,392	73.9%
Other Interfund Transfers Out	7619	-	18,139,665	(18,139,665)	0.0%
Planning Other	6207	9,108,873	6,606,669	2,502,203	27.5%
Preliminary Tests	6205	-	37,374	(37,374)	0.0%
Services	5000	5,801,068	5,441,541	359,527	6.2%
Tests - Construction	6213	1,815,178	362,285	1,452,893	80.0%
Technology and Telecom	Tech	7,800,000	3,699,945	4,100,055	52.6%
Temporary Housing	Temp	3,477,833	3,292,359	185,474	5.3%
Totals		<u>\$ 368,463,332</u>	<u>\$ 86,976,984</u>	<u>\$ 281,486,348</u>	<u>76.4%</u>
Revenues					
Sale of Bonds		400,000,000			
Potential State Apportionments		46,165,366			
E-Rate Reimbursement		0			
FEMA - Riverside		0			
Joint Use Projects		3,000,000			
Interest Earnings		15,283,442			
Developer Fees		10,500,000			
Deferred Maintenance Funding		0			
Other		0			
Contribution From Measure D *		0			
Contribution From Measure J *		(90,119,952)			
Total Revenues		<u>\$ 384,828,856</u>			
Amount Available or To Be (Identified)		<u>\$ (16,365,524)</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 Summary by School for Measure J
As Of June 30, 2009**

Project	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	\$ -	\$ 30,274	(30,274)	0.0%
Castro	109	350,000	195,624	154,376	44.1%
Coronado	112	-	(133,800)	133,800	0.0%
Dover	115	39,843,539	3,365,790	36,477,749	91.6%
Downer	116	-	(2,877,144)	2,877,144	0.0%
El Sobrante	120	-	(369,339)	369,339	0.0%
Ellerhorst	117	-	4,934	(4,934)	0.0%
Fairmont	123	-	(564,187)	564,187	0.0%
Ford	124	33,226,617	5,113,715	28,112,902	84.6%
Grant	125	-	(369,288)	369,288	0.0%
Harding	127	-	(72,206)	72,206	0.0%
Kensington	130	-	3,688	(3,688)	0.0%
King	132	34,801,479	4,419,773	30,381,706	87.3%
Lake	134	-	(304,301)	304,301	0.0%
Lincoln	135	-	8,061	(8,061)	0.0%
Lupine Hills	126	-	139,431	(139,431)	0.0%
Madera	137	-	12,435	(12,435)	0.0%
Mira Vista	139	-	539,145	(539,145)	0.0%
Montalvin	140	-	3,144	(3,144)	0.0%
Murphy	142	-	114,631	(114,631)	0.0%
Nystom	144	31,527,453	2,123,001	29,404,453	93.3%
Ohlone	146	34,955,200	1,233,282	33,721,917	96.5%
Peres	147	-	18,938	(18,938)	0.0%
Riverside	150	-	135,934	(135,934)	0.0%
Sheldon	155	-	5,109	(5,109)	0.0%
Stewart	158	-	15,006	(15,006)	0.0%
Tara Hills	159	-	34,238	(34,238)	0.0%
Valley View	160	-	(284,494)	284,494	0.0%
Verde	162	-	93,812	(93,812)	0.0%
Vista Hills	163	-	60,276	(60,276)	0.0%
Washington	164	-	13,155	(13,155)	0.0%
Wilson	165	-	(323,957)	323,957	0.0%
Adams MS	202	-	43,818	(43,818)	0.0%
DeJean MS	208	-	116,669	(116,669)	0.0%
Helms MS	210	-	17,892,918	(17,892,918)	0.0%
Pinole MS	212	-	4,078,136	(4,078,136)	0.0%
Portola MS	214	-	317,509	(317,509)	0.0%
De Anza HS	352	162,042,180	18,921,812	143,120,368	88.3%
El Cerrito HS	354	-	11,476,273	(11,476,273)	0.0%
Hercules HS	376	-	(214,883)	214,883	0.0%
Kennedy HS	360	8,630,000	1,382,224	7,247,777	84.0%
Pinole Valley HS	362	1,154,171	1,091,928	62,243	5.4%
Richmond HS	364	7,668,099	4,760,377	2,907,721	37.9%
Gompers HS	358	-	143,323	(143,323)	0.0%
Vista HS	373	-	255	(255)	0.0%
Nystrom Community	544	3,499,277	2,356,532	1,142,745	32.7%
Richmond Charter	512	2,482,495	2,125,724	356,771	14.4%
Fiscal	606	-	396,784	(396,784)	0.0%
Operations	615	8,282,820	9,702,906	(1,420,086)	0.0%
Totals		\$ 368,463,332	\$ 86,976,984	\$ 281,486,348	76.4%

**West Contra Costa Unified School District
Budget Summary by School for Measure J
As Of June 30, 2009**

Revenues

Sale of Bonds	400,000,000
Potential State Apportionments	46,165,366
E-Rate Reimbursement	0
FEMA - Riverside	0
Joint Use Projects	3,000,000
Interest Earnings	15,283,442
Developer Fees	10,500,000
Deferred Maintenance Funding	0
Other	0
Contribution From Measure D *	0
Contribution From Measure J *	<u>(90,119,952)</u>

Total Revenues \$ 384,828,856

Amount Available or To Be (Identified) \$ (16,365,524)

* 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 Summary by Project and Category for Measure J
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	Architect Fees for Plans		14,958	(14,958)	
		Construction		10,000	(10,000)	
		Materials and Supplies		497	(497)	
		Other Construction		4,819	(4,819)	
Bayview Total				30,274	(30,274)	0.0%
Castro	109	Architect Fees for Plans	236,410	134,664	101,746	
		Other Construction	32,309	32,309	0	
		Planning Other	55,311	23,412	31,899	
		Services	25,970	5,240	20,730	
Castro Total			350,000	195,624	154,376	44.1%
Coronado	112	Construction		(133,800)	133,800	
Coronado Total				(133,800)	133,800	0.0%
Dover	115	Architect Fees for Plans	2,957,642	1,893,700	1,063,942	
		CDE Plan Check Fee	12,536		12,536	
		Construction	31,769,107	196,798	31,572,309	
		DSA Plan Check Fee	610,684	157,300	453,384	
		Furniture & Equipment	800,000	2,315	797,685	
		Inspection		55,580	(55,580)	
		Labor		419	(419)	
		Labor Compliance	123,967		123,967	
		Other Construction	1,189,834	134,128	1,055,705	
		Planning Other	1,396,472	760,321	636,151	
		Services	499,186	165,228	333,959	
Tests - Construction	174,111		174,111			
Technology and Telecom	310,000		310,000			
Dover Total			39,843,539	3,365,790	36,477,749	91.6%
Downer	116	Architect Fees for Plans		124,640	(124,640)	
		Construction		(6,582,809)	6,582,809	
		Furniture & Equipment		21,706	(21,706)	
		Labor Compliance		11,649	(11,649)	
		Materials and Supplies		6,887	(6,887)	
		Other Construction		205,296	(205,296)	
		Other Interfund Transfers Out		3,223,289	(3,223,289)	
		Planning Other		4,218	(4,218)	
		Services		127,149	(127,149)	
		Tests - Construction		6,000	(6,000)	
Temporary Housing		(25,171)	25,171			
Downer Total				(2,877,144)	2,877,144	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure J
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
El Sobrante	120	Construction		(369,339)	369,339	
El Sobrante Total				(369,339)	369,339	0.0%
Ellerhorst	117	Architect Fees for Plans		1,216	(1,216)	
		Materials and Supplies		3,184	(3,184)	
		Tests - Construction		533	(533)	
Ellerhorst Total				4,934	(4,934)	0.0%
Fairmont	123	Architect Fees for Plans		7,407	(7,407)	
		Construction		(571,594)	571,594	
Fairmont Total				(564,187)	564,187	0.0%
Ford	124	Architect Fees for Plans	2,709,384	1,712,088	997,295	
		CDE Plan Check Fee	10,829		10,829	
		Construction	25,113,035	1,570,754	23,542,281	
		DSA Plan Check Fee	511,712	120,073	391,639	
		Furniture & Equipment	750,000	0	750,000	
		Labor		0	-	
		Labor Compliance	107,084		107,084	
		Materials and Supplies		6,602	(6,602)	
		Other Construction	965,047	125,330	839,716	
		Planning Other	1,119,699	708,628	411,071	
		Services	449,737	394,283	55,454	
		Tests - Construction	142,472	2,595	139,877	
		Technology and Telecom	300,000		300,000	
		Temporary Housing	1,047,619	473,361	574,258	
Ford Total			33,226,617	5,113,715	28,112,902	84.6%
Grant	125	Construction		(369,288)	369,288	
Grant Total				(369,288)	369,288	0.0%
Harding	127	Architect Fees for Plans		9,581	(9,581)	
		Construction		(87,140)	87,140	
		Materials and Supplies		1,681	(1,681)	
		Other Construction		0	-	
		Services		3,673	(3,673)	
Harding Total				(72,206)	72,206	0.0%
Kensington	130	Architect Fees for Plans		2,638	(2,638)	
		Tests - Construction		1,050	(1,050)	
Kensington Total				3,688	(3,688)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
King	132	Architect Fees for Plans	2,468,014	1,287,983	1,180,031	
		CDE Plan Check Fee	10,845		10,845	
		Construction	27,776,746	1,916,658	25,860,088	
		DSA Plan Check Fee	518,477	122,000	396,477	
		Furniture & Equipment	700,000		700,000	
		Inspection		21,880	(21,880)	
		Labor Compliance	107,240		107,240	
		Other Construction	1,265,098	244,800	1,020,298	
		Planning Other	1,052,652	638,678	413,974	
		Services	451,789	181,388	270,401	
		Tests - Construction	150,618	6,385	144,233	
		Technology and Telecom	300,000		300,000	
King Total			34,801,479	4,419,773	30,381,706	87.3%
Lake	134	Construction		(309,937)	309,937	
		Other Construction		5,636	(5,636)	
Lake Total				(304,301)	304,301	0.0%
Lincoln	135	Architect Fees for Plans		7,209	(7,209)	
		Materials and Supplies		64	(64)	
		Tests - Construction		788	(788)	
Lincoln Total				8,061	(8,061)	0.0%
Lupine Hills	126	Architect Fees for Plans		15,260	(15,260)	
		Construction		106,135	(106,135)	
		Planning Other		14,825	(14,825)	
		Services		3,211	(3,211)	
Lupine Hills Total				139,431	(139,431)	0.0%
Madera	137	Architect Fees for Plans		6,244	(6,244)	
		Materials and Supplies		6,191	(6,191)	
Madera Total				12,435	(12,435)	0.0%
Mira Vista	139	Architect Fees for Plans		5,683	(5,683)	
		Construction		484,352	(484,352)	
		Materials and Supplies		433	(433)	
		Other Construction		24,985	(24,985)	
		Services		19,266	(19,266)	
		Tests - Construction		4,425	(4,425)	
Mira Vista Total				539,145	(539,145)	0.0%
Montalvin	140	Architect Fees for Plans		1,216	(1,216)	
		Other Construction		1,581	(1,581)	
		Services		346	(346)	
Montalvin Total				3,144	(3,144)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Murphy	142	Architect Fees for Plans		10,400	(10,400)	
		Construction		31,218	(31,218)	
		DSA Plan Check Fee		150	(150)	
		Materials and Supplies		3,362	(3,362)	
		Other Construction		69,500	(69,500)	
Murphy Total				114,631	(114,631)	0.0%
Nystom	144	Architect Fees for Plans	3,039,506	2,132,397	907,109	
		CDE Plan Check Fee	10,644		10,644	
		Construction	24,024,784	(824,833)	24,849,617	
		DSA Plan Check Fee	453,193	118,250	334,943	
		Furniture & Equipment	700,000	29,429	670,571	
		Labor		28	(28)	
		Labor Compliance	104,903		104,903	
		Materials and Supplies		25,689	(25,689)	
		Other Construction	1,305,141	32,821	1,272,320	
		Planning Other	878,036	487,620	390,417	
		Services	553,418	121,599	431,819	
		Tests - Construction	147,828		147,828	
Technology and Telecom	310,000		310,000			
Nystom Total			31,527,453	2,123,001	29,404,453	93.3%
Ohlone	146	Architect Fees for Plans	2,144,525	1,095,651	1,048,874	
		CDE Plan Check Fee	11,484		11,484	
		Construction	28,388,186		28,388,186	
		DSA Plan Check Fee	532,731		532,731	
		Furniture & Equipment	700,000		700,000	
		Labor Compliance	113,564		113,564	
		Other Construction	765,147		765,147	
		Planning Other	1,355,533	83,930	1,271,603	
		Services	481,328	53,701	427,627	
		Tests - Construction	162,700		162,700	
Technology and Telecom	300,000		300,000			
Ohlone Total			34,955,200	1,233,282	33,721,917	96.5%
Peres	147	Architect Fees for Plans		3,661	(3,661)	
		Construction		11,800	(11,800)	
		Materials and Supplies		306	(306)	
		Other Construction		3,171	(3,171)	
Peres Total				18,938	(18,938)	0.0%
Riverside	150	Architect Fees for Plans		5,006	(5,006)	
		Materials and Supplies		5,175	(5,175)	
		Services		125,752	(125,752)	
Riverside Total				135,934	(135,934)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Sheldon	155	Architect Fees for Plans		1,216	(1,216)	
		Construction		2,952	(2,952)	
		Materials and Supplies		609	(609)	
		Services		332	(332)	
Sheldon Total				5,109	(5,109)	0.0%
Stewart	158	Architect Fees for Plans		5,331	(5,331)	
		Construction		8,775	(8,775)	
		Materials and Supplies		901	(901)	
Stewart Total				15,006	(15,006)	0.0%
Tara Hills	159	Architect Fees for Plans		2,459	(2,459)	
		Construction		26,384	(26,384)	
		Materials and Supplies		2,184	(2,184)	
		Services		3,211	(3,211)	
Tara Hills Total				34,238	(34,238)	0.0%
Valley View	160	Construction		(290,214)	290,214	
		Other Construction		5,720	(5,720)	
Valley View Total				(284,494)	284,494	0.0%
Verde	162	Architect Fees for Plans		70,628	(70,628)	
		Construction		6,342	(6,342)	
		Materials and Supplies		217	(217)	
		Planning Other		4,420	(4,420)	
		Services		12,205	(12,205)	
Verde Total				93,812	(93,812)	0.0%
Vista Hills	163	Technology and Telecom		60,276	(60,276)	
Vista Hills Total				60,276	(60,276)	0.0%
Washington	164	Architect Fees for Plans		1,959	(1,959)	
		Construction		9,362	(9,362)	
		Materials and Supplies		1,834	(1,834)	
Washington Total				13,155	(13,155)	0.0%
Wilson	165	Construction		(323,957)	323,957	
Wilson Total				(323,957)	323,957	0.0%
Adams MS	202	Services		43,818	(43,818)	
Adams MS Total				43,818	(43,818)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
DeJean MS	208	Materials and Supplies		259	(259)	
		Services		10,750	(10,750)	
		Technology and Telecom		105,660	(105,660)	
DeJean MS Total				116,669	(116,669)	0.0%
Helms MS	210	Architect Fees for Plans		391,630	(391,630)	
		Construction		13,867,106	(13,867,106)	
		Inspection		316,800	(316,800)	
		Labor Compliance		75,952	(75,952)	
		Other Construction		467,050	(467,050)	
		Other Interfund Transfers Out		2,520,715	(2,520,715)	
		Planning Other		8,618	(8,618)	
		Services		117,205	(117,205)	
		Tests - Construction		127,841	(127,841)	
Helms MS Total				17,892,918	(17,892,918)	0.0%
Pinole MS	212	Architect Fees for Plans		194,847	(194,847)	
		Construction		2,591,255	(2,591,255)	
		Furniture & Equipment		103,202	(103,202)	
		Inspection		92,558	(92,558)	
		Labor		0	-	
		Labor Compliance		52,939	(52,939)	
		Materials and Supplies		234,811	(234,811)	
		Other Construction		296,733	(296,733)	
		Planning Other		140,708	(140,708)	
		Services		169,539	(169,539)	
				Tests - Construction		3,536
		Technology and Telecom		56,733	(56,733)	
		Temporary Housing		141,274	(141,274)	
Pinole MS Total				4,078,136	(4,078,136)	0.0%
Portola MS	214	Architect Fees for Plans		32,436	(32,436)	
		DSA Plan Check Fee		(7,365)	7,365	
		Other Construction		5,150	(5,150)	
		Planning Other		57,110	(57,110)	
		Services		230,177	(230,177)	
Portola MS Total				317,509	(317,509)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
De Anza HS	352	Architect Fees for Plans	14,310,992	5,142,553	9,168,439	
		CDE Plan Check Fee	66,146		66,146	
		Construction	127,368,423	9,868,602	117,499,821	
		DSA Plan Check Fee	3,068,457	490,750	2,577,707	
		Furniture & Equipment	1,262,180	12,933	1,249,247	
		Inspection		387,126	(387,126)	
		Labor		334	(334)	
		Labor Compliance	654,114		654,114	
		Materials and Supplies		1,987	(1,987)	
		Other Construction	7,854,785	828,673	7,026,112	
		Planning Other	2,772,282	1,277,573	1,494,709	
		Preliminary Tests		37,374	(37,374)	
		Services	2,735,368	673,480	2,061,888	
		Tests - Construction	918,700	30,278	888,422	
Technology and Telecom	680,000		680,000			
Temporary Housing	350,733	170,150	180,583			
De Anza HS Total			162,042,180	18,921,812	143,120,368	88.3%
El Cerrito HS	354	Architect Fees for Plans		725,859	(725,859)	
		Construction		(1,082,099)	1,082,099	
		Furniture & Equipment		401,761	(401,761)	
		Inspection		269,613	(269,613)	
		Labor		131	(131)	
		Labor Compliance		146,856	(146,856)	
		Materials and Supplies		754,579	(754,579)	
		Other Construction		647,284	(647,284)	
		Other Interfund Transfers Out		7,524,515	(7,524,515)	
		Planning Other		72,361	(72,361)	
		Services		1,366,301	(1,366,301)	
		Tests - Construction		37,741	(37,741)	
		Technology and Telecom		495,447	(495,447)	
Temporary Housing		115,924	(115,924)			
El Cerrito HS Total			11,476,273	(11,476,273)	0.0%	
Hercules HS	376	Architect Fees for Plans		(215,000)	215,000	
		Services		117	(117)	
Hercules HS Total			(214,883)	214,883	0.0%	

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Kennedy HS	360	Architect Fees for Plans	1,093,726	348,466	745,260	
		CDE Plan Check Fee	3,649		3,649	
		Construction	6,400,899	290,266	6,110,632	
		DSA Plan Check Fee	52,154	24,786	27,368	
		Furniture & Equipment	200,000	35,762	164,238	
		Labor Compliance	12,359		12,359	
		Materials and Supplies		85,427	(85,427)	
		Other Construction	547,338	95,674	451,664	
		Planning Other	207,378	200,897	6,481	
		Services	88,269	189,833	(101,564)	
		Tests - Construction	4,607	670	3,937	
Technology and Telecom		110,443	(110,443)			
Temporary Housing		19,621	19,621			
Kennedy HS Total			8,630,000	1,382,224	7,247,777	84.0%
Pinole Valley HS	362	Architect Fees for Plans	395,203	56,935	338,269	
		Construction	342,549	232,382	110,167	
		Furniture & Equipment	30,000	64,545	(34,545)	
		Labor		0	-	
		Materials and Supplies		4,784	(4,784)	
		Other Construction	95,604	71,811	23,793	
		Planning Other	31,540	572,744	(541,204)	
		Services	254,733	84,186	170,547	
		Tests - Construction	4,542	4,542	-	
Pinole Valley HS Total			1,154,171	1,091,928	62,243	5.4%
Richmond HS	364	Architect Fees for Plans	643,359	261,243	382,116	
		Construction	5,778,369	3,842,619	1,935,750	
		DSA Plan Check Fee	22,722	22,722	0	
		Furniture & Equipment	675,000	11,211	663,789	
		Other Construction	255,757	137,372	118,385	
		Planning Other	103,425	192,480	(89,055)	
		Services	77,075	161,500	(84,425)	
		Tests - Construction	101,600	131,231	(29,631)	
		Temporary Housing	10,793		10,793	
Richmond HS Total			7,668,099	4,760,377	2,907,721	37.9%
Gompers HS	358	Architect Fees for Plans		131,064	(131,064)	
		Planning Other		12,259	(12,259)	
Gompers HS Total				143,323	(143,323)	0.0%
Vista HS	373	Materials and Supplies		255	(255)	
Vista HS Total				255	(255)	0.0%

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Nystrom Community	544	Architect Fees for Plans	533,454	136,154	397,300	
		Construction	1,815,310	152,267	1,663,042	
		DSA Plan Check Fee	17,560		17,560	
		Labor		348	(348)	
		Materials and Supplies		840	(840)	
		Other Construction	177,767	196,583	(18,816)	
		Planning Other	71,093	21,470	49,623	
		Services	184,194	225,090	(40,896)	
		Tests - Construction	4,000	1,865	2,135	
		Temporary Housing	695,900	1,621,915	(926,015)	
Nystrom Community Total			3,499,277	2,356,532	1,142,745	32.7%
Richmond Charter	512	Architect Fees for Plans	913,165	572,609	340,556	
		CDE Plan Check Fee	1,500		1,500	
		Construction		983,412	(983,412)	
		DSA Plan Check Fee	2,711		2,711	
		Labor		0	-	
		Materials and Supplies		3,283	(3,283)	
		Other Construction	142,500	142,500	-	
		Planning Other	65,452	53,530	11,922	
		Services		13,151	(13,151)	
		Tests - Construction	4,000	2,806	1,194	
Temporary Housing	1,353,167	354,433	998,734			
Richmond Charter Total			2,482,495	2,125,724	356,771	14.4%
Fiscal	606	Labor		368,784	(368,784)	
		Services		28,000	(28,000)	
Fiscal Total				396,784	(396,784)	0.0%
Operations	615	Architect Fees for Plans		7,500	(7,500)	
		Construction		(1,428,431)	1,428,431	
		Furniture & Equipment	2,682,820	22,474	2,660,346	
		Labor		708,731	(708,731)	
		Materials and Supplies		2,944	(2,944)	
		Other Construction		24,009	(24,009)	
		Other Interfund Transfers Out		4,871,146	(4,871,146)	
		Planning Other		1,270,867	(1,270,867)	
		Services		911,808	(911,808)	
		Technology and Telecom	5,600,000	2,871,386	2,728,614	
Temporary Housing		440,473	(440,473)			
Operations Total			8,282,820	9,702,906	(1,420,086)	0.0%
Grand Total			368,463,332	86,976,984	281,486,348	76.4%