



# WCCUSD Updating the 2016 Facilities Master Plan

July 2020



# Project Updates & Next Steps

*Legacy Projects are bond-funded Projects that were in design or construction prior to the 2016 Facilities Master Plan*

# Legacy Project: PVHS Fields & Bleachers



## Project Timeline:

Bleachers pending DSA

Approval

Bidding Process ~ 2 months

Project Duration 18 months

PVHS BOE Approved Project Budget	\$216,549,580
Completed Projects	(\$197,365,450)
Remaining Project: Sports Fields/Bleachers	(\$19,184,130)

# **2016 Facilities Master Plan Project Updates & Next Steps**

# 2016 Facilities Master Plan Project Status

Board Approved 2016 Facilities Master Plan Implementation Project Status

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

## Projects in Construction or Closeout

- Michelle Obama Replacement Campus
- Richmond HS Critical Needs Project
- Fairmont ES Critical Needs Project
- Crespi MS Critical Needs Project (closeout)

## Projects in Planning or Design

- Lake Replacement Campus
- Riverside ES Critical Needs Project
- Stege ES Critical Needs Project
- Highland ES

## Projects to Commence FY 2021

- Kennedy HS Critical Needs Project
- Hercules MS/HS Critical Needs Project
- Shannon ES Critical Needs Project
- Collins ES Critical Needs Project
- Cameron Critical Needs Project



# Michelle Obama School

DSA Approval



Kinder & Admin.



MPR Walls



Trusses



Second Floor



Learning Suite  
South



Admin & Parent  
Room



Site Work



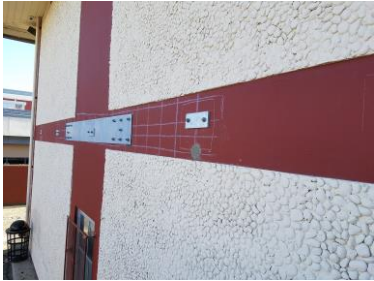
Interior Finishes





# Richmond High School Critical Needs

Seismic retrofit & ADA upgrades



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



New Gym, weight, dance, & locker room



# Fairmont Elementary Critical Needs

## Fairmont Site Expansion



## Fairmont Critical Needs Project



### Project Scope

### Next Steps

#### Fairmont Site Expansion (non-bond)

- Demolish unoccupied senior center
- Install new playground structure with safety mat
- Install 6 portables (providing space for special programs and additional restrooms)

Finalize Utility and connect to PG&E currently under construction

#### Fairmont - FMP Critical Needs Project

- ADA stage lift
- Replace existing fire alarm (campus-wide)
- Add new staff and special education restrooms
- Classrooms Improvements
  - Plumbing repairs
  - Improve ADA accessibility in student restrooms
  - Replace existing classroom whiteboards
  - Paint classrooms & replace flooring

Remaining interior improvements currently under construction



# Design Build Projects: Lake ES & Riverside ES

## Lake Elementary



## FMP Scope of Work & Current Work

### Lake Elementary – Campus Replacement

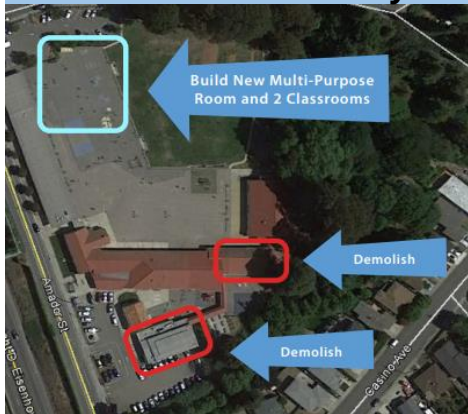
- Architect is developing bridging documents including phased construction options
- Stakeholder meetings are being conducted
- Survey and other site investigation being conducted

Remaining Budget: \$65.6M

## Next Steps

1. BOE Approval of Remaining Project Budget Allocation
2. Complete the RFQ/RFP process for a design build team – **Fall 2020**
3. Design Build Entity's execution of design and construction – **Construction timeline will be dependent on phasing**

## Riverside Elementary



### Riverside Elementary – Critical Needs Project

- FMP scope included resolving soil stabilization by relocating the multipurpose room and some of the classroom buildings
- Staff is pursuing a soil stabilization scope which will create stable soil and mitigate the need to relocate buildings

Budget \$6.9M

1. Complete the RFQ/RFP process for a design build team
2. Design Build Entity's approval and execution of stabilization measures and completion of the project

# Scope of Work Confirmation

## Stege Elementary



## FMP Scope of Work

## Next Steps

### Stege Elementary – Critical Needs Project

- Master plan scope included moving school functions to existing portables and demolish Building 1
- Creating a new drop off and portable office location
- Interior improvements to the existing building

Budget: \$2.9M

Confirm program requirements and finalize scope

## Highland Elementary



### Highland Elementary – Critical Needs Project

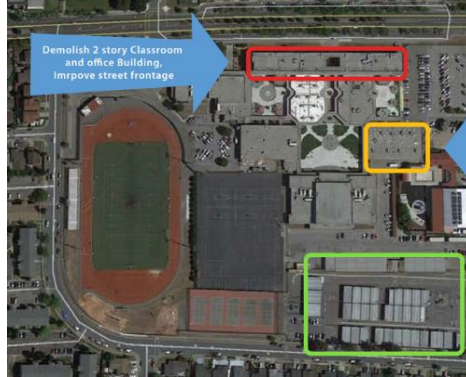
- FMP scope of work was completed in 2018 for a total cost of \$53K.
- Remaining Project budget to replace water main and update PG&E transformer to extend the useful life of facility

Remaining Budget: \$747,125

Confirm power and water needs and finalize scope

# Next Phase of 2016 Master Plan Projects

## Kennedy High



## Hercules Middle & High



FMP Scope of Work	Next Steps
<b>Kennedy High – Critical Needs Project</b> <ul style="list-style-type: none"> <li>Master plan scope includes demolishing the front building, reorienting the campus and using the portables on site as a temporary campus until a larger rebuild could occur</li> </ul> <p>Budget: \$12.2M</p>	<ol style="list-style-type: none"> <li>Confirm program requirements and define scope</li> <li>Request Board approval of project budget</li> </ol>
<b>Hercules Middle &amp; High – Critical Needs Project</b> <ul style="list-style-type: none"> <li>Replace portables and build modern science building shared by Hercules Middle and High School</li> </ul> <p>Hercules Middle School Budget: \$7.5M Hercules High School Budget: \$7.2M</p>	<ol style="list-style-type: none"> <li>Confirm program requirements and define scope</li> <li>Request Board approval of project budget</li> </ol>

# Next Phase of 2016 Master Plan Projects

## Shannon Elementary



### Shannon Elementary – Critical Needs Project

- Replace multipurpose room in a new location.

Budget: \$7.1M

### Next Steps

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

## Collins Elementary



### Collins Elementary – Critical Needs Project

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

Budget: \$3.5M

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

## Cameron



### Cameron – Critical Needs Project

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

Budget: \$1.3M

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



# Site Budget Authorization

Updated 07/03/2020

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT  
FACILITIES PLANNING CONSTRUCTION  
Bond Program Site Budget Authorization

Based on forensic Audit recommendation: TC 6-7

Site Name	Total Approved Budget 02/26/20	Proposed adjustment 07/29/20	Total Approved Budget as of 06/30/20	Actual Expended as of 06/30/20	Committed Balance as of 06/30/20	Proposed Budget Balance	Comment for adjustment
BAYVIEW	19,850,802	-	19,850,802	-	-	0	Footnote 1
CHAVEZ	1,058,234	-	1,058,234	-	-	-	Footnote 1
COLLINS	1,536,971	3,500,000	5,036,971	-	-	3,500,000	Footnote 3
CORONADO	43,022,527	-	43,022,527	-	-	-	Footnote 1
DOVER	35,095,267	-	35,095,267	-	-	-	Footnote 1
DOWNER	33,415,902	-	33,415,902	-	-	-	Footnote 1
ELLERHORST	13,931,806	-	13,931,806	-	-	-	Footnote 1
FARMIST	6,864,259	-	6,864,259	-	1,402,779	765,615	Footnote 1
FORD	30,817,526	-	30,817,526	-	-	-	Footnote 1
GRANT	2,155,565	-	2,155,565	-	-	-	Footnote 1
HANNA RANCH	783,349	-	783,349	-	-	-	Footnote 1
HARDING	22,632,446	-	22,632,446	-	-	-	Footnote 1
HARMON KNOLLS	448,435	-	448,435	-	-	-	Footnote 1
HIGHLAND	2,979,839	-	2,979,839	-	747,125	-	Footnote 3
KENSINGTON	19,343,892	-	19,343,892	-	-	-	Footnote 1
KING	25,342,166	-	25,342,166	-	-	-	Footnote 1
LAKE	2,647,823	64,800,000	67,447,823	1,705,548	117,925	65,424,350	Footnote 3
LINCOLN	17,676,561	-	17,676,561	-	-	-	Footnote 1
LUPINE HILLS	15,395,678	-	15,395,678	-	-	-	Footnote 1
MADERA	12,233,891	-	12,233,891	-	-	-	Footnote 1
MICHELLE OBAMA	44,129,324	-	44,129,324	34,759,871	8,670,811	686,642	Footnote 3
MIRA VISTA	16,651,130	-	16,651,130	-	-	-	Footnote 1
MONTALVIN	16,791,028	-	16,791,028	-	-	-	Footnote 1
MURPHY	15,619,655	-	15,619,655	-	-	-	Footnote 1
MYRTICOM	47,800,813	-	47,800,813	-	-	-	Footnote 1
ORCHARD	34,492,752	-	34,492,752	-	-	-	Footnote 1
OLINDA	2,080,188	-	2,080,188	-	-	-	Footnote 1
PERES	21,424,293	-	21,424,293	-	-	-	Footnote 1
RIVERSIDE	21,511,005	-	21,511,005	14,741,225	160,320	6,600,460	Footnote 3
SHANNON	1,555,163	7,100,000	8,655,163	1,555,163	-	7,100,000	Footnote 3
SHELDON	15,102,837	-	15,102,837	-	-	-	Footnote 1
STEGE	6,345,886	-	6,345,886	3,481,786	-	2,864,100	Footnote 3
STEWART	16,737,037	-	16,737,037	-	-	-	Footnote 1
TARA HILLS	14,975,067	-	14,975,067	-	-	-	Footnote 1
VALLEY VIEW	10,222,362	-	10,222,362	-	-	-	Footnote 1
VERDE	16,065,870	-	16,065,870	-	-	-	Footnote 1
WASHINGTON	15,322,847	-	15,322,847	-	-	-	Footnote 1
<b>Elementary Totals</b>	<b>623,862,105</b>	<b>75,290,000</b>	<b>699,062,105</b>	<b>601,000,878</b>	<b>10,360,835</b>	<b>87,705,292</b>	
CRESPIN MIDDLE	6,545,896	-	6,545,896	6,088,727	183,823	273,345	Footnote 3
DEAN MIDDLE	381,209	-	381,209	-	-	-	Footnote 1
HELM MIDDLE	83,432,888	-	83,432,888	-	-	-	Footnote 1
HERCULES MIDDLE*	699,000	-	699,000	-	-	-	Footnote 1
KOREMATSU MIDDLE	73,382,179	-	73,382,179	72,656,911	265,510	459,758	Footnote 2
PINOLE MIDDLE	56,689,430	-	56,689,430	-	-	-	Footnote 1
<b>Middle Schools Total</b>	<b>221,150,892</b>	<b>-</b>	<b>221,150,892</b>	<b>219,948,145</b>	<b>449,333</b>	<b>733,104</b>	

Updated 07/03/2020

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT  
FACILITIES PLANNING CONSTRUCTION  
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DE ANZA HIGH	132,236,248	-	132,236,248	-	-	-	Footnote 1
EL CERRITO HIGH	146,850,105	-	146,850,105	-	-	-	Footnote 1
GREENWOOD ACADEMY/PLS	79,583,607	-	79,583,607	-	-	-	Footnote 1
HERCULES HIGH*	3,295,019	14,700,000	17,995,019	3,295,019	-	14,700,000	Footnote 3
KENNEDY HIGH	33,854,961	12,200,000	46,054,961	33,854,961	-	12,200,000	Footnote 3
PINOLE VALLEY HIGH	216,549,580	-	216,549,580	196,269,051	867,334	19,413,194	Footnote 2
RICHMOND HIGH	42,622,087	-	42,622,087	29,540,849	12,777,102	304,137	Footnote 3
VISTA HIGH	7,236,543	-	7,236,543	-	-	-	Footnote 1
<b>High Schools Total</b>	<b>692,228,170</b>	<b>26,900,000</b>	<b>699,128,170</b>	<b>628,866,403</b>	<b>13,644,436</b>	<b>46,617,331</b>	
ADAMS MIDDLE	691,211	-	691,211	-	-	-	Footnote 1
CAMERON	122,195	1,300,000	1,422,195	122,195	-	1,300,000	Footnote 3
CASTRO	620,944	-	620,944	-	-	-	Footnote 1
DELTA NISS DEANZA	152,226	-	152,226	-	-	-	Footnote 1
EL SOBRANTE	536,231	-	536,231	-	-	-	Footnote 1
HARBOR WAY COM DAY	121,944	-	121,944	-	-	-	Footnote 1
KAPPA NISS KENNEDY	109,831	-	109,831	-	-	-	Footnote 1
NORTH CAMPUS	205,450	-	205,450	-	-	-	Footnote 1
OMEGA NISS RICHMOND	118,313	-	118,313	-	-	-	Footnote 1
SEAVIEW	499,116	-	499,116	-	-	-	Footnote 1
SIGMA NISS PHS	110,949	-	110,949	-	-	-	Footnote 1
TRANS LEARNING CENTER	116,673	-	116,673	-	-	-	Footnote 1
WEST HERCULES ELEM	56,947	-	56,947	-	-	-	Footnote 1
<b>Closed Schools/Programs Tot</b>	<b>3,461,930</b>	<b>1,300,000</b>	<b>4,761,930</b>	<b>3,461,930</b>	<b>-</b>	<b>1,300,000</b>	
CENTRAL	102,831,634	-	102,831,634	88,069,563	1,031,377	3,730,694	Budget thru 20-21
RCP CHARTER	4,415,204	-	4,415,204	-	-	-	Footnote 1
INFORMATION TECHNOLOGY	35,000,000	-	35,000,000	34,294,330	-	705,670	Footnote 2
<b>Admin/Other Total</b>	<b>142,246,838</b>	<b>-</b>	<b>142,246,838</b>	<b>136,779,097</b>	<b>1,031,377</b>	<b>4,436,364</b>	
<b>GRAND TOTAL</b>	<b>1,652,929,646</b>	<b>103,400,000</b>	<b>1,756,329,646</b>	<b>1,890,056,574</b>	<b>25,485,982</b>	<b>140,787,000</b>	

\* 2016 FMP Hercules Middle school budget is allocated under Hercules High school.  
Footnote 1: Site projects are completed.  
Footnote 2: Site Legacy projects are under planning, construction or in closeout.  
Footnote 3: Site Legacy projects are completed and 2016 Facilities Master Plan Projects are under planning, construction or in closeout.  
Note: Does not include 1998 Measure E projects (DeLeann Middle School)

Projects  
Budget  
Allocations

Lake ES Campus Replacement Budget

Kennedy HS Critical Needs Project

Cameron Critical Needs Project

Hercules MS/HS Critical Needs  
Project

Collins ES Critical Needs Project

Shannon ES Critical Needs Project

## Financial Impact

Bond Program Financial Status June 30, 2020 Preliminary	Current	Estimated
Projected Cash Balance at June 2021	103,596,266	196,266
Total Bond Program Budget	1,652,929,646	1,756,329,646
2016 Facilities Master Plan Budget	188,188,828	188,188,828

# Review of the 2016 Facilities Master Plan

*Process & Progression*

# Long Range Facilities Master Plan

Approved by the  
Board of Education  
on 6/15/16

“Our Children,  
Our Schools,  
Our Future”

Available Online  
[https://www.wccusd.net/  
Page/6945](https://www.wccusd.net/Page/6945)

## Stewarding Bond Funds

The Facilities Master Plan was created in **active consultation with the community** and sets a course of action adaptable over time since many variables are unknown or beyond our control.

## WCCUSD Master Plan End Goals

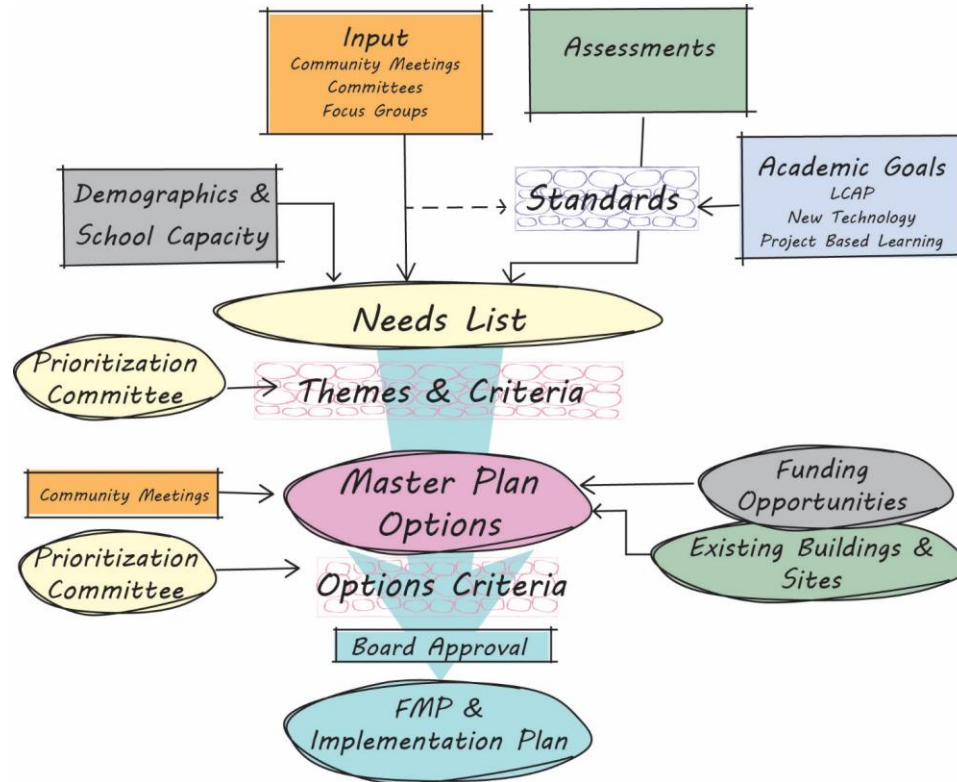


**Identify** the order in which projects on the Priority Sites would be completed based on equitable, measureable criteria.

**Define** construction projects with budgets

**Establish** the Implementation Plan that prioritizes a clear course of action to address facilities needs

# 2016 Facilities Master Plan Process & Progression

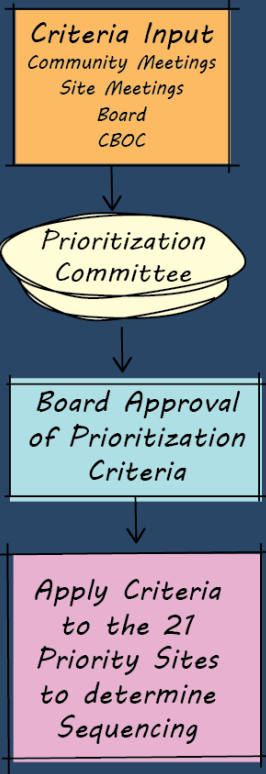




2016 Facilities  
Master Plan  
Process &  
Progression

Prioritization Committee  
Purpose & Membership

A Prioritization Committee (“Committee”) with 15 members was formed to consider and recommend criteria for project sequencing to the Board.



Elementary Parent Kennedy HS Family	Elementary Parent Richmond HS Family	Elementary Parent El Cerrito HS Family	Elementary Parent De Anza HS Family	Elementary Parent Pinole HS Family
Elementary Parent Hercules HS Family	City of Richmond	City of El Cerrito	City of San Pablo	City of Hercules
City of Pinole	County	K-12 Operations	K-12 Operations	K-12 Operations

## 2016 Facilities Master Plan Process & Progression



## 2016 Prioritization Criteria

- ✓ Committee considered 25 criteria generated at site & community meetings
- ✓ Committee added, split, combined and narrowed the criteria into final

Years since last improvement	Site Functionality	Seismic Needs	Age of School
Physical Condition	ADA Compliance	Completed Phases of Design	Economically Disadvantaged Area
Eligible for State Funding	% of Enrollment ESL, Foster or Low Income	Lack of Technology Infrastructure	Over or Nearing Capacity

# Updating the 2016 Facilities Master Plan

Incorporating Measure R

# Measure R Ballot Language

## 21 Priority School Projects

Alvarado Adult School	Cameron School	Chavez Elementary School	Collins Elementary School	Crespi Middle School
Fairmont Elementary School	Grant Elementary School	Hercules Middle School	Hercules High School	Highland Elementary School
Kennedy High School	Ohlone Elementary School	Olinda Elementary School	Richmond High School	Riverside Elementary School
Serra Adult School/West County Mandarin School	Shannon Elementary School	Stege Elementary School	Valley View Elementary School	

Campus Replacement  
part of 2016  
Implementation Plan

Wilson  
Elementary  
School

Lake Elementary  
School

## Types of Projects

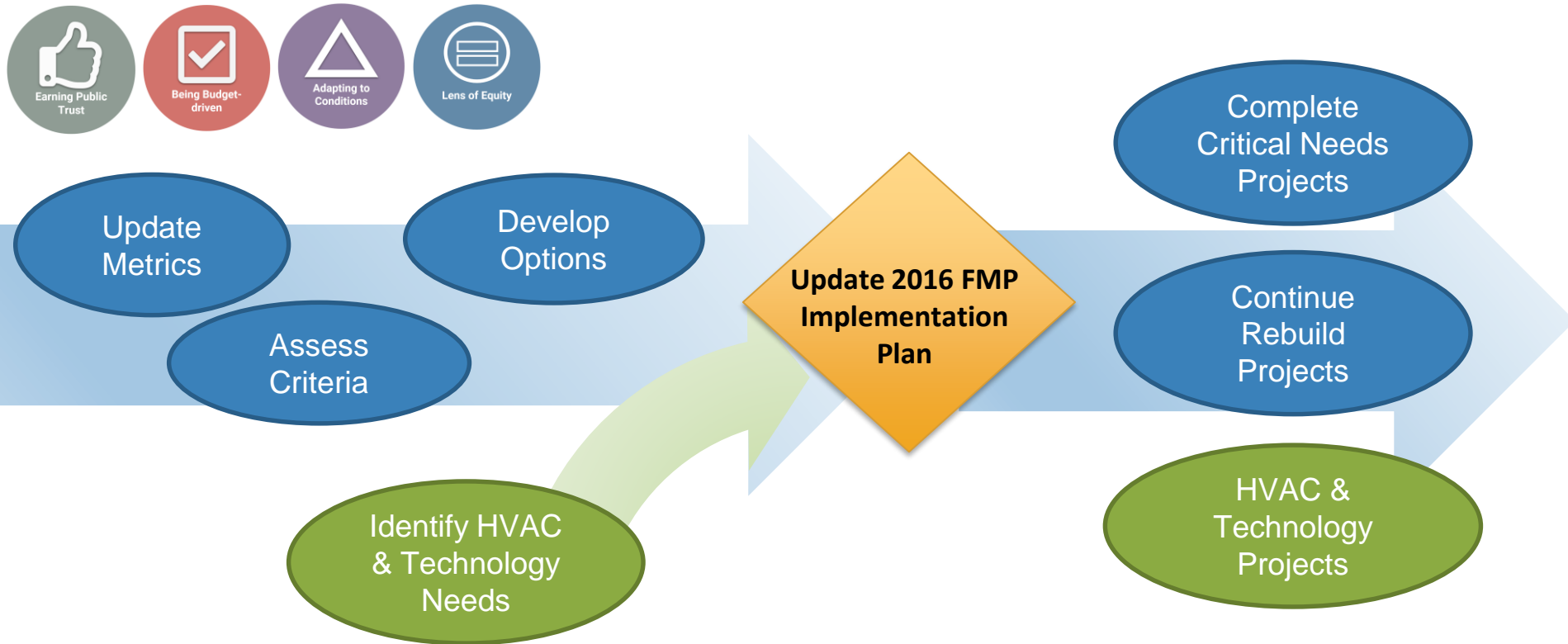
Priority School Sites:  
Construction,  
Renovation, Repair &  
Upgrade Projects

District-Wide School  
Health, Safety and  
Security, Earthquake  
Safety & Energy  
Efficiency School  
Projects

District-Wide Wiring &  
Instructional Technology  
Projects for Effective  
Learning Environment  
and Job Training



# Master Plan Update – Incorporating Measure R



## 2020 Prioritization Committee Role & Responsibilities

- Use community input to discuss existing criteria and any additional criteria to be considered
- Recommend how to update the criteria
  - Which existing criterion is no longer applicable?
  - Which criterion and associated metrics should be added?
  - How to weight each criterion?

## Reforming the Prioritization Committee

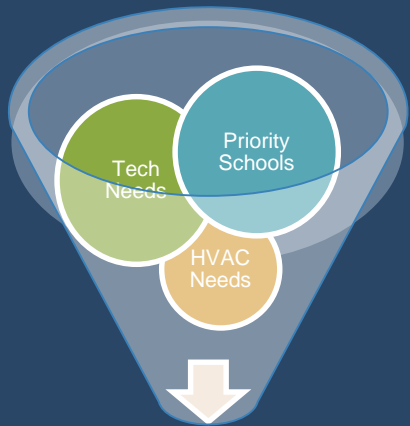
The Committee would evaluate and recommend to the Board which metrics should be updated and the weight of each criteria

Parent Richmond HS Family	Parent Kennedy HS Family	Parent El Cerrito HS Family	Parent De Anza HS Family	Parent Pinole HS Family	Parent Hercules HS Family
Student Representative Richmond HS Family	Student Representative Kennedy HS Family	Student Representative El Cerrito HS Family	Student Representative De Anza HS Family	Student Representative Pinole HS Family	Student Representative Hercules HS Family
Representative Business & Operations	Representative from Special Education	Representative from Academics	MDAC Representative	DLCAP Representative	AASAT Representative
CBOC Representative	UTR Representative	Teamsters Representative	SSA Representative	WCCAA Representative	ASTA Representative

## Updating our Metrics to Reflect 2020 Data

Seismic Needs	<ul style="list-style-type: none"><li>• Structural reports prepared for the District in 2002</li></ul>
Completed Phases of Design	<ul style="list-style-type: none"><li>• No Design, Master Plan, Schematic Design, Design Development, Construction Drawings, DSA set</li></ul>
Economically Disadvantaged Area	<ul style="list-style-type: none"><li>• Median Income of the Census Tract</li></ul>
Eligible for State Funding	<ul style="list-style-type: none"><li>• Eligibility for state funding</li></ul>
% of Enrollment ESL, Foster or Low Income	<ul style="list-style-type: none"><li>• LCAP unduplicated count</li></ul>
Lack of Technology Infrastructure	<ul style="list-style-type: none"><li>• Assessment scores prepared by Technology department</li></ul>
Over or Nearing Capacity	<ul style="list-style-type: none"><li>• Utilization using capacity without portables</li></ul>

## 2020 Facilities Master Plan Next Steps



Develop Options  
for  
Implementation  
Plan

## Assessing Prioritization and Incorporating Measure R Next Steps

1. Reforming the Prioritization Committee & Issuing Community Survey
2. Present the Criteria to the Board
3. Present the Updated List of Priority School Sites based on approved Criteria
4. Refine Project scopes for Priority Schools, HVAC & Tech
5. Present Options to the Board
6. Present Implementation Plan to Board (scope, sequence, budget)