

WCCUSD



CITIZENS' BOND OVERSIGHT COMMITTEE MEETING PACKET FOR AUGUST 11, 2025

2010 MEASURE D ~ 2012 MEASURE E ~ 2020 MEASURE R

1400 MARINA WAY SOUTH RICHMOND, CA 94804

CBOC

GROUND RULES AND NORMS

Every team has two components that team members must keep in mind if the team is going to succeed.

- The team must pay attention to the Committee's purpose.
- The team must also carefully shape and monitor the team process it uses to accomplish its purpose.

Team process includes:

- How team members interact with and communicate with each other
- How team members will be responsible and accountable for accomplishing the CBOC's purpose

These team norms or ground rules are established with all members of the team participating equally:

- Recognize cross-disciplinary interaction requires patience and openness to diverse perspectives
- All views are important
- Participation needs to be equitable and balanced
- Expect, respect, and accept disagreements
- Reducing defensiveness is the responsibility of all
- Be tough on issues not on each other
- Place cell phones on silent
- Read agenda packet before the meeting

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

BASIC PARLIAMENTARY PROCEDURES

THE CBOC CONDUCTS THEIR AFFAIRS USING ROBERTS RULES OF ORDER DEVIATIONS MAY BE FOUND IN THE CBOC BY-LAWS

All discussions and actions go through the Chair.

All actions require a MOTION and a SECOND before proceeding.

- Once a MOTION has been seconded, it then belongs to the body.
- There is no such thing as a friendly (or unfriendly) amendment. Amendments are made and seconded, discussed and then the amendment is voted on for acceptance or rejection.
- If an amendment is passed, then the AMENDED MOTION is voted on.

Motions and amendments need to be clear and concise in what is being discussed and voted on. The CBOC does not vote on general ideas—they vote on specific language. Words matter.

A **MOTION TO END DEBATE** must be seconded and requires a 2/3 majority for passage.

- A MOTION TO TABLE is used to postpone the vote on an issue **until a later date**.
- A MOTION TO TABLE **cannot** be used as a means to kill a motion—only postpone it.
- When a MOTION TO TABLE is made, it must also be stated when the item is to be removed from the table for a vote.
- Motions require a simple majority (50%+1 of those voting in the affirmative) for passage.
- An ABSTENTION does not count as a 'YES' or a 'NO' vote. An ABSTENTION is used to validate that a quorum exists. A "PRESENT" vote Does not count as a 'YES' or a 'NO'.

A quorum (50%+1 of the total number of CBOC members) must be present to vote on any issue.

A MOTION TO ADJOURN is always in order.



**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

**WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT
CBOC**

2010 Measure D 2012 Measure E 2020 Measure R

A G E N D A

Monday August 11th, 2025 at 6:15 PM

To join by computer, please click the link below to join the webinar

<https://wccusd.zoom.us/j/95267496270>

Or by Telephone: US: 1+(669) 444-9171

Webinar ID: 952 6749 6270

Note: Links in this document are PDFs on Google Drive. Clicking on the links should open the PDFs in a web browser on your computer. The full agenda packet may be viewed on the CBOC website or by clicking this link:

**Prior to the opening of this meeting, instructions are to be provided
for anyone seeking Spanish translation.**

08.11.25 CBOC AGENDA PACKET

A) OPENING PROCEDURES

B) CALL TO ORDER

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

C) ROLL CALL

Don Gosney ~ Chair
Brendan Havenar-Daughton ~ Vice Chair
Jia Ma
Andrew Butt
Andrea Landin
Tashiana Johnson
Lin Johnson
Bill Claus
Dulce Galicia
Tashia Vargas
[10 members ~ 6 required for a quorum]

D) APPROVAL OF AGENDA

To discuss a Consent Calendar item, it must be removed from the agenda.

E) PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Items already on the agenda may not be spoken on in this section.
Speakers must fill out a Speaker Form with the appropriate agenda item listed. If speaking remotely, the speaker must raise their hand.
Speakers will be allowed three minutes

F) INTRODUCTION OF NEW CBOC MEMBERS

Offer newly appointed CBOC members an opportunity to be introduced and share their experience, their qualifications and their vision for their time on the CBOC.

Dulce Galicia. Tannia Valdez

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CITIZENS' BOND OVERSIGHT COMMITTEE

D I S T R I C T R E P O R T S

G) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS

(Melissa Payne/Ellen Meija Hooper)

Presentation on progress of current Bond Projects including
newsletters and financial reports

D I S C U S S I O N O N L Y

P R O J E C T S T A T U S R E P O R T S

08.11.25 Bond Program Project Status Report

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08.11.25 Kennedy HS Project Status Report

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08.11.25 Lake Elementary Project Status Report

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08.11.25 Shannon Elementary MPR Project Status Report

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08.25 Stege ES Newsletter

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08.25 Lake ES Campus Newsletter

Page 39 of 132

08.25 Shannon ES Multi-Purpose Room Newsletter

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F I N A N C I A L R E P O R T S

07.31.25 WCCUSD Bond Program Report #13

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07.31.25 WCCUSD Bond Program Report #13A

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WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

07.31.25 WCCUSD Bond Program Report #2
Page 49 of 132

07.31.25 WCCUSD Bond Program AP Check List
Page 51 of 132

---Call for Public Comment---

U S E F U L L I N K S

PROJECT MANAGEMENT PLAN

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

REPORTING PORTAL

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

C B O C R E P O R T S

C O N S E N T I T E M S D I S C U S S I O N O N L Y

Unless pulled from the consent calendar by a member of the CBOC, staff or the public, consent items are approved without discussion

H) CBOC MEMBER INFORMATION REQUEST LOG F O R I N F O R M A T I O N O N L Y

No new information requests have been submitted since 09.16.24 and all have been resolved.

I) MEETING CALENDAR F O R I N F O R M A T I O N O N L Y

08.11.25 CBOC Meeting Calendar
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WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

J) ROLLING ATTENDANCE LOG F O R I N F O R M A T I O N O N L Y

08.11.25 Attendance Log
Page 54 of 132

K) MEETING MINUTES F O R I N F O R M A T I O N O N L Y

07.14.25 Draft CBOC Meeting Minutes (Numbered)
Page 55 of 132

L) CBOC STANDING REPORT F O R I N F O R M A T I O N O N L Y

07.16.25 Chair Report to the Board and the Public
Page 83 of 132

08.06.25 Chair Report to the Board and the Public
Page 86 of 132

---Call for Public Comment---

C O M M I T T E E R E P O R T S

M) ANNUAL REPORTS

(Tashiana Johnson & Don Gosney)

A C T I O N I T E M

Discuss the status of the 2024 Draft Annual Report and provide direction.

---Call for Public Comment---

N) SITE VISITS

(Don Gosney)

A C T I O N I T E M

Review and provide direction on visits to Bond Program projects.
Updates on visits to Shannon and Lake Elementary Schools as well as
Richmond High.

---Call for Public Comment---

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

O) ZOOM RECORDINGS

(Don Gosney)

D I S C U S S I O N I T E M

Update on the status of the Spanish language translations on video recordings.

---Call for Public Comment---

P) POTENTIAL AGENDA TOPICS FOR SEPTEMBER JOINT MEETING

(Don Gosney)

D I S C U S S I O N I T E M

Discuss possible agenda topics for the proposed meeting of the CBOC and the Board of Education to be held in September of 2025.

---Call for Public Comment---

Q) CBOC WEB SITE

(Don Gosney)

D I S C U S S I O N I T E M

Discuss website revision, the process to post content and make updates.

---Call for Public Comment---

R) 2005 MEASURE J

(Don Gosney & Melissa Payne)

D I S C U S S I O N I T E M

2005 \$77 million Measure J Bond—what is it? Can the WCCUSD sell these bonds? How much is available to sell? When will the District be able to sell them? What is preventing the District from selling them?

---Call for Public Comment---

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CITIZENS' BOND OVERSIGHT COMMITTEE

S) WCCUSD BOND PROGRAM BIDDING PROCESS

(Don Gosney & Melissa Payne)

Receive a presentation and discuss the various delivery models available to the WCCUSD Bond Program—including Design-Build, Design-Bid-Build and Lease/Leaseback.

Receive information about how the District handles bids for the Bond Program projects.

Receive information about the dollar amounts associated with the recent Bond Program projects (including the Hercules Science Building, the Obama School, Stege Elementary, Lake Elementary, Kennedy HS and Richmond HS.

08.11.25 WCCUSD Bond Program Bidding Process

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08.11.25 6 Construction Project Methods Compared

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08.11.25 Lease-Leaseback vs. Design-Bid-Build

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04.25 Lease-Leaseback Construction Project Delivery

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05.25 Lease-Leaseback Construction Project Delivery

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---Call for Public Comment---

T) BOND PROGRAM PROJECT HAZARDOUS MATERIAL ABATEMENT

(Don Gosney, Melissa Payne & Ellen Meija-Hooper)

Receive a presentation explaining the lead based paint and asbestos abatement process with an emphasis on what is required and how this impacts the Bond Projects.

---Call for Public Comment---

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

U) CHAIRPERSON REPORT

(Don Gosney)

Reports on issues relevant to the operation of the CBOC

---Call for Public Comment---

V) FUTURE AGENDA TOPICS

(Don Gosney)

D I S C U S S I O N O N L Y

Suggest and discuss issues that the CBOC and members of the public want to see brought up at future meetings of the CBOC.

08.11.25 Future Agenda Items Log

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---Call for Public Comment---

W) ADJOURNMENT

NEXT SCHEDULED CBOC MEETING:

September 8th, 2025

Disability Information

Upon written request to the District, disability related modifications or accommodations—including auxiliary aids or services—will be provided.

Contact the Superintendent's Office at (510) 231-1101 at least 48 hours in advance of the meeting.

Contact the WCCUSD Facilities Department

1 (510) 307-4545

Askfacilities@wccusd.net



Project Status Update

Citizens' Bond Oversight Committee

August 11, 2025

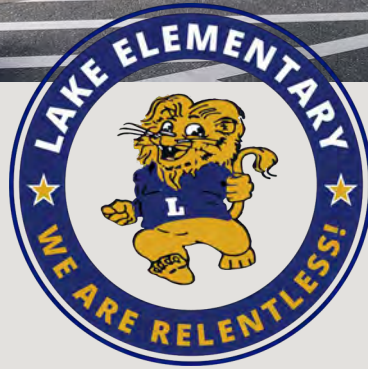
Project Status Update

	Site	Project	Type	Status
DESIGN	Stege ES	Campus Rebuild	Design Build	Construction Documents
	Kennedy HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> DSA review for Phase 1.3 Design Development for Phases 2 and 3
	Richmond HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> DSA Review for Phase 1 Design Development for Phases 2 and 3
	Pinole Valley HS	Fields Restoration & Bleachers	Design Bid Build	DSA Review
	Site	Project	Type	Status
CONSTRUCTION	Lake ES	Campus Rebuild	Design Build	<ul style="list-style-type: none"> Increment 1 – Complete Increment 2 – Construction
	Shannon ES	Critical Needs: Cafeteria	Design Bid Build	Construction
	Stege ES	Campus Rebuild	Design Build	Demolition Phase
	Kennedy HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> Phase 1.1 Demolition Phase-Construction-Construction Phase 1.2 Utility Make Ready & Building Pads-Construction
	Richmond HS	Modernization	Lease Lease Back	<ul style="list-style-type: none"> Utility Make Ready (UMR) Project -Construction

Lake Elementary School Campus Rebuild

This two-phase project is the Rebuild of the Lake ES campus.

The first phase includes new classrooms, library, and admin buildings and site work on the East half of the campus. The second phase will include new kindergarten and cafeteria buildings and remaining site work on the West half of the campus.

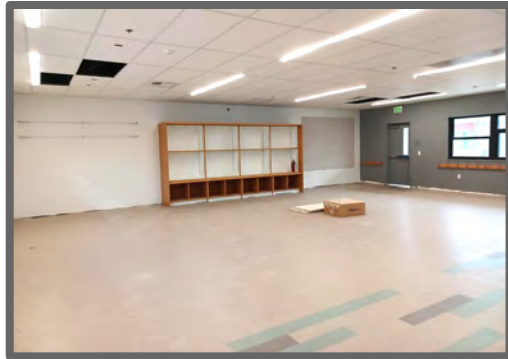


Lake ES - Rebuild

Kinder Buildings

- ❖ Furniture Installation
- ❖ Low voltage

Before



Lake ES - Rebuild

Kinder Buildings

- ❖ Asphalt paving
- ❖ Prepare playground surface

Before



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Lake ES - Rebuild



Lake ES - Rebuild

Butterfly Canopy

- ❖ Concrete walkway
- ❖ Seating area

Before



Lake ES - Rebuild

Dining and Stage

- ❖ Light Fixtures
- ❖ Roll-up doors
- ❖ Fire Sprinklers and devices

Before



Shannon Cafeteria Rebuild Project

The primary purpose of this project is to build a new Cafeteria with dining area, stage, and food services kitchen, server, and support spaces. After the completion of the new building, the existing cafeteria portable will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden.



Shannon ES – New Cafeteria

Exterior

❖ Awning Roof

Before



Shannon ES – New Cafeteria

Dining Area

- ❖ Interior Paint
- ❖ Light Fixtures
- ❖ Acoustical Panels

Before





STEGE ELEMENTARY CAMPUS REBUILD UPDATE

Upcoming Meetings Próximas Reuniones

Community Meeting Reunión Comunitaria

September/Septiembre 16, 2025
at 6:30pm - 7:30pm

Booker T Anderson Community Center
960 S 47th St., Richmond



Want more info on the project?

¿Quieres más información
sobre el proyecto?

<https://www.wccusd.net/stege-project>

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Stege Elementary School Campus Rebuild



This project is the rebuild of the Stege ES campus. The project will replace the existing school buildings and provide a new site design (pictured/in progress). The school has been relocated to the temporary campus co-located at DeJean Middle School.

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CBOC 08.11.2025 12

Stege Rebuild Update

Activities This Month

- Preparing the main buildings for demolition
- 50% Construction Documents (CD) for the Utility Package completed and DSA submission date set for 9.19.25



Stege Rebuild





Kennedy High School Campus Modernization

Kennedy High School Modernization project includes a new two-story classroom and office building along Cutting Blvd. A combination cafeteria and performance space will replace the 500 Building. A remodel of the 600 Building and existing cafeteria will accommodate the Career Technical programs. The remaining buildings will be updated. Additional sitework will follow.



Kennedy Demo Time Lapse



Kennedy Modernization



Kennedy Modernization



Richmond High School Campus Modernization

Richmond High School Modernization includes demolishing part of the classroom building and building a new two-story building along 23rd Street. The remaining portion of the classroom building will be updated, including adding windows. The large gym and 600 Buildings will be refreshed.



Activities This Month

- Utility Make Ready (UMR) Package approved by Division of the State Architect (DSA) and California Geological Survey (CGS)
- City of San Pablo site visit to review 23rd street design implications

Richmond Modernization Update



Developing the Interior of Building E

Project Status Report: 2025 - August



Kennedy High School Modernization Project Phase 1.1 & 1.2

4300 Cutting Blvd.
Richmond, CA, 94804

Project No: 1000004800 DSA No: 01-121910 1-Aug

Project Scope

Phase 1.1 & 1.2 includes demolition of existing buildings 100/200 and 500, new site utilities, and preparation for the construction of 2 new buildings (Building A and Building B).

Schedule

Notice to Proceed	6/12/2025
Original Project Duration	968
Final Completion	5/1/2029
Approved Time Extensions	0
Revised Project Duration	968
Revised Completion Date	5/1/2029
Calendar Days Elapsed	56 6%

Project Team

Owner	WCCUSD
Architect	HKIT Architects
Construction Manager	VPCS
Inspector	John Miller via VIS
Contractor	C. Overaa

Contract Summary

Amended Base Contract Amount	\$13,513,813
Amended Project Contingency	\$675,691
Amended District Contingency	\$675,691
Original Contract Amount	\$14,865,194
Contract Amendments	\$0
Revised Contract Amount	\$14,865,194.00
Amended Project Contingency	
Executed CO	\$0
Remaining Contingency	\$675,691
Open PCOs	\$0
Rejected PCOs	\$0
Amended District Contingency	
Executed CO	\$0
Remaining Contingency	\$675,691
Open PCOs	\$0
Rejected PCOs	\$0
Completed & Stored & Billed & Processed to Date	
	\$1,598,384 11%
Stop Notices	\$0

Project Updates

Activities Last Month:
Demolition completed for Building 100/200 and 500 Demolition of ground slab and footing completed for Building 100/200 and 500 Canopy work on Building 800 in process Flooring work for Portable #28 in process Camera relocation work in process Striping for temporary Staff area parking is completed
Upcoming Work
Lime treatment Parking lot B Utility work Utility work for corridor between Building A and 300/400 Building 800 Stucco Patchback/Paint Basketball court striping Fencing work in temporary staff parking lot

Project Status Report: 8/1/2025



Lake Elementary School Replacement Project

2700 11th St.
San Pablo, CA, 94806

Project No: 1000003734 DSA No: 01-119938

Project Scope

Replacement of existing campus with construction of six new buildings. The first phase includes demolition of existing Kindergarten Building and construction of three of the new buildings and site work on the East half of the campus. The second phase will include the other three new buildings and remaining site work on the West half of the campus.

Schedule

Notice to Proceed	8/5/2021
Original Project Duration	1258
Final Completion	1/24/2025
Approved Time Extensions	297
Revised Project Duration	1555
Revised Completion Date	11/17/2025
Calendar Days Elapsed	1463 94%

Project Team

Owner	WCCUSD
Design Build Entity	Alten Construction & Co.
Construction Manager	Cumming Management Group
Inspector	DSA School Inspectors, Inc.

Contract Summary	Amended Base Contract Amount	\$50,466,705	
	Amended Project Contingency	\$781,522	
	Amended District Contingency	\$3,406,055	
	Original Contract Amount	\$54,654,282	
	Contract Ammendments	\$2,500,000	
	Revised Contract Amount	\$57,154,282	
	Amended Project Contingency	\$781,522	
	Executed CO	\$536,170	
	Remaining Contingency	\$245,352	
	Open PCOs	\$33,127	
	Rejected PCOs	\$67,227	
	Amended District Contingency	\$3,406,055	
	Executed CO	\$1,433,877	
	Remaining Contingency	\$1,972,178	
	Open PCOs	\$21,862	
	Rejected PCOs	\$117,389	
	Completed & Stored & Billed & Processed to Date	\$49,035,818	86%
	Stop Notices	\$0	

Project Updates

Activities Last Month:
Phase 1B: Building F: Complete Mechanical, Electrical, and Plumbing (MEP) and Fire Sprinkler (FS). Start up, test and commission fire alarm, public address, security, HVAC, plumbing, lighting. Complete flooring, install acoustical ceiling tiles, door hardware, misc interior trim, fire extinguisher cabinets, touch up paint and final clean. Develop punchlist. Building E: Complete Mechanical, Electrical, and Plumbing (MEP) and Fire Sprinkler (FS). Start up, test and commission fire alarm, public address, security, HVAC, plumbing, lighting. Complete flooring, install acoustical ceiling tiles, door hardware, misc interior trim, fire extinguisher cabinets, touch up paint and final clean. Develop punchlist. Building D: Complete ceiling framing, gypsum board and paint at the kitchen, install overhead doors, light fixtures, electrical at stage, door hardware, door entry mats, make up electrical panels. Site: Fencing, grading and concrete flatwork, start de-mobilizing to allow all site work to start, playground equipment and surfacing at K/TK and preschool, grading at Manchester, complete trash enclosure.
Upcoming Work
Phase 1B: Building F: Perform punchlist. Install furniture Building E: Perform punchlist. Install furniture Building D: Complete light fixture installation, make-up electrical panels, mechanical, fire sprinkler and fire alarm finish at gyboard ceilings, wood flooring, concrete stain and polish, vinyl flooring. Site: Perform punchlist. Landscape and irrigation associated with building E and F turnover. Fencing, grading and concrete flatwork.



Shannon Elementary School CNP - Multipurpose Building

Project No: 1000004297 DSA No: 01-120507

Project Scope	Replace the multipurpose building, provide new site improvements and a trash enclosure.
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Schedule	Notice to Proceed	4/30/2024	
	Original Project Duration	458	
	Final Completion	8/1/2025	
	Approved Time Extensions	0	
	Revised Project Duration	458	
	Revised Completion Date	8/1/2025	
	Calendar Days Elapsed	459	100%

Project Team	Owner	WCCUSD
	Contractor	Strawn Construction Inc.
	Construction Manager	Cumming Management Group
	Inspector	MWC & Associates

Contract Summary	Original Contract Amount	\$7,852,000	
	Executed Change Orders	\$94,176.63	
	Unforeseen Conditions	\$0.00	
	Owner Requested	\$1,028	
	Design Changes	\$93,149	
	Outside Agency/ Other	\$0	
	Revised Contract Amount (contract + \$ Executed CO)	\$7,946,177	
	No. of Cos	0	
	Pending PCOs	\$94,176.63	1%
	Rejected/Voided PCOs	\$34,396.82	0%
	Completed, Stored, Billed and Processed to Date	\$5,815,118.04	
	Stop Notices	\$0	

Project Updates	Activities Last Month:
	Exposed ductwork at multi-purpose room, interior painting, exterior painting, acoustical ceiling grid, electrical rough-in, start overhead doors, acoustical ceiling panels, wood trim, canopy framing, start top out and finish for Mechanical, Electrical, and Plumbing (MEP) and Fire Sprinkler (FS), toilet accessories and toilet partitions, start fine grading.
	Upcoming Work:
	Rough electrical, frame and drywall hard lid ceilings, Mechanical, Electrical, and Plumbing (MEP) and Fire Sprinkler (FS) finish, epoxy flooring, polished concrete flooring, door hardware, roofing, fine grading, site concrete, canopy framing.



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



STEGE ELEMENTARY
SCHOOL
REBUILD PROJECT

August 2025



STEGE ELEMENTARY

CAMPUS REBUILD UPDATE

Upcoming Meetings

Próximas Reuniones

Community Meeting

Reunión Comunitaria

September/Septiembre 16, 2025
at 6:30pm - 7:30pm

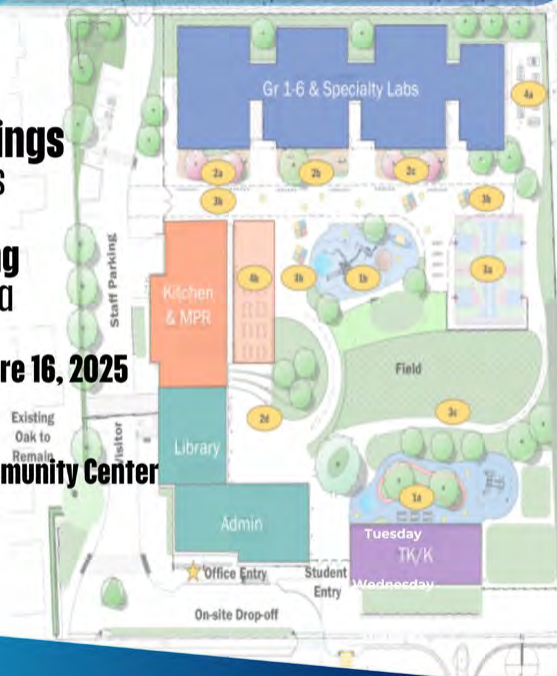
Booker T Anderson Community Center
960 S 47th St., Richmond



Want more info on the project?

¿Quieres más información
sobre el proyecto?

<https://www.wccusd.net/stege-project>



Event Information

Quarterly Community Update Meeting

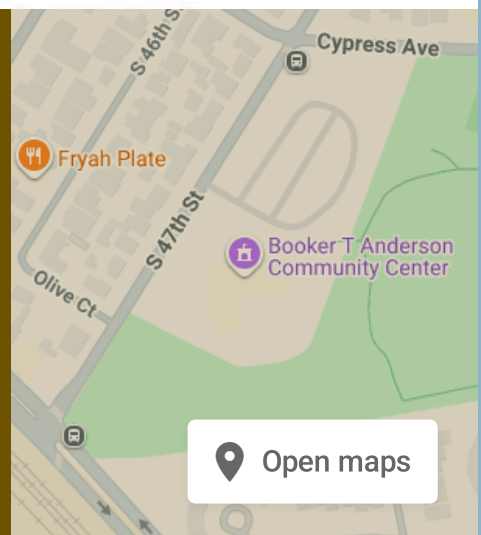
Join us for a design and demolition update on the Rebuild project.

When?

Tuesday, Sep 16, 2025, 06:30 PM

Where?

**Booker T Anderson Community Center, S 47th St,
Richmond, CA, USA**



Demolition is Ongoing

Project Update

The [demolition project](#) is a multi-step process that includes four stages tailored to each building and site. The first stage is mobilization and site protection, which involves fencing, construction signage, and identifying critical elements.

The second stage involves hazardous materials abatement, which includes obtaining permits from environmental agencies,



implementing protective containment measures, utilizing third-party hygienist oversight, employing the wet method, and conducting air quality monitoring.

The third stage is the structural demolition of the building, which begins once the abatement is complete. There will be a removal of power, water, and utility sources to the buildings. The buildings will be removed one at a time with large machinery, and the debris will be removed from the site. The final stage is site demolition, which includes the removal of existing hardscape and site furnishings.

Most of the portables have been fully removed. The main building structural demolition began on August 7th. The full demolition process will continue into September.

Project Website

Project Summary

This project will replace the existing school buildings and provide a new site design. The Stege campus rebuild project is in design. The school has been relocated to the temporary campus co-located at DeJean Middle School.



Join the CBOC!

We are accepting applications to join the Citizens' Bond Oversight Committee (CBOC). The CBOC reviews bond-funded school projects and informs the public about bond expenditures and uses.

Sign up here: bit.ly/CBOCWCCUSD23

SEE YOUR TAX DOLLARS AT WORK IN WCCUSD SCHOOLS

Join the Citizens' Bond Oversight Committee

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

Openings
• 3 "At-Large" Community Members

What We Do
✓ Publish an Annual Report to inform the public
✓ Meet monthly to review project and financial reports
✓ Get updates on bond funded facility projects

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

For more information, visit: bit.ly/CBOCsite



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER

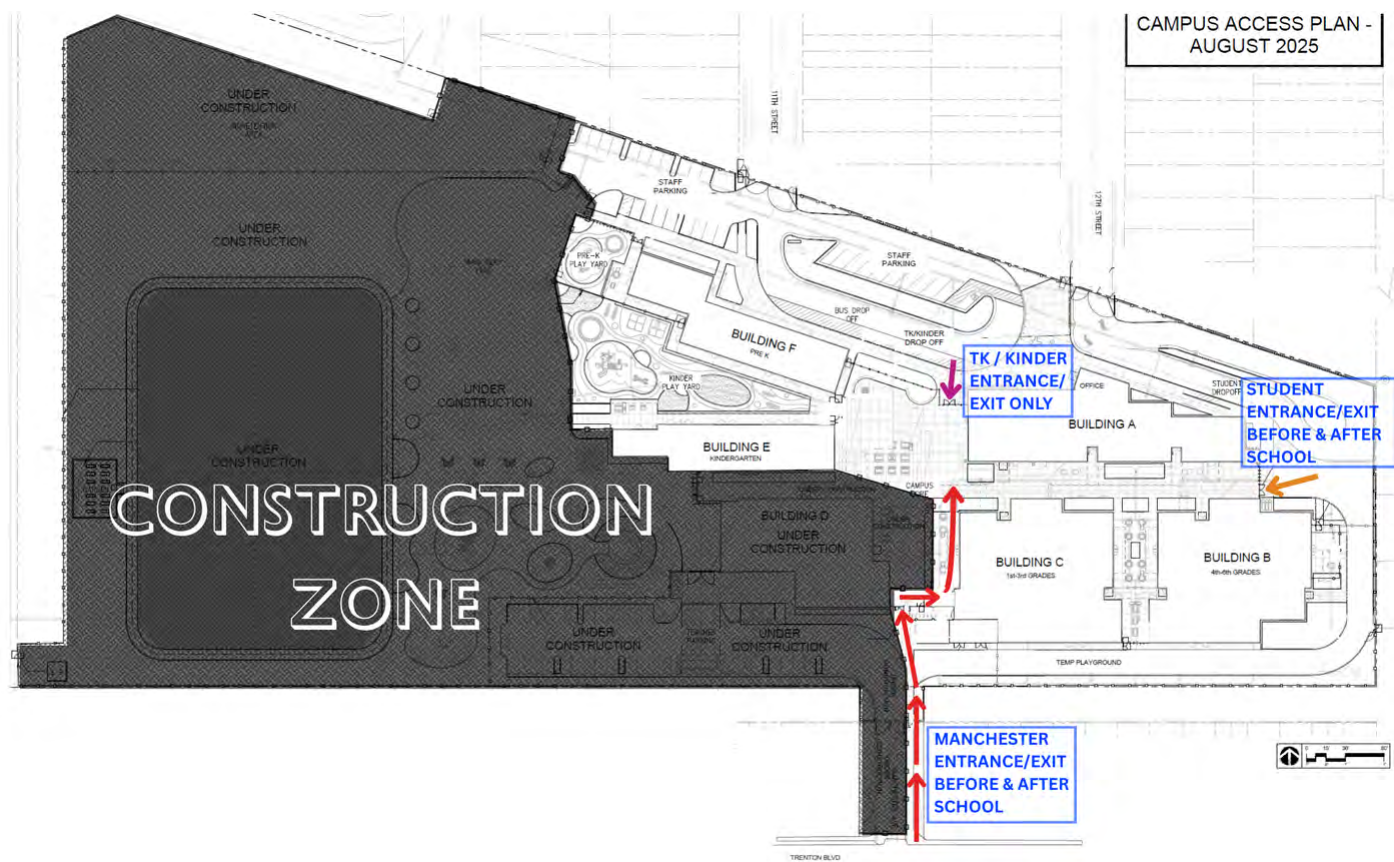


LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - August 2025

New Entry Points for Fall 2025

See the diagram below



Construction Activity

Building E and F (Kindergarten Wings)

These buildings will OPEN in time for the first day of school!

- Finishing the rooms for opening
- Installing the kindergarten play structures



Building D (Cafeteria)

- Next month will include finishing the floors, fire alarm and sprinkler systems
- This building and the main playground will be completed and opened later in the fall



Project Overview

Project Scope: The primary purpose of this project is to replace the school campus. The campus will be occupied during the duration of this project. This project is an investment in our community through the use of taxpayer bond dollars.

The project has two main construction phases. The project design started in August 2021. The first phase of construction included new buildings and site work on the East half of the campus and was completed in Fall 2024. The second phase will include new buildings and remaining site work on the West half of the campus, scheduled through Fall 2025.

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Openings
• 1 Local Business Organization Member
• 8 "At-Large" Community Members

What We Do
✓ Publish an Annual Report to inform the public
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SIGN UP HERE: [BIT.LY/CBOCWCCUSD23](https://bit.ly/CBOCWCCUSD23)



Project Website

Additional information and past newsletters can be found on the project website. To receive an email of this monthly newsletter or ask a project question, please email: askfacilities@wccusd.net



Kindergarten Classroom
Furniture delivered

Project Team

Design Build Contractor:
Allen Construction

Construction Manager:
Cumming Management Group
Matthew Medeiros
matthew.medeiros@wccusd.net



Campus Plaza

E Lake Construction Newsletter
WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



SHANNON ELEMENTARY MULTI PURPOSE ROOM REPLACEMENT PROJECT

Project Updates - August 2025

Construction Activity

- Interior Construction: Acoustical panels, ceiling grid in kitchen and toilet partitions
- Exterior Construction: Roll up doors and decking on the exterior canopies
- Site Work: Grading and preparing for the concrete



Project Overview

Project Scope: The primary purpose of this project is to build a new multi-purpose room with a dining area, stage, food services kitchen, server areas, and support spaces. This project is an investment in our community through the use of taxpayer bond dollars.

After the completion of the new building, the existing portable cafeteria will be removed. The project will include roll-up doors to support connection to the exterior, landscaping around the building, and infrastructure for a new garden.

Join the CBOC!

We are accepting applications to join the Citizens' Bond Oversight Committee (CBOC). The CBOC reviews bond-funded school projects and informs the public about bond expenditures and uses.
Sign up here: bit.ly/CBOCWCCUSD23



Project Website

Additional information and past newsletters can be found on the project website. To receive an email of this monthly newsletter or ask a project question, please email: askfacilities@wccusd.net



Dining Area

Contact Information

Construction Contractor:
Strawn Construction, Inc

Construction Manager:
Cumming Management Group
Matthew Medeiros
matthew.medeiros@wccusd.net

Your Project Team



Kitchen Ceiling Grid

N Shannon Construction Newsletter
WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of July 31, 2025 with FY2025 Preliminary Closing

Cash Projection to June-2029

			<u>Notes</u>
<u>Adjusted Cash Balance</u>		397,764,415	1
<u>Projected Revenues</u>			
Bond Sales 2020 Measure R	\$ 250,000,000		2
Less: Cost of Issuance	\$ (575,000)		2
Interest Earning & Other Revenue	\$ 4,331,237	<u>\$ 253,756,237</u>	2
<u>Projected Available Funds</u>	\$	651,520,652	
<u>Budget Balance</u>			
Board Approved Budget	\$	2,396,659,751	3
Less: Expenses to Date	\$	<u>1,750,703,711</u>	3
<u>Current budget balance</u>	\$	645,956,040	
Projected Cash Balance June 2029	\$	5,564,612	

State Facility Grants Pending State Approval

Estimated (Projected Apportionments are unknown):	\$	16,708,850	4
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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of July 31, 2025 with FY2025 Preliminary Closing

Note 1: Adjusted Cash Balance

Description	Amount	Comments
Cash & Equivalents Building Fund 21	\$ 398,077,309	A
Cash & Equivalents County School Facilities Fund 35	\$ (11,923)	B
Cash with Fiscal Agent (3rd-Party held contract Retention)	\$ 1,923,420	C
Accounts Receivable	\$ 136,000	
Accounts Payable	\$ -	D
Contract Retention (District held Retention)	\$ (2,360,391)	C
Adjusted Cash Balance	\$ 397,764,415	

Comments

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

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

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

D. Accounts payable are amounts due to vendors or suppliers for goods or services received that have not yet been paid for.

Note 2: Projected Revenues

Fiscal Year	Bond Sales 2020 Measure R	Less: Cost of Bond Issuance	Interest Earnings & Other	Total
FY 2024-25	\$ -		\$ 1,300,000	\$ 1,300,000
FY 2025-26	\$ -		\$ 931,237	\$ 931,237
FY 2026-27	\$ 250,000,000	\$ (575,000)	\$ 700,000	\$ 250,125,000
FY 2027-28	\$ -		\$ 900,000	\$ 900,000
FY 2028-29	\$ -		\$ 500,000	\$ 500,000
Grand Total	\$ 250,000,000	\$ (575,000)	\$ 4,331,237	\$ 253,756,237

Note 3 Budget Balance

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of July 31, 2025 with FY2025 Preliminary Closing

Note 4: State Facility Grants

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

School	Funding	OPSC * Status	SAB** Approval ¹	SAB** Funded	Amount
Lake ES Campus Replaceme	Modernization	Submitted 12/14/23-Workload			\$ 3,027,337
Hercules HS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,397,009
Hercules MS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,512,365
Collins ES HVAC	Modernization	Submitted 10/29/24-Workload			\$ 5,194,881
Shannon MPR	Modernization	Submitted 10/29/24-Workload			\$ 3,577,258
Total					\$ 16,708,850

*Office of Public School Construction - OPSC

**State Allocation Board - SAB

¹ Last updated 11/30/2024

Note 5: 2016 Facilities Master Plan Projects

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

School	Project Type	FMP 2016	Current Budget
Ed Specs & School Size		\$ 200,000	\$ 200,000
Cameron School	Critical Needs	\$ 1,300,000	\$ 3,358,575
Chavez Elementary School	Critical Needs	\$ 600,000	\$ 72,847
Collin Elementary School	Critical Needs	\$ 3,500,000	\$ 6,792,193
B.R.Soskin Middle School	Critical Needs	\$ 3,100,000	\$ 5,169,597
Fairmont Elementary School	Critical Needs	\$ 3,000,000	\$ 2,738,183
Grant Elementary School	Critical Needs	\$ 900,000	\$ 211,467
Harmon Knolls	Critical Needs	\$ 200,000	\$ 406,946
Harmon Knolls	Soils Testing	\$ 100,000	\$ 41,489
Hercules Middle School*	Critical Needs	\$ 7,500,000	\$ 5,605,442
Hercules High School*	Critical Needs	\$ 7,200,000	\$ 5,437,036
Highland Elementary School	Critical Needs	\$ 800,000	\$ 52,875
Kennedy High School****	Critical Needs	\$ 12,200,000	\$ 12,200,000
Lake Elementary School	Critical Needs	\$ -	\$ 147,501
Lake Elementary School	RS Replacement	\$ 66,100,000	\$ 65,600,000
M Obama Elementary School	RS Replacement	\$ 40,300,000	\$ 39,361,480
Ohlone Elementary School	Critical Needs	\$ 800,000	\$ 623,885
Olinda Elementary School	Critical Needs	\$ 1,000,000	\$ 793,247
Richmond High School	Critical Needs	\$ 15,100,000	\$ 20,250,034
Riverside Elementary School	Critical Needs	\$ 6,900,000	\$ 4,076,978
Shannon Elementary School**	Critical Needs	\$ 7,100,000	\$ 9,300,000
Stege Elementary School***	Critical Needs	\$ 2,900,000	\$ 58,000,000
Valley View Elementary School	Critical Needs	\$ 1,000,000	\$ 1,091,447
TOTAL IMPLEMENTATION PLAN MODEL 1		\$ 181,800,000	\$ 241,531,222



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of July 31, 2025 with FY2025 Preliminary Closing

* 2016 FMP scope and budget for Hercules MS & Hercules HS is for a singular project so the combined budget will be reported under Hercules HS on various financial reports

** BOE approved supplemental fund for Shannon ES: Fund 25 of \$0.7M on 04/10/24

*** BOE approved supplemental fund for Stege ES: Fund 25 of \$3M and Fund 21 of 58M on 12/18/24

**** BOE approved combination of Kennedy HS Critical Needs Project and Kennedy HS Modernization Project budget on 6/4/25

Definition of ROM¹

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

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

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

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

- Harmon Knolls \$250,000 and Valley View \$150,000 on 08/09/17; Grant <\$688,533>, Harmon Knolls <\$101,565>, Lake <\$352,499>, Ohlone <\$176,115>, & Valley View <\$58,553> on 07/25/18; Richmond \$3,900,000 on 11/14/18; Crespi \$2,200,000 on 03/20/19; Chavez <\$572,153> on 06/26/19; Richmond \$2,000,000 on 11/06/19; Olinda <\$206,753.35> on 02/26/20; Crespi <\$130,402.83> on 12/16/20; Shannon \$2,200,000, Hercules MS/HS \$5,000,000 on 1/26/22; Cameron \$2,200,000 on 11/16/2022; Collins \$ 3,800,000 on 11/16/2022; Stege \$40,100,000 on 11/8/23; Cameron <\$129,937>, Collins <\$500,969>, Highland <\$747,125>, Fairmont <\$261,817>, Obama <\$938,520>, Riverside <\$2,823,022>, Richmond <\$749,965>, Stege \$15,000,000 on 12/18/24; Collins <\$6,837.84>, Hercules MS/HS <\$8,657,521.84>, Cameron <\$11,487.62> on 05/28/25;

Note 6: Measure R Project

School	Project Type	Original Budget	Current Budget
Kennedy High School	Field/Bichrs/Press box	\$ 6,600,000	\$ 6,166,880
Kennedy High School****	Modernization	\$ 1,000,000	\$ 280,100,000
Richmond High School	Modernization	\$ 1,000,000	\$ 280,100,000
Total		\$ 8,600,000	\$ 566,366,880

BOE approved the following Measure R Budgets: KHS Fields \$6,600,000 on 1/19/22; KHS Mod \$1,000,000, RHS Mod \$1,000,000 on 5/17/23; KHS Mod \$279,100,000, RHS Mod \$279,100,000 on 11/8/23, KHS Fields <\$433,120> on 12/18/24

**** BOE approved combination of Kennedy HS Critical Needs Project and Kennedy HS Modernization Project budget on 6/4/25



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Financial Impact of Report 13 Analysis
From June 2025 to July 2025 with FY 2025 Preliminary Closing

Items	Beginning Balance	Ending Balance	Variance	Notes
Adjusted Cash Balance	404,766,754	397,764,415	(7,002,339)	<\$6,673,855.06> Expended In June Accrual 2025 <\$328,483.49> Expended in July 2025
Projected Revenue				
Bond Sales 2020 Measure R	250,000,000	250,000,000	-	
Less: Cost of Issuance	(575,000)	(575,000)	-	
Interest Earning & Other Revenue	4,331,237	4,331,237	-	
Projected Revenue Total	253,756,237	253,756,237	-	
Projected Available Funds	658,522,991	651,520,652	(7,002,339)	<\$6,673,855.06> Expended In June Accrual 2025 <\$328,483.49> Expended in July 2025
Budget Balance				
Board Approved Budget	2,396,659,751	2,396,659,751	-	
Less Expenses to Date	(1,743,701,372)	(1,750,703,711)	(7,002,339)	<\$6,673,855.06> Expended In June Accrual 2025 <\$328,483.49> Expended in July 2025
Budget Balance Total	652,958,379	645,956,040	(7,002,339)	
Projected Cash Balance June 2029	5,564,612	5,564,612	-	
State Facility Grants				
Estimated (Projected Apportionments are unknown)	16,708,850	16,708,850	-	



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 07/31/2025 with FY2025 Preliminary Closing

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 Jul-Jun	Expended FY 25-26 July	Expended Total thru 07/31/25	Committed Balance as of 07/31/25	Budget Balance as of 07/31/25	Notes
BAYVIEW	17,732,392	19,850,802	19,850,802			19,850,802	-	-	Footnote 1
CHAVEZ	1,339,784	1,058,234	1,058,234			1,058,234	-	-	Footnote 1
COLLINS	993,294	8,431,064	8,207,101	223,963		8,431,064	-	-	Footnote 1
CORONADO	11,278,047	43,022,627	43,022,627			43,022,627	-	-	Footnote 1
DOVER	13,070,243	35,095,267	35,095,267			35,095,267	-	-	Footnote 1
DOWNER	28,819,079	33,415,902	33,415,902			33,415,902	-	-	Footnote 1
ELLERHORST	11,238,341	13,931,806	13,931,806			13,931,806	-	-	Footnote 1
FAIRMONT	10,971,356	6,602,441	6,602,441			6,602,441	-	-	Footnote 1
FORD	11,839,322	30,817,526	30,817,526			30,817,526	-	-	Footnote 1
GRANT	1,409,600	2,155,565	2,155,565			2,155,565	-	-	Footnote 1
HANNA RANCH	680,923	783,349	783,349			783,349	-	-	Footnote 1
HARDING	15,574,211	22,632,446	22,632,446			22,632,446	-	-	Footnote 1
HARMON KNOLLS	-	448,435	448,435			448,435	-	-	Footnote 1
HIGHLAND	13,504,714	1,932,714	1,932,714			1,932,714	-	-	Footnote 1
KENSINGTON	16,397,920	19,343,892	19,343,892			19,343,892	-	-	Footnote 1
KING	16,688,732	25,342,166	25,342,166			25,342,166	-	-	Footnote 1
LAKE	822,657	67,247,823	37,159,056	12,015,926		49,174,982	8,646,305	9,426,536	Footnote 3
LINCOLN	15,225,821	17,676,561	17,676,561			17,676,561	-	-	Footnote 1
LUPINE HILLS	16,111,242	15,395,678	15,395,678			15,395,678	-	-	Footnote 1
MADERA	11,088,764	12,233,801	12,233,801			12,233,801	-	-	Footnote 1
MICHELLE OBAMA**	13,673,885	43,190,804	43,190,804			43,190,804	-	-	Footnote 1
MIRA VISTA	13,928,364	16,651,130	16,651,130			16,651,130	-	-	Footnote 1
MONTALVIN	15,904,716	16,791,028	16,791,028			16,791,028	-	-	Footnote 1
MURPHY	13,554,495	15,619,655	15,619,655			15,619,655	-	-	Footnote 1
NYSTROM	20,999,690	47,800,813	47,800,813			47,800,813	-	-	Footnote 1
OHLONE	14,174,928	34,492,752	34,492,752			34,492,752	-	-	Footnote 1
OLINDA	1,170,596	2,080,188	2,080,188			2,080,188	-	-	Footnote 1
PERES	19,752,789	21,424,293	21,424,293			21,424,293	-	-	Footnote 1
RIVERSIDE	13,439,831	18,687,983	18,687,983			18,687,983	-	-	Footnote 1
SHANNON	1,157,736	10,855,163	2,470,229	5,527,421		7,997,650	2,334,847	522,666	Footnote 3
SHELDON	14,968,745	15,102,837	15,102,837			15,102,837	-	-	Footnote 1
STEGE	13,000,749	61,445,886	3,522,586	1,890,642	289,260	5,702,488	49,787,255	5,956,142	Footnote 3
STEWART	12,710,427	16,737,037	16,737,037			16,737,037	-	-	Footnote 1
TARA HILLS	14,160,935	14,975,067	14,975,067			14,975,067	-	-	Footnote 1
VALLEY VIEW	11,117,405	10,222,362	10,222,362			10,222,362	-	-	Footnote 1
VERDE	15,709,690	16,065,870	16,065,870			16,065,870	-	-	Footnote 1
WASHINGTON	14,051,720	15,322,847	15,322,847			15,322,847	-	-	Footnote 1
Elementary Total	438,263,142	754,883,814	658,262,851	19,657,952	289,260	678,210,062	60,768,407	15,905,344	
B R SOSKIN MS***	1,205,711	6,415,493	6,415,493			6,415,493	-	-	Footnote 1
DEJEAN MS	64,929	381,209	381,209			381,209	-	-	Footnote 1
HELMS MS	61,287,986	83,432,888	83,432,888			83,432,888	-	-	Footnote 1
HERCULES MS	602,982	699,000	699,000			699,000	-	-	Footnote 1
KOREMATSU MS	37,937,901	72,734,009	72,734,009			72,734,009	-	-	Footnote 1
PINOLE MS	38,828,979	56,689,430	56,689,430			56,689,430	-	-	Footnote 1
Middle Sch Total	139,928,488	220,352,030	220,352,030	-	-	220,352,030	-	-	



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 07/31/2025 with FY2025 Preliminary Closing

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 Jul-Jun	Expended FY 25-26 July	Expended Total thru 07/31/25	Committed Balance as of 07/31/25	Budget Balance as of 07/31/25	Notes
DE ANZA HS	105,389,888	132,236,248	132,236,248			132,236,248	-	-	Footnote 1
EL CERRITO HS	93,605,815	146,850,105	146,850,105			146,850,105	-	-	Footnote 1
GREENWOOD	35,315,772	79,583,607	79,583,607			79,583,607	-	-	Footnote 1
HERCULES HS	12,603,343	14,337,498	14,337,498	-		14,337,498	-	-	Footnote 1
KENNEDY HS	89,903,130	332,321,861	42,941,573	8,194,912		51,136,485	24,067,430	257,117,946	Footnote 3
PINOLE VALLEY HS	124,040,286	216,549,580	215,051,937	70,355		215,122,292	44,604	1,382,684	Footnote 2
RICHMOND HS	94,720,910	321,972,122	43,409,941	3,130,772		46,540,714	11,729,565	263,701,843	Footnote 3
VISTA HS	3,566,208	7,236,543	7,236,543			7,236,543	-	-	Footnote 1
High Sch Total	559,145,352	1,251,087,563	681,647,451	11,396,039	-	693,043,490	35,841,600	522,202,472	
ADAMS MS	703,660	691,211	691,211			691,211	-	-	Footnote 1
CAMERON	284,012	3,480,770	3,426,230	54,540		3,480,770	-	-	Footnote 1
CASTRO	11,901,504	620,944	620,944			620,944	-	-	Footnote 1
DELTA NSS	152,564	152,226	152,226			152,226	-	-	Footnote 1
EL SOBRANTE	187,343	536,231	536,231			536,231	-	-	Footnote 1
HARBOUR WAY	121,639	121,944	121,944			121,944	-	-	Footnote 1
KAPPA NSS	109,809	109,831	109,831			109,831	-	-	Footnote 1
NORTH CAMPUS	169,849	205,450	205,450			205,450	-	-	Footnote 1
OMEGA NSS	117,742	118,313	118,313			118,313	-	-	Footnote 1
SEAVIEW	178,534	499,116	499,116			499,116	-	-	Footnote 1
SIGMA NSS	110,728	110,949	110,949			110,949	-	-	Footnote 1
TLC	118,020	116,673	116,673			116,673	-	-	Footnote 1
WEST HERCULES	-	56,847	56,847			56,847	-	-	Footnote 1
Closed/Program Total	14,155,404	6,820,505	6,765,966	54,540	-	6,820,505	-	-	
CENTRAL	67,713,312	123,831,634	109,776,847	2,777,348	39,223	112,593,418	925,064	10,313,152	Budget thru 26-27
RCP CHARTER	8,148,550	4,415,204	4,415,204			4,415,204	-	-	Footnote 1
TECHNOLOGY	35,000,000	35,269,001	35,269,001			35,269,001	-	-	Footnote 1
Admin/Other Total	110,861,862	163,515,840	149,461,052	2,777,348	39,223	152,277,623	925,064	10,313,152	
GRAND TOTAL	1,262,354,248	2,396,659,751	1,716,489,349	33,885,879	328,483	1,750,703,711	97,535,072	548,420,969	

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

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

*** Board approved renaming of Crespi Middle school to Betty Reid Soskin on 06/23/21.

Footnote 1: Site projects are completed.

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

Footnote 3: 2016 Facilities Master Plan/2020 Msr R Projects are under planning, construction or in closeout.

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

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

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



A/P Check List

July, 2025

Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						254,989.62	
ALTEN CONSTRUCTION INC	247131	07/01/25	21-9748-9570-000	1000003734-44/45TRUS	06/02/25	179,901.60	1000003734 APRIL/MAY 2025 RETAINAGE
ALTEN CONSTRUCTION INC	248158	07/29/25	21-9748-9570-000	1000003734-46ATRUST	06/30/25	70,335.25	1000003734 JUNE 2025 RETAINAGE
DECOTECH SYSTEMS	248192	07/29/25	21-9745-9570-000	33444	06/30/25	4,752.77	1000004574 FINAL RETENTION JUNE 2025
Site 134 - LAKE						1,410,319.07	
ALAN KROPP AND ASSOCIATES INC	247960	07/22/25	21-9745-6192-134	29436	02/11/25	3,676.50	LAKE ES CAMPUS REPLACEMENT 1/6/25-2/3/25
ALAN KROPP AND ASSOCIATES INC	247960	07/22/25	21-9745-6192-134	29489	03/18/25	6,152.55	LAKE ES CAMPUS REPLACEMENT 2/11/25-3/10/25
ALAN KROPP AND ASSOCIATES INC	247960	07/22/25	21-9745-6192-134	29532	04/24/25	2,311.75	LAKE ES CAMPUS REPLACEMENT 3/24/25-4/11/25
ALAN KROPP AND ASSOCIATES INC	247960	07/22/25	21-9745-6192-134	29578	05/30/25	8,283.14	LAKE ES CAMPUS REPLACEMENT 4/23/25-5/23/25
ALAN KROPP AND ASSOCIATES INC	247960	07/22/25	21-9745-6192-134	29626	06/30/25	3,451.00	LAKE ES CAMPUS REPLACEMENT 5/30/25-6/27/25
ALTEN CONSTRUCTION INC	247961	07/22/25	21-9745-6201-134	1000003734-46B	06/30/25	21,960.36	LAKE ES CAMPUS REPLACE DESIGN JUNE 2025
ALTEN CONSTRUCTION INC	247961	07/22/25	21-9748-6211-134	1000003734-46A	06/30/25	1,336,369.99	LAKE ES CAMPUS REPLACE CONSTRUCTION JUNE 2025
AQUATECH CONSULTANCY, INC	247966	07/22/25	21-9745-5860-134	55459	06/30/25	1,219.00	LAKE ES REPLACEMENT PROJECT JUNE 2025
CONSOLIDATED ENGINEERING LABOR	247717	07/15/25	21-9745-6215-134	231358	06/11/25	2,786.78	LAKE ES TESTING & INSPECTION SVS APR-MAY 2025
DSA SCHOOL INSPECTORS, INC.	247730	07/15/25	21-9745-6214-134	25-01052	06/10/25	24,108.00	LAKE ES CAMPUS REPLACEMENT JUNE 2025
Site 154 - SHANNON						869,570.45	
BSK ASSOCIATES INC	248171	07/29/25	21-9745-6190-154	0110017	06/30/25	2,417.00	SHANNON ES MPR GEO SERVICES JUNE 2025
BSK ASSOCIATES INC	248171	07/29/25	21-9745-6192-154	0110017	06/30/25	1,502.50	SHANNON ES MPR GEO SERVICES JUNE 2025
HAMILTON AND AITKEN ARCHITECTS	247210	07/01/25	21-9745-6201-154	2020.160.21A	04/28/25	(977.50)	SHANNON ES ARCHITECTURAL SVCS MARCH 2025 CORRECT
HAMILTON AND AITKEN ARCHITECTS	247210	07/01/25	21-9745-6201-154	2020.160.22R	06/10/25	12,016.55	SHANNON ES ARCHITECTURAL SVCS 4/1/25-5/31/25
HAMILTON AND AITKEN ARCHITECTS	247758	07/15/25	21-9745-6201-154	2020.160.20R	06/06/25	8,739.31	SHANNON ES ARCHITECTURAL SVCS FEBRUARY 2025
MAN WAH CHENG	247711	07/15/25	21-9745-6214-154	11.	05/07/25	14,000.00	SHANNON ES IOR SERVICES APRIL 2025
MAN WAH CHENG	247711	07/15/25	21-9745-6214-154	12.	06/10/25	9,000.00	SHANNON ES IOR SERVICES MAY 2025
MAN WAH CHENG	248180	07/29/25	21-9745-6214-154	13.	06/30/25	8,500.00	SHANNON ES IOR SERVICES JUNE 2025
NINYO AND MOORE GEOTECHNICAL A	247494	07/08/25	21-9745-6215-154	304901	06/27/25	3,052.50	SHANNON ES CNP GEOTECH SERVICE
NINYO AND MOORE GEOTECHNICAL A	248243	07/29/25	21-9745-6215-154	305093	06/30/25	5,298.50	SHANNON ES CNP GEOTECH SERVICE JUNE 2025
STRAWN CONSTRUCTION INC	247571	07/08/25	21-9745-6211-154	1000004297-7	06/09/25	480,799.05	SHANNON ES MULTI-PURPOSE BUILD 5/1/25-5/31/25
STRAWN CONSTRUCTION INC	248309	07/29/25	21-9745-6211-154	1000004297-8	06/30/25	325,222.54	SHANNON ES MULTI-PURPOSE BLDG JUNE 2025
Site 157 - STEGE						1,730,039.05	
ALTEN CONSTRUCTION INC	247961	07/22/25	21-9745-6201-157	1000004668-2	06/09/25	716,502.35	STEGE ES CAMPUS REBUILD DESIGN/SECURITY MAY 2025
ALTEN CONSTRUCTION INC	248159	07/29/25	21-9745-6201-157	1000004668-3B	06/30/25	417,140.40	STEGE ES CAMPUS REBUILD DESIGN JUNE 2025
ALTEN CONSTRUCTION INC	248159	07/29/25	21-9748-6211-157	1000004668-3A	06/30/25	209,127.30	STEGE ES CAMPUS REBUILD CONSTRUCTION JUNE 2025
DIVISION OF STATE ARCHITECT	247936	07/21/25	21-9745-6210-157	STEGE ES PLAN/FIELD	07/14/25	289,260.00	STEGE ES PLAN FIELD REVIEW FEE JULY 2025
QUATTROCCHI KWOK ARCHITECTS	248078	07/22/25	21-9745-6201-157	27831	06/30/25	66,010.00	STEGE ES CNP THROUGH SEPTEMBER 2025
VAN PELT CONSTRUCTION SERVICES	248121	07/22/25	21-9748-6217-157	691-04	06/13/25	31,999.00	CONSTRUCTION MGMT STEGE ES PROJ MGMT JUNE 2025
Site 360 - KENNEDY HIGH						2,182,289.58	
C OVERAA & CO	248173	07/29/25	21-9745-6211-360	1000004800-1	06/30/25	1,089,169.89	KENNEDY HS MODERNIZATION PHASE 1.1/1.2 JUNE 2025
C OVERAA & CO	248173	07/29/25	21-9747-6211-360	1000004800-1	06/30/25	429,294.96	KENNEDY HS MODERNIZATION PHASE 1.1/1.2 JUNE 2025
HKIT ARCHITECTS	248025	07/22/25	21-9745-6201-360	15.	03/31/25	17,393.00	KENNEDY HS CNP ARCHITECTURAL SVCS MARCH 2025
HKIT ARCHITECTS	248025	07/22/25	21-9745-6201-360	16.	05/31/25	30,465.83	KENNEDY HS CNP ARCHITECTURAL SVCS MAY 2025
HKIT ARCHITECTS	248025	07/22/25	21-9745-6201-360	17.	06/30/25	16,663.79	KENNEDY HS CNP ARCHITECTURAL SVCS JUNE 2025
HKIT ARCHITECTS	248025	07/22/25	21-9747-6201-360	22	05/31/25	129,690.05	KENNEDY HS MODERNIZATION PROJECT MAY 2025
HKIT ARCHITECTS	248025	07/22/25	21-9747-6201-360	23	06/30/25	345,319.36	KENNEDY HS MODERNIZATION PROJECT JUNE 2025
MAN WAH CHENG	247990	07/22/25	21-9745-6214-360	04.	06/30/25	1,000.00	RFQ\RFP IOR SERVICES - KENNEDY SERVICES MARCH 2025
NINYO AND MOORE GEOTECHNICAL A	248243	07/29/25	21-9748-6192-360	304092	06/10/25	10,000.00	KENNEDY HS MODERNIZATION PROJ MAY 2025
TERRACON CONSULTANTS, INC.	248312	07/29/25	21-9745-6218-360	TP13577	06/30/25	15,740.00	KENNEDY HS CNP OVERSIGHT & MONITOR 4/13/25-6/30/25
TERRACON CONSULTANTS, INC.	248312	07/29/25	21-9748-6218-360	TP02893	06/13/25	5,841.00	KENNEDY HS HAZARDOUS MATERIAL TEST JUNE 2025
VAN PELT CONSTRUCTION SERVICES	248121	07/22/25	21-9747-6217-360	690-04	06/13/25	91,711.70	CONSTRUCTION MGMT KHS PROJ MGMT JUNE 2025
Site 362 - PINOLE VALLEY HIGH						2,410.00	
CAL ENGINEERING AND GEOLOGY IN	247703	07/15/25	21-9745-6192-362	7501895	06/30/25	910.00	PVHS SLOPE AND DRAINAGE IMPROV 5/17/25-6/30/25
THUNDER MOUNTAIN ENTERPRISES,	248315	07/29/25	21-9745-6227-362	31290	06/16/25	1,500.00	PVHS FIELD HOUSE AND BLEACHERS 5/28/25-6/24/25
Site 364 - RICHMOND HIGH						373,890.37	
DLR GROUP INC, A CALIFORNIA CO	247999	07/22/25	21-9747-6201-364	260500	06/30/25	263,624.73	RICHMOND HS MODERNIZATION PROJ JUNE 2025
NINYO AND MOORE GEOTECHNICAL A	248243	07/29/25	21-9747-6192-364	304091	06/10/25	18,620.00	RICHMOND HS MODERNIZATION GEO SVCS JUNE 2025
VAN PELT CONSTRUCTION SERVICES	248121	07/22/25	21-9747-6217-364	689-04	06/13/25	91,645.64	CONSTRUCTION MGMT RHS PROJ MGMT JUNE 2025
Site 615 - OPERATIONAL SUPPT SRVS CE						342,698.22	
COLBI TECHNOLOGIES	247714	07/15/25	21-9748-5860-615	16088	06/30/25	8,312.50	FOC PROGRAM MANAGEMENT SERVICES JUNE 2025
CUMMING MANAGEMENT GROUP	247409	07/08/25	21-9745-6217-615	168308	04/30/25	62,561.80	FOC PROJECT AND CONSTRUCTION APRIL 2025
CUMMING MANAGEMENT GROUP	247409	07/08/25	21-9745-6217-615	169484	03/31/25	64,590.75	FOC PROJECT AND CONSTRUCTION MARCH 2025
CUMMING MANAGEMENT GROUP	247409	07/08/25	21-9745-6217-615	170332	05/31/25	62,804.55	FOC PROJECT AND CONSTRUCTION MAY 2025
CUMMING MANAGEMENT GROUP	248188	07/29/25	21-9745-6217-615	171535	06/30/25	48,313.80	FOC PROJECT AND CONSTRUCTION MGMT JUNE 2025
EMPLOYERS ADVOCATE INC	248204	07/29/25	21-9790-6230-615	11300	06/30/25	637.50	DW PROJECT LABOR ADMIN SERVICES JUNE 2025



A/P Check List

July, 2025

Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
KNN PUBLIC FINANCE	248231	07/29/25	21-9790-5862-615	3813	06/30/25	7,500.00	BUSINESS SVCS SEMI-ANNUAL RET FEE THRU JUNE 2025
ORBACH HUFF & HENDERSON LLP	248245	07/29/25	21-9790-5895-615	110072	06/16/25	24,112.09	DP-ORBACH HUFF & HENDERSON MAY 2025
ORBACH HUFF & HENDERSON LLP	248245	07/29/25	21-9790-5895-615	110554	06/30/25	29,563.40	DP-ORBACH HUFF & HENDERSON JUNE 2025
ORBACH HUFF & HENDERSON LLP	248245	07/29/25	21-9790-5895-615	110558	06/30/25	816.00	ORBACH, HUFF, & HENDERSON CONTRACT JUNE 2025
ROEBBELEN CONSTRUCTION MANAGEM	248300	07/29/25	21-9745-6217-615	3422065-38	06/30/25	6,970.00	VARIOUS SITES PROJECT COORDINATION JUNE 2025
TIMOTHY R. HALEY	247757	07/15/25	21-9790-6203-615	54	06/30/25	7,350.00	FOC DESIGN MANAGEMENT JUNE 2025
VAN PELT CONSTRUCTION SERVICES	248121	07/22/25	21-9790-6202-615	688-04	06/13/25	19,165.83	CONSTRUCTION MGMT BOND PRGM JUNE 2025
Grand Total						7,166,206.36	

AP CHECK TOTAL	7,166,206.36
Retention Payments	(254,989.62)
Retention not in Expenses	203,683.35
Regular Payroll	32,298.89
Manual Entry & Adjustment	(144,860.43)
Total Expense	7,002,338.55

Object 9570-Retention Withheld Paid

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
ALTEN CONSTRUCTION INC	247131	07/01/25	21-9748-9570-000	1000003734-44/45TRUS	06/02/25	179,901.60	1000003734 APRIL/MAY 2025 RETAINAGE
ALTEN CONSTRUCTION INC	248158	07/29/25	21-9748-9570-000	1000003734-46ATRUST	06/30/25	70,335.25	1000003734 JUNE 2025 RETAINAGE
DECOTECH SYSTEMS	248192	07/29/25	21-9745-9570-000	33444	06/30/25	4,752.77	1000004574 FINAL RETENTION JUNE 2025
Grand Total						254,989.62	

Object 9570-Retention Withheld Amount

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
ALTEN CONSTRUCTION INC	247961	07/22/25	21-9748-6211-134	1000003734-46A	06/30/25	70,335.25	LAKE ES CAMPUS REPLACE CONSTRUCTION JUNE 2025
ALTEN CONSTRUCTION INC	248159	07/29/25	21-9748-6211-157	1000004668-3A	06/30/25	11,006.70	STEGE ES CAMPUS REBUILD CONSTRUCTION JUNE 2025
C OVERAA & CO	248173	07/29/25	21-9745-6211-360	1000004800-1	06/30/25	57,324.73	KENNEDY HS MODERNIZATION PHASE 1.1/1.2 JUNE 2025
C OVERAA & CO	248173	07/29/25	21-9747-6211-360	1000004800-1	06/30/25	22,594.47	KENNEDY HS MODERNIZATION PHASE 1.1/1.2 JUNE 2025
STRAWN CONSTRUCTION INC	248309	07/29/25	21-9745-6211-154	1000004297-8	06/30/25	17,116.98	SHANNON ES MULTI-PURPOSE BLDG JUNE 2025
STRAWN CONSTRUCTION INC	247571	07/08/25	21-9745-6211-154	1000004297-7	06/09/25	25,305.22	SHANNON ES MULTI-PURPOSE BUILD 5/1/25-5/31/25
Grand Total						203,683.35	

Payroll

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Central Cost		07/10/25				2,665.26	Facility Program Staff June Accrual
Central Cost		07/31/25				29,850.71	Facility Program Staff July
Central Cost		07/31/25				(217.08)	Assoc. Supt. Operation Staff July
Grand Total						32,298.89	

Manual Journal Entry & Adjustment

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Collins Critical Needs Project						(4,837.93)	Moved eligible expenses to other funding sources
S&P Global						(136,000.00)	Refunded check for credit rating fees
Shannon Multi Purpose Room Building Project						(4,022.50)	Moved eligible expenses to other funding sources; 04/10/24 BOE Approved
Grand Total						(144,860.43)	

BOND FUND 21

RESOURCE 9745 - Measure D (2010)

RESOURCE 9747 - Measure R (2020)

RESOURCE 9748 - Measure E (2012)

RESOURCE 9790 - Bond Related Other Revenue (Non bond measure)



**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

**2025
CBOC MEETINGS CALENDAR**

Meetings will begin at 6:15

A u g 11

S e p t 8 *

O c t 20

S e p t 17

(proposed joint meeting)

N o v 17

D e c 15

***Tentative**

SCHOOL BOARD MEETINGS

A u g 06

A u g 27

S e p t 10

O c t 08

S e p t 17

O c t 22

(proposed joint meeting)

S e p t 24

N o v 05

D e c 03

N o v 19

D e c 17

CBOC Bylaw Requirements

There must be a December meeting for officer elections

Two joint meetings with Board of Education

C B O C A T T E N D A N C E L O G

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		2 0 2 4 ~ 2 0 2 5																	
	Term of Office	Apr 15	May 20	Jun 10	Jul 08	Aug 12	Sep 09	Oct 28	Nov 18	Dec 09	Jan 13	Feb 10	Mar 10	Mar 19	Apr 14	May 12	Jun 16	Jul 14	Aug 11
Don Gosney	11/01/23 10/31/25 (1)	P	X	P	P	P	P	P	X	X	P	P	P	P	P	P	P	P	
Brendan Havenar-Daughton	01/12/25 01/11/27 (2)	A+	X	P	P	P	P	P	X	X	P	A+	P	P	P	P	P	P	
Jia Ma	02/05/25 02/04/27 (2)	A+	X	P	P	P	P	P	X	X	X	A+	P	P+	P	P	P	P	
Andrew Butt	12/04/24 12/03/26 (1)	--	--	--	--	--	--	--	--	--	P	P	P	P	A+	P	A+	A-	
Andrea Landin	06/26/24 06/25/26 (1)	--	--	--	P	P	P	A+	X	X	P	P	P	P	P	A+	P	A+	
Lin Johnson	12/06/23 12/05/25 (1)	A-	X	A-	A-	A+	A-	P	X	X	A-	P	A-	A-	P	P	P+	A-	
Tashiana Johnson	11/06/24 11/05/26 (1)	--	--	--	--	--	--	--	--	--	P	A+	P	P	P	A+	P	P	
Bill Claus	06/05/25 06/04/27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
Allison Huie	Pending	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Dulce Galicia	08.06.25 08.05.27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Tannia Vargas	08.06.25 08.05.27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Lorriane Humes	03/24/23 03/23/25 (3)	P	X	A-	A-	P	P	P	X	X	P	P	P	P+	--	--	--	--	--
Ariel Xi	04/12/23 04/11/25 (1)	A+	X	A+	A+	A+	P	P	X	X	P	P	A+	P	--	--	--	--	--

P = PRESENT

P+ = PRESENT BUT REMOTE

R = REMOTE

X = NO MEETING

A+ = ABSENT WITH NOTIFICATION

A- = ABSENT WITHOUT NOTIFICATION

-- = NOT A MEMBER



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF MEETING

2010 Measure D, 2012 Measure E & 2020 Measure R

July 14th, 2025

DRAFT MINUTES

The District's video links to this meeting can be found here:

English

<https://www.youtube.com/watch?v=CG1FQBpaQD4>

Spanish

<https://youtu.be/VFD2G5h-NZU>

Prior to the opening of this meeting, instructions were provided for anyone seeking Spanish translation.

The regularly scheduled meeting of the West Contra Costa Unified School District's (WCCUSD) Citizens' Bond Oversight Committee (CBOC) was held at the WCCUSD Facilities Building (1400 Marina Way South) on Monday July 14th, 2025. The meeting was called to order at 6:32 PM by CBOC Chair Don Gosney.

A ~ OPENING PROCEDURES

Chair Don Gosney presented the opening procedures, including:

- CBOC Ground Rules And Norms
- CBOC Basic Parliamentary Procedures

Chair Gosney reported that with the absence of a CBOC Secretary, without objection he volunteered to take over her secretary duties on an interim basis with the intent to host an election to fill the vacancy as soon as the new CBOC applicants are installed.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

On behalf of the Spanish language translator, Ms. Ellen Mejia-Hooper, made the appropriate announcements about accessing those services.

C ~ The **ROLL CALL** of attendees showed the following:

PRESENT

Don Gosney (Chair)

Brendan Havenar-Daughton (Vice Chair)

Jia Ma (Member)

Tashiana Johnson (Member)

Bill Claus (Member)

[5 in attendance ~ 5 required for quorum]

ABSENT

Andrew Butt (Member)

Lin Johnson (Member)

Andrea Landin (Member)

ALSO IN ATTENDANCE

Melissa Payne (Interim Associate Superintendent ~ Operation and Executive Director of Contracts Administration)

Ellen Mejia-Hooper (Director of Facilities, Planning & Construction)

Cheryl Cotton (Superintendent of Education)

Jamela Smith-Folds (WCCUSD Board Member, Trustee Area 1)

[Attending remotely]

Guadalupe Enllana (WCCUSD Board Member, Trustee Area 2)

[Attending remotely]

Chair Gosney reported that effective January 1, 2025 the laws had changed with regards to members being able to participate at Brown Act meetings remotely. As a result of this new legislation (AB 2449 and AB 2302), CBOC members must abide by the following rules with regards to remote participation (see below).

Chair Gosney explained that while the details of the new law were being researched, his policy would be to count remote participants as being present. He explained that he would rather be INCLUSIVE rather than

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

EXCLUSIVE. He also explained that in the case of a rare vote, the vote of the remote participant would be addressed at that time.

Individual CBOC members may participate in CBOC meetings remotely, if they notify the CBOC at their earliest opportunity, and have one of the following:

Just Cause: Individual CBOC members can participate remotely when caregiving of a family member, a contagious illness, a physical or mental disability, or LEA-related travel prevents them from appearing in person.

OR

Emergency Circumstances: Individual CBOC members can participate remotely when there is a physical or family medical emergency that prevents them from appearing in person.

➤ The CBOC member must describe the emergency in approximately 20 words without disclosing any personal medical information.

➤ CBOC must take action to approve the member's request.

There is no requirement to disclose the teleconferencing location.

C+ ~ INTRODUCTION OF THE NEWLY HIRED SUPERINTENDENT OF EDUCATION

Before getting into the business of the CBOC, Chair Gosney introduced the newly hired Superintendent of Education Ms Cheryl Cotton. He pointed that this was the first time in his long history with the CBOC that a Superintendent had voluntarily appeared before the committee.

Ms Cotton briefly explained her long history as an educator and education administrator in San Francisco, Oakland, Albany, West County and Sacramento (at the State level).

She went on to delineate some of her goals at the helm of the WCCUSD.

D ~ APPROVAL OF AGENDA

The agenda was approved as presented.

E ~ PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No public comments for items not on the agenda were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

DISTRICT REPORTS

H ~ BOND PROGRAM PROJECTS STATUS AND FINANCIAL REPORTS

Ms. Mejia-Hooper reported on projects falling under the Facilities Team:

- 07.14.25 Project Status Update Presentation
- 07.14.25 Shannon Project Status Report
- 07.14.25 Lake Elementary Project Status Report
- 07.25 Stege ES Newsletter
- 07.25 Kennedy HS Campus Newsletter
- 07.25 Lake ES Campus Newsletter
- 07.25 Shannon ES Multi-Purpose Room Newsletter

Ms. Dulce Galicia asked whether the District consulted with the Department of Family and Community Engagement prior to the actual construction to receive feedback from the community. Ms Mejia-Hooper replied that the District does work with this group as well as others to disseminate information and engage the community.

Chair Gosney commented on his experiences viewing and photographing the demolition at Stege.

He shared his gratitude that the project manager with Alten Construction welcomed onto the site. He pointed out that he stayed a respectable distance from the actual construction (75-100 feet) and wore all of the appropriate personal protective equipment.

He also commented that near the demolition phase he shared with the project manager some of the comments heard at the recent school board meeting and how the attitude of the project manager seemed to change with Chair Gosney being asked to vacate the site and take his photos from outside the fenceline.

He also reported that the Project Manager for Overaa Construction at the Kennedy site was very welcoming and friendly.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

Ms Payne reminded everyone that these were active construction sites and were closed unless specific permission to be onsite was given and the proper personal protective equipment was worn.

No other public comments were received.

At the time the agenda packet was made public, there were no financial reports available for this meeting.

Ms Payne explained that staff was adamant that they would not share reports that they could not verify as being accurate and said that when the verified reports were available they would be shared with the CBOC.

Chair Gosney agreed with the need to share with the CBOC and the public ONLY reports that were verified as accurate.

Even though the monthly financial reports were not available for inclusion in the agenda packet, Ms Payne had printed copies for distribution. Chair Gosney told the group that since the CBOC and the public did not have an opportunity to review these reports prior to the meeting, as the CBOC Chair he would not allow the official presentation of these reports. Although advised by Board CBOC Liaison Reckler has pointed out that there is no obligation to include agenda documents prior to the meeting, Chair Gosney requested Ms Payne to present the information and allowed questions and comments. There would not, however, be any actions by the CBOC allowed.

The financial reports presented included:

- 05.31.25 Report #13 Bond Program Financial Status
- 05.31.25 Report #13A Bond Program Financial Status
- 05.31.25 Report #2 Bond Program Spending to Date
- 05.31.25 AP Check List
- 06.30.25 Report #13 Bond Program Financial Status
- 06.30.25 Report #13A Bond Program Financial Status
- 06.30.25 Report #2 Bond Program Spending to Date
- 06.30.25 AP Check List

No public comments were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 07.14.25 MEETING

Chair Gosney pointed out to the people in attendance that the 2023 Annual Report had been handed out. He told the committee that even though it had already been approved and would not be discussed at this meeting, it was available for perusal while listening to the reports.

CONSENT CALENDAR ITEMS

I ~ NEW MEMBER APPLICATIONS

Chair Gosney reported that two new CBOC applications has been received and were being processed for consideration:

Dulce Galicia
Tannia Vargas

No public comments were received.

J ~ CBOC MEMBER INFORMATION REQUEST LOG

With no new requests made since 09.16.24, there was nothing to report.

K ~ MEETING CALENDAR

The meeting calendar of CBOC and Board of Education meetings was made available.

No public comments were received.

L ~ ROLLING ATTENDANCE LOG

The rolling attendance log of CBOC meeting attendance was made available.

No public comments were received.

M ~ MEETING MINUTES

With no objection the following meeting minutes were accepted and approved:

04.14.25 Draft CBOC Meeting Minutes (Numbered)

05.12.25 Draft CBOC Meeting Minutes (Numbered)

06.16.25 Draft CBOC Meeting Minutes (Numbered)

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 07.14.25 MEETING

No public comments were received.

REGULAR BUSINESS

N ~ ANNUAL REPORTS

The status of the 2024 Draft Annual Report was reported on by Chair Gosney.

Ms Johnson provided an update on her team's work on the 2024 Annual Report and offered the '22/'23 City College of San Francisco Annual Report as a guide that this CBOC might want to utilize and follow.

MS Johnson reinforced the idea that the CBOC might want to emphasize brevity with the report by not flooding the reader with more information than they might be able to or want to absorb.

She also proffered a suggestion that the task of assembling the data can be spread out amongst any and all CBOC members willing to assist.

No public comments were received.

O ~ SITE VISITS

Chair Gosney requested a site visit of Richmond High in the next few weeks before school restarts to see what was so wrong with the school that \$280 million of the public's tax dollars were needed to rehabilitate the school. The request was to visit the site before the work commenced.

He reported that there may have been communication gaps between the emails he sends and the emails staff receives but will try once again to set up a site visit of Richmond High.

He reported that while Stege Elementary was a closed site, anyone can walk around it on three sides and if they bring their own short stepladder they can see over the fences.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

He also reported that there is limited access to the front of Kennedy High looking over the fence along Cutting Boulevard as well as the fence near the swim center to see where the old 500 Building was located.

He also suggested revisiting Shannon Elementary.

No public comments were received.

P ~ ZOOM RECORDINGS

With regards to archiving the CBOC Zoom recordings in Spanish, Ms Mejia-Hooper said that she followed the instructions from her online quests and was able to secure a full English video with audio but was unable to secure a Spanish language version of the video with audio—just the audio.

Chair Gosney volunteered that if the Spanish language audio is shared with him, he can very easily superimpose it onto the English language video.

No public comments were received.

Q ~ CBOC WEB SITE

Chair Gosney reported that earlier in the day, due to the revamping of the District's web site, access to the CBOC site was not possible using regular channels. Chair Gosney voiced that if the public did not have access to the web site—and the agenda packet—there was discussion about canceling the meeting.

Because it was very difficult to reach the proper District staff to resolve the issue, conducting the CBOC meeting was problematic. Chair Gosney told how he had tried reaching out to CBOC members to hear their thoughts on whether to host the meeting or not.

The issue was eventually resolved earlier in the day so cancelling the meeting was no longer a consideration

Chair Gosney suggested that each CBOC member review the CBOC web site so they might provide input on any changes they might want to see.

No public comments were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 07.14.25 MEETING

R ~ CHAIRPERSON REPORT

Chair Gosney voiced how optimistic he was that in short order the CBOC had a very good chance of having a full complement of 11 CBOC members—something that hasn't been seen in quite a number of years.

He continued on about the importance of communication. He reminded the group about how this was discussed with Director of Communication Raechelle Forrest at the July meeting but afterwards he was unable to get anyone in the Communications Department to pick up the phone or respond to emails. He pointed out that when an email is sent to the Communications Department, a ticket number is used with a promise that they will get back to the sender. He pointed out that he has many dozens of such ticket numbers but that no one gets back to him.

He continued by reporting on the difficulty in getting ahold of members of the Board of Education—a problem that has been going on for decades.

He continued speaking about his difficulty in getting CBOC members to respond to his phone calls, emails and texts and asked for help with this.

He spoke about how he gives a monthly Standing Report to the Board and the public but he explained that he worried that the Board and staff aren't really listening to what he has to say. He explained that because he has a limited amount of time to speak, many times what he reports on are problems. He suggested that many members of the Board take those negative comments personally and reject the message not because of the content but because of who is delivering the content.

He expressed his concern that the Board is not giving the CBOC the respect they deserve for important job the CBOC performs. He suggested that since the CBOC—as a body—actually knows something about the Bond Program, it might behoove members of the Board to listen to what the CBOC has to say.

He spoke about his recent conversation with Lin Johnso and the need for training the newer members (and any older members) that can use tutorials about what the CBOC does. She suggested putting together a manual that CBOC members might use.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 07.14.25 MEETING

Mr. Claus asked whether AI might be a useful tool.

Ms. Galicia spoke about the comment about the lack of respect provided by the District, senior staff, school administrators and the Board that the community does not feel that they are being respected and this pushes community members away from serving on committees and even attending Board meetings. Ms. Johnson reinforced the thoughts of Ms Galicia.

No further public comments were received.

S ~ FUTURE AGENDA TOPICS

There were no additional agenda topics suggested.

No public comments were received.

T ~ ADJOURNMENT

With no other business before it the meeting was adjourned at 8:43 PM. The next scheduled meeting will be a joint meeting between the WCCUSD Board of Education and the CBOC and will be held on August 11th, 2025 at 6:15 PM at the WCCUSD Facilities Building (1400 Marina Way South).

These minutes were drafted by CBOC Interim Secretary Don Gosney.

**THE FINANICAL REPORTS THAT SHOULD HAVE BEEN
AGENDIZED ON THE MAY AND JUNE PACKETS ARE
ATTACHED AFTER THIS PAGE**



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Financial Impact of Report 13 Analysis
From May 2025 to June 2025 Preliminary

Items	Beginning Balance	Ending Balance	Variance	Notes
Adjusted Cash Balance	408,709,464	404,766,754	(3,942,710)	< \$3,942,710.01> Expended In June 2025
Projected Revenue				
Bond Sales 2020 Measure R	250,000,000	250,000,000	-	
Less: Cost of Issuance	(575,000)	(575,000)	-	
Interest Earning & Other Revenue	4,331,237	4,331,237	-	
Projected Revenue Total	253,756,237	253,756,237	-	
Projected Available Funds	662,465,701	658,522,991	(3,942,710)	< \$3,942,710.01> Expended In June 2025
Budget Balance				
Board Approved Budget	2,396,659,751	2,396,659,751	-	
Less Expenses to Date	(1,739,758,662)	(1,743,701,372)	(3,942,710)	< \$3,942,710.01> Expended In June 2025
Budget Balance Total	656,901,089	652,958,379	(3,942,710)	< \$3,942,710.01> Expended In June 2025
Projected Cash Balance June 2029	5,564,612	5,564,612	(0)	
State Facility Grants				
Estimated (Projected Apportionments are unknown)	16,708,850	16,708,850	-	



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 06/30/2025 Preliminary

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 Jul-Jun	Expended Total thru 06/30/25	Committed Balance as of 06/30/25	Budget Balance as of 06/30/25	Notes
BAYVIEW	17,732,392	19,850,802	19,850,802		19,850,802	-	-	Footnote 1
CHAVEZ	1,339,784	1,058,234	1,058,234		1,058,234	-	-	Footnote 1
COLLINS	993,294	8,431,064	8,207,101	223,963	8,431,064	-	-	Footnote 1
CORONADO	11,278,047	43,022,627	43,022,627		43,022,627	-	-	Footnote 1
DOVER	13,070,243	35,095,267	35,095,267		35,095,267	-	-	Footnote 1
DOWNER	28,819,079	33,415,902	33,415,902		33,415,902	-	-	Footnote 1
ELLERHORST	11,238,341	13,931,806	13,931,806		13,931,806	-	-	Footnote 1
FAIRMONT	10,971,356	6,602,441	6,602,441		6,602,441	-	-	Footnote 1
FORD	11,839,322	30,817,526	30,817,526		30,817,526	-	-	Footnote 1
GRANT	1,409,600	2,155,565	2,155,565		2,155,565	-	-	Footnote 1
HANNA RANCH	680,923	783,349	783,349		783,349	-	-	Footnote 1
HARDING	15,574,211	22,632,446	22,632,446		22,632,446	-	-	Footnote 1
HARMON KNOLLS	-	448,435	448,435		448,435	-	-	Footnote 1
HIGHLAND	13,504,714	1,932,714	1,932,714		1,932,714	-	-	Footnote 1
KENSINGTON	16,397,920	19,343,892	19,343,892		19,343,892	-	-	Footnote 1
KING	16,688,732	25,342,166	25,342,166		25,342,166	-	-	Footnote 1
LAKE	822,657	67,247,823	37,159,056	10,394,807	47,553,863	10,127,423	9,566,536	Footnote 3
LINCOLN	15,225,821	17,676,561	17,676,561		17,676,561	-	-	Footnote 1
LUPINE HILLS	16,111,242	15,395,678	15,395,678		15,395,678	-	-	Footnote 1
MADERA	11,088,764	12,233,801	12,233,801		12,233,801	-	-	Footnote 1
MICHELLE OBAMA**	13,673,885	43,190,804	43,190,804		43,190,804	-	-	Footnote 1
MIRA VISTA	13,928,364	16,651,130	16,651,130		16,651,130	-	-	Footnote 1
MONTALVIN	15,904,716	16,791,028	16,791,028		16,791,028	-	-	Footnote 1
MURPHY	13,554,495	15,619,655	15,619,655		15,619,655	-	-	Footnote 1
NYSTROM	20,999,690	47,800,813	47,800,813		47,800,813	-	-	Footnote 1
OHLONE	14,174,928	34,492,752	34,492,752		34,492,752	-	-	Footnote 1
OLINDA	1,170,596	2,080,188	2,080,188		2,080,188	-	-	Footnote 1
PERES	19,752,789	21,424,293	21,424,293		21,424,293	-	-	Footnote 1
RIVERSIDE	13,439,831	18,687,983	18,687,983		18,687,983	-	-	Footnote 1
SHANNON	1,157,736	10,855,163	2,470,229	4,526,482	6,996,711	3,175,822	682,630	Footnote 3
SHELDON	14,968,745	15,102,837	15,102,837		15,102,837	-	-	Footnote 1
STEGE	13,000,749	61,445,886	3,522,586	438,857	3,961,443	51,239,041	6,245,402	Footnote 3
STEWART	12,710,427	16,737,037	16,737,037		16,737,037	-	-	Footnote 1
TARA HILLS	14,160,935	14,975,067	14,975,067		14,975,067	-	-	Footnote 1
VALLEY VIEW	11,117,405	10,222,362	10,222,362		10,222,362	-	-	Footnote 1
VERDE	15,709,690	16,065,870	16,065,870		16,065,870	-	-	Footnote 1
WASHINGTON	14,051,720	15,322,847	15,322,847		15,322,847	-	-	Footnote 1
Elementary Total	438,263,142	754,883,814	658,262,851	15,584,109	673,846,959	64,542,287	16,494,568	
B R SOSKIN MS***	1,205,711	6,415,493	6,415,493		6,415,493	-	-	Footnote 1
DEJEAN MS	64,929	381,209	381,209		381,209	-	-	Footnote 1
HELMS MS	61,287,986	83,432,888	83,432,888		83,432,888	-	-	Footnote 1
HERCULES MS	602,982	699,000	699,000		699,000	-	-	Footnote 1
KOREMATSU MS	37,937,901	72,734,009	72,734,009		72,734,009	-	-	Footnote 1
PINOLE MS	38,828,979	56,689,430	56,689,430		56,689,430	-	-	Footnote 1
Middle Sch Total	139,928,488	220,352,030	220,352,030	-	220,352,030	-	-	



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 06/30/2025 Preliminary

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 Jul-Jun	Expended Total thru 06/30/25	Committed Balance as of 06/30/25	Budget Balance as of 06/30/25	Notes
DE ANZA HS	105,389,888	132,236,248	132,236,248		132,236,248	-	-	Footnote 1
EL CERRITO HS	93,605,815	146,850,105	146,850,105		146,850,105	-	-	Footnote 1
GREENWOOD	35,315,772	79,583,607	79,583,607		79,583,607	-	-	Footnote 1
HERCULES HS	12,603,343	14,337,498	14,337,498		14,337,498	-	-	Footnote 1
KENNEDY HS	89,903,130	332,321,861	42,941,573	5,928,793	48,870,367	26,188,689	257,262,806	Footnote 3
PINOLE VALLEY HS	124,040,286	216,549,580	215,051,937	64,885	215,116,822	33,964	1,398,794	Footnote 2
RICHMOND HS	94,720,910	321,972,122	43,409,941	2,756,882	46,166,823	11,947,226	263,858,073	Footnote 3
VISTA HS	3,566,208	7,236,543	7,236,543		7,236,543	-	-	Footnote 1
High Sch Total	559,145,352	1,251,087,563	681,647,451	8,750,560	690,398,011	38,169,879	522,519,672	
ADAMS MS	703,660	691,211	691,211		691,211	-	-	Footnote 1
CAMERON	284,012	3,480,770	3,426,230	54,540	3,480,770	-	-	Footnote 1
CASTRO	11,901,504	620,944	620,944		620,944	-	-	Footnote 1
DELTA NSS	152,564	152,226	152,226		152,226	-	-	Footnote 1
EL SOBRANTE	187,343	536,231	536,231		536,231	-	-	Footnote 1
HARBOUR WAY	121,639	121,944	121,944		121,944	-	-	Footnote 1
KAPPA NSS	109,809	109,831	109,831		109,831	-	-	Footnote 1
NORTH CAMPUS	169,849	205,450	205,450		205,450	-	-	Footnote 1
OMEGA NSS	117,742	118,313	118,313		118,313	-	-	Footnote 1
SEAVIEW	178,534	499,116	499,116		499,116	-	-	Footnote 1
SIGMA NSS	110,728	110,949	110,949		110,949	-	-	Footnote 1
TLC	118,020	116,673	116,673		116,673	-	-	Footnote 1
WEST HERCULES	-	56,847	56,847		56,847	-	-	Footnote 1
Closed/Program Total	14,155,404	6,820,505	6,765,966	54,540	6,820,505	-	-	
CENTRAL	67,713,312	123,831,634	109,776,847	2,822,815	112,599,662	751,309	10,480,664	Budget thru 26-27
RCP CHARTER	8,148,550	4,415,204	4,415,204		4,415,204	-	-	Footnote 1
TECHNOLOGY	35,000,000	35,269,001	35,269,001		35,269,001	-	-	Footnote 1
Admin/Other Total	110,861,862	163,515,840	149,461,052	2,822,815	152,283,867	751,309	10,480,664	
GRAND TOTAL	1,262,354,248	2,396,659,751	1,716,489,349	27,212,023	1,743,701,372	103,463,474	549,494,905	

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

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

*** Board approved renaming of Crespi Middle school to Betty Reid Soskin on 06/23/21.

Footnote 1: Site projects are completed.

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

Footnote 3: 2016 Facilities Master Plan/2020 Msr R Projects are under planning, construction or in closeout.

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

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

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of June 30, 2025 Preliminary

Cash Projection to June-2029

<u>Adjusted Cash Balance</u>		404,766,754	<u>Notes</u> 1
<u>Projected Revenues</u>			
Bond Sales 2020 Measure R	\$ 250,000,000		2
Less: Cost of Issuance	\$ (575,000)		2
Interest Earning & Other Revenue	\$ 4,331,237	<u>\$ 253,756,237</u>	2
<u>Projected Available Funds</u>	\$	658,522,991	
<u>Budget Balance</u>			
Board Approved Budget	\$	2,396,659,751	3
Less: Expenses to Date	\$	<u>1,743,701,372</u>	3
<u>Current budget balance</u>	\$	652,958,379	
Projected Cash Balance June 2029	\$	5,564,612	

State Facility Grants Pending State Approval

Estimated (Projected Apportionments are unknown):	\$16,708,850	4
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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of June 30, 2025 Preliminary

Note 1: Adjusted Cash Balance

Description	Amount	Comments
Cash & Equivalents Building Fund 21	\$ 405,265,976	A
Cash & Equivalents County School Facilities Fund 35	\$ (11,923)	B
Cash with Fiscal Agent (3rd-Party held contract Retention)	\$ 2,609,626	C
Accounts Receivable	\$ -	
Accounts Payable	\$ 978	D
Contract Retention (District held Retention)	\$ (3,097,903)	C
Adjusted Cash Balance	\$ 404,766,754	

Comments

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

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

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

D. Accounts payable are amounts due to vendors or suppliers for goods or services received that have not yet been paid for.

Note 2: Projected Revenues

Fiscal Year	Bond Sales 2020 Measure R	Less: Cost of Bond Issuance	Interest Earnings & Other Revenue	Total
FY 2024-25	\$ -		\$ 1,300,000	\$ 1,300,000
FY 2025-26	\$ -		\$ 931,237	\$ 931,237
FY 2026-27	\$ 250,000,000	\$ (575,000)	\$ 700,000	\$ 250,125,000
FY 2027-28	\$ -		\$ 900,000	\$ 900,000
FY 2028-29	\$ -		\$ 500,000	\$ 500,000
Grand Total	\$ 250,000,000	\$ (575,000)	\$ 4,331,237	\$ 253,756,237

Note 3 Budget Balance

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of June 30, 2025 Preliminary

Note 4: State Facility Grants

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

School	Funding	OPSC * Status	SAB** Approval ¹	SAB** Funded	Amount
Lake ES Campus Replaceme	Modernization	Submitted 12/14/23-Workload			\$ 3,027,337
Hercules HS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,397,009
Hercules MS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,512,365
Collins ES HVAC	Modernization	Submitted 10/29/24-Workload			\$ 5,194,881
Shannon MPR	Modernization	Submitted 10/29/24-Workload			\$ 3,577,258
Total					\$ 16,708,850

*Office of Public School Construction - OPSC

**State Allocation Board - SAB

¹ Last updated 11/30/2024

Note 5: 2016 Facilities Master Plan Projects

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

School	Project Type	FMP 2016	Current Budget
Ed Specs & School Size		\$ 200,000	\$ 200,000
Cameron School	Critical Needs	\$ 1,300,000	\$ 3,358,575
Chavez Elementary School	Critical Needs	\$ 600,000	\$ 72,847
Collin Elementary School	Critical Needs	\$ 3,500,000	\$ 6,792,193
B.R.Soskin Middle School	Critical Needs	\$ 3,100,000	\$ 5,169,597
Fairmont Elementary School	Critical Needs	\$ 3,000,000	\$ 2,738,183
Grant Elementary School	Critical Needs	\$ 900,000	\$ 211,467
Harmon Knolls	Critical Needs	\$ 200,000	\$ 406,946
Harmon Knolls	Soils Testing	\$ 100,000	\$ 41,489
Hercules Middle School*	Critical Needs	\$ 7,500,000	\$ 5,605,442
Hercules High School*	Critical Needs	\$ 7,200,000	\$ 5,437,036
Highland Elementary School	Critical Needs	\$ 800,000	\$ 52,875
Kennedy High School****	Critical Needs	\$ 12,200,000	\$ 12,200,000
Lake Elementary School	Critical Needs	\$ -	\$ 147,501
Lake Elementary School	RS Replacement	\$ 66,100,000	\$ 65,600,000
M Obama Elementary School	RS Replacement	\$ 40,300,000	\$ 39,361,480
Ohlone Elementary School	Critical Needs	\$ 800,000	\$ 623,885
Olinda Elementary School	Critical Needs	\$ 1,000,000	\$ 793,247
Richmond High School	Critical Needs	\$ 15,100,000	\$ 20,250,034
Riverside Elementary School	Critical Needs	\$ 6,900,000	\$ 4,076,978
Shannon Elementary School**	Critical Needs	\$ 7,100,000	\$ 9,300,000
Stege Elementary School***	Critical Needs	\$ 2,900,000	\$ 58,000,000
Valley View Elementary School	Critical Needs	\$ 1,000,000	\$ 1,091,447
TOTAL IMPLEMENTATION PLAN MODEL 1		\$ 181,800,000	\$ 241,531,222



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of June 30, 2025 Preliminary

* 2016 FMP scope and budget for Hercules MS & Hercules HS is for a singular project so the combined budget will be reported under Hercules HS on various financial reports

** BOE approved supplemental fund for Shannon ES: Fund 25 of \$0.7M on 04/10/24

*** BOE approved supplemental fund for Stege ES: Fund 25 of \$3M and Fund 21 of 58M on 12/18/24

**** BOE approved combination of Kennedy HS Critical Needs Project and Kennedy HS Modernization Project budget on 6/4/25

Definition of ROM¹

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

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

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

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

- Harmon Knolls \$250,000 and Valley View \$150,000 on 08/09/17; Grant <\$688,533>, Harmon Knolls <\$101,565>, Lake <\$352,499>, Ohlone <\$176,115>, & Valley View <\$58,553> on 07/25/18; Richmond \$3,900,000 on 11/14/18; Crespi \$2,200,000 on 03/20/19; Chavez <\$572,153> on 06/26/19; Richmond \$2,000,000 on 11/06/19; Olinda <\$206,753.35> on 02/26/20; Crespi <\$130,402.83> on 12/16/20; Shannon \$2,200,000, Hercules MS/HS \$5,000,000 on 1/26/22; Cameron \$2,200,000 on 11/16/2022; Collins \$ 3,800,000 on 11/16/2022; Stege \$40,100,000 on 11/8/23; Cameron <\$129,937>, Collins <\$500,969>, Highland <\$747,125>, Fairmont <\$261,817>, Obama <\$938,520>, Riverside <\$2,823,022>, Richmond <\$749,965>, Stege \$15,000,000 on 12/18/24; Collins <\$6,837.84>, Hercules MS/HS <\$8,657,521.84>, Cameron <\$11,487.62> on 05/28/25;

Note 6: Measure R Project

School	Project Type	Original Budget	Current Budget
Kennedy High School	Field/Bldgs/Press box	\$ 6,600,000	\$ 6,166,880
Kennedy High School****	Modernization	\$ 1,000,000	\$ 280,100,000
Richmond High School	Modernization	\$ 1,000,000	\$ 280,100,000
Total		\$ 8,600,000	\$ 566,366,880

Board approved the following Measure R Budgets: KHS Fields \$6,600,000 on 1/19/22; KHS Mod \$1,000,000, RHS Mod \$1,000,000 on 5/17/23; KHS Mod \$279,100,000, RHS Mod \$279,100,000 on 11/8/23, KHS Fields <\$433,120> on 12/18/24

**** BOE approved combination of Kennedy HS Critical Needs Project and Kennedy HS Modernization Project budget on 6/4/25



A/P Check List

June, 2025

Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						113,019.45	
BEALS MARTIN INC	246703	06/17/25	21-9745-9570-000	3785-07RET	05/31/25	113,019.45	1000004435 KHS ADMIN RELO FINAL RETENTION
Site 134 - LAKE						1,794,842.14	
ALTEN CONSTRUCTION INC	246684	06/17/25	21-9745-6201-134	1000003734-45B	06/02/25	19,505.52	LAKE ES CAMPUS REPLACE DESIGN MAY 2025
ALTEN CONSTRUCTION INC	246684	06/17/25	21-9748-6211-134	10000003734-45A	06/02/25	1,714,643.53	LAKE ES CAMPUS REPLACE CONSTRUCTION MAY 2025
AQUATECH CONSULTANCY, INC	246466	06/10/25	21-9745-5860-134	55283	05/10/25	1,794.00	LAKE ES REPLACEMENT PROJECT APRIL 2025
CONSOLIDATED ENGINEERING LABOR	246488	06/10/25	21-9745-6215-134	230409	05/06/25	9,603.09	LAKE ES TESTING & INSPECTION SVCS 4/2/25-4/25/25
DSA SCHOOL INSPECTORS, INC.	246501	06/10/25	21-9745-6214-134	25-01037	05/01/25	25,188.00	LAKE ES CAMPUS REPLACEMENT APRIL 2025
DSA SCHOOL INSPECTORS, INC.	246736	06/17/25	21-9745-6214-134	25-01044	05/31/25	24,108.00	LAKE ES CAMPUS REPLACEMENT MAY 2025
Site 154 - SHANNON						793,118.34	
NINYO AND MOORE GEOTECHNICAL A	246573	06/10/25	21-9745-6215-154	302218	04/24/25	3,745.50	SHANNON ES CNP GEOTECH SERVICE MARCH 2025
NINYO AND MOORE GEOTECHNICAL A	246825	06/17/25	21-9745-6215-154	303258	05/20/25	1,303.50	SHANNON ES CNP GEOTECH SERVICES APRIL 2025
STRAWN CONSTRUCTION INC	246640	06/10/25	21-9745-6211-154	1000004297-6	05/16/25	788,069.34	SHANNON ES MULTI-PURPOSE BUILD APRIL 2025
Site 157 - STEGE						329,599.90	
ALTEN CONSTRUCTION INC	246459	06/10/25	21-9745-6201-157	1000004668-1	05/06/25	233,598.90	STEGE ES CAMPUS REBUILD PROJECT APRIL 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9748-6217-157	691-01	03/31/25	32,000.00	CONSTRUCTION MGMT STEGE ES PROJ MGMT MARCH 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9748-6217-157	691-02	04/30/25	32,001.00	CONSTRUCTION MGMT SVS STEGE ES APRIL 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9748-6217-157	691-03	05/31/25	32,000.00	CONSTRUCTION MGMT SVCS STEGE ES MAY 2025
Site 360 - KENNEDY HIGH						591,612.10	
BEALS MARTIN INC	246472	06/10/25		3785-06	05/28/25	80,217.00	KENNEDY HS ADMINISTRATION RELO MAY 2025
HKIT ARCHITECTS	246770	06/17/25	21-9747-6201-360	21	04/30/25	235,473.80	KENNEDY HS MODERNIZATION PROJ APRIL 2025
STATE WATER RESOURCES CONTROL	246863	06/17/25	21-9748-6212-360	APP ID#584589	05/23/25	781.00	KENNEDY HS PERMIT REGISTRATION FEE
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-360	690-01	03/31/25	91,713.10	CONSTRUCTION MGMT KHS PROJ SVCS MARCH 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-360	690-02	04/30/25	91,714.10	CONSTRUCTION MGMT SVCS KHS PROJ MGMT APRIL 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-360	690-03	05/31/25	91,713.10	CONSTRUCTION MGMT SVCS KHS PROJ MGMT MAY 2025
Site 362 - PINOLE VALLEY HIGH						1,705.00	
CAL ENGINEERING AND GEOLOGY IN	246480	06/10/25	21-9745-6192-362	7501864	05/28/25	1,705.00	PVHS SLOPE AND DRAINAGE IMPROV 4/26/25-5/16/25
Site 364 - RICHMOND HIGH						855,871.92	
DLR GROUP INC, A CALIFORNIA CO	246499	06/10/25	21-9747-6201-364	0248929	05/20/25	325,106.11	RICHMOND HS MODERNIZATION PROJ APRIL 2025
DLR GROUP INC, A CALIFORNIA CO	246939	06/24/25	21-9747-6201-364	0250461	06/10/25	250,824.45	RICHMOND HS MODERNIZATION PROJ MAY 2025
PACIFIC GAS AND ELECTRIC	246597	06/10/25	21-9747-6207-364	00084085620	06/03/25	5,000.00	RHS CAMPUS SERVICE REPLACE
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-364	689-01	03/31/25	91,646.75	CONSTRUCTION MGMT RHS PROJ MGMT MARCH 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-364	689-02	04/30/25	91,647.86	CONSTRUCTION MGMT SVCS RHS PROJ MGMT APRIL 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9747-6217-364	689-03	05/31/25	91,646.75	CONSTRUCTION MGMT SVCS RHS PROJ MGMT MAY 2025
Site 615 - OPERATIONAL SUPPT SRVS CE						189,266.67	
BLUEPRINT EXPRESS CORPORATION	246477	06/10/25	21-9790-6216-615	BEN-65200	05/29/25	446.75	RFQ/P *4760 IOR SVCS KHS,RHS,STEGE ES 5/29/25
COLBI TECHNOLOGIES	246722	06/17/25	21-9748-5860-615	16057	06/03/25	8,716.25	FOC PROGRAM MANAGEMENT SERVICES MAY 2025
EMPLOYERS ADVOCATE INC	246336	06/03/25	21-9790-6230-615	11298	05/14/25	600.00	DW PROJECT LABOR ADMIN SERVICE APRIL 2025
EMPLOYERS ADVOCATE INC	246744	06/17/25	21-9790-6230-615	11299	06/04/25	450.00	DW PROJECT LABOR ADMIN SERVICES MAY 2025
ROEBBELEN CONSTRUCTION MANAGEM	246845	06/17/25	21-9745-6217-615	3422065-37	05/31/25	22,270.00	VARIOUS SITES PROJECT COORDINATION MAY 2025
TIMOTHY R. HALEY	246969	06/24/25	21-9790-6203-615	53	06/12/25	11,250.00	FOC DESIGN MANAGEMENT MAY 2025
VAN PELT CONSTRUCTION SERVICES	246435	06/03/25	21-9747-6217-615	681-01	01/31/25	47,700.00	RHS, KHS, STEGE ES CONSTRUCTION JANUARY 2025
VAN PELT CONSTRUCTION SERVICES	246435	06/03/25	21-9747-6217-615	681-02	02/28/25	40,332.50	RHS, KHS, STEGE ES CONSTRUCTION FEBRUARY 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9790-6202-615	688-01	03/31/25	19,166.75	CONSTRUCTION MGMT BOND PROG MGMT MARCH 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9790-6202-615	688-02	04/30/25	19,167.67	CONSTRUCTION MGMT SVCS BOND PROG MGMT APRIL 2025
VAN PELT CONSTRUCTION SERVICES	246878	06/17/25	21-9790-6202-615	688-03	05/31/25	19,166.75	CONSTRUCTION MGMT SVCS BOND PROG MGMT MAY 2025
Grand Total						4,669,035.52	



A/P Check List

June, 2025
Fund 21

AP CHECK TOTAL	4,669,035.52
Retention Payments	(113,019.45)
Retention not in Expenses	135,943.68
Void Check	(233,598.90)
Regular Payroll	31,698.16
Manual Entry & Adjustment	(547,349.00)
Total	3,942,710.01

Object 9570-Retention Withheld Paid

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
BEALS MARTIN INC	246703	06/17/25	21-9745-9570-000	3785-07RET	05/31/25	113,019.45	1000004435 KHS ADMIN RELO FINAL RETENTION
Grand Total						113,019.45	

Object 9570-Retention Withheld Amount

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
ALTEN CONSTRUCTION INC	246684	06/17/25	21-9748-6211-134	10000003734-45A	06/02/25	90,244.40	LAKE ES CAMPUS REPLACE CONSTRUCTION MAY 2025
BEALS MARTIN INC	246472	06/10/25	21-9745-6219-360	3785-06	05/28/25	4,221.95	KENNEDY HS ADMINISTRATION RELO MAY 2025
STRAWN CONSTRUCTION INC	246640	06/10/25	21-9745-6211-154	1000004297-6	05/16/25	41,477.33	SHANNON ES MULTI-PURPOSE BUILD APRIL 2025
Grand Total						135,943.68	

Void Check

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
ALTEN CONSTRUCTION INC	0	-	21-9745-6201-157	1000004668-1	05/06/25	(233,598.90)	STEGE ES CAMPUS REBUILD PROJECT APRIL 2025
Grand Total						(233,598.90)	

Payroll

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Central Cost		06/30/25				(584.29)	Facility Program Staff
Central Cost		06/30/25				32,282.45	Assoc. Supt. Operation Staff
Grand Total						31,698.16	

Manual Journal Entry & Adjustment

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Shannon Multi Purpose Room Building Project						(547,349.00)	Moved eligible expenses to other funding sources; 04/10/24 BOE Approved
Grand Total						(547,349.00)	

BOND FUND 21
RESOURCE 9745 - Measure D (2010)
RESOURCE 9747 - Measure R (2020)
RESOURCE 9748 - Measure E (2012)
RESOURCE 9790 - Bond Related Other Revenue (Non bond measure)



A/P Check List

May, 2025
Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						87,328.58	
ALTEN CONSTRUCTION INC	245504	05/13/25	21-9745-9570-000	1000003434-43ATRUST	04/01/25	(25,257.68)	1000003734 MARCH 2025 RETAINAGE
ALTEN CONSTRUCTION INC	245504	05/13/25	21-9748-9570-000	1000003434-43ATRUST	04/01/25	112,586.26	1000003734 MARCH 2025 RETAINAGE
Site 134 - LAKE						3,426,191.25	
ALTEN CONSTRUCTION INC	245257	05/06/25	21-9745-6201-134	1000003734-43B	04/01/25	19,505.52	LAKE ES CAMPUS REPLACE DESIGN MARCH 2025
ALTEN CONSTRUCTION INC	245257	05/06/25	21-9748-6211-134	1000003734-43A	04/01/25	1,659,242.93	LAKE ES CAMPUS REPLACE CONSTRUCTION MARCH 2025
ALTEN CONSTRUCTION INC	245719	05/20/25	21-9745-6201-134	1000003734-44B	05/01/25	19,505.52	LAKE ES CAMPUS REPLACE DESIGN APRIL 2025
ALTEN CONSTRUCTION INC	245719	05/20/25	21-9748-6211-134	1000003734-44A	05/01/25	1,703,486.89	LAKE ES CAMPUS REPLACE CONSTRUCTION APRIL 2025
AQUATECH CONSULTANCY, INC	245727	05/20/25	21-9745-5860-134	55182	04/10/25	2,921.00	LAKE ES REPLACEMENT PROJECT MARCH 2025
CONSOLIDATED ENGINEERING LABOR	245766	05/20/25	21-9745-6215-134	229654	04/08/25	1,877.39	LAKE ES TESTING & INSPECTION SVCS 3/21/25-3/28/25
DSA SCHOOL INSPECTORS, INC.	246010	05/29/25	21-9745-6214-134	25-01031	04/07/25	19,652.00	LAKE ES CAMPUS REPLACEMENT MARCH 2025
Site 154 - SHANNON						1,145,158.07	
BSK ASSOCIATES INC	245288	05/06/25	21-9745-6192-154	0108764 *	01/31/25	585.75	SHANNON ES MPR GEO SERVICES JANUARY 2025 REISSUE
BSK ASSOCIATES INC	245288	05/06/25	21-9745-6192-154	0108953 *	02/28/25	605.00	SHANNON ES MPR GEO SERVICES FEBRUARY 2025 REISSUE
BSK ASSOCIATES INC	245288	05/06/25	21-9745-6192-154	107106R *	10/29/24	1,116.00	SHANNON ES MPR GEO SERVICES JULY 2024 REISSUE
BSK ASSOCIATES INC	245288	05/06/25	21-9745-6192-154	107186R *	10/31/24	1,301.00	SHANNON ES MPR GEO SERVICES AUGUST 2024 REISSUE
HAMILTON AND AITKEN ARCHITECTS	245585	05/13/25	21-9745-6201-154	2020.160.21	04/28/25	9,716.81	SHANNON ES ARCHITECTURAL SERVICES MARCH 2025
NINYO AND MOORE GEOTECHNICAL A	245635	05/13/25	21-9745-6215-154	296031	11/25/24	25,373.78	SHANNON ES CNP GEOTECH SERVICES OCTOBER 2025
NINYO AND MOORE GEOTECHNICAL A	245635	05/13/25	21-9745-6215-154	297262	12/30/24	12,645.50	SHANNON ES CNP GEOTECH SERVICES NOVEMBER 2024
NINYO AND MOORE GEOTECHNICAL A	245635	05/13/25	21-9745-6215-154	298284	01/23/25	1,113.00	SHANNON ES CNP GEOTECH SERVICE DECEMBER 2024
NINYO AND MOORE GEOTECHNICAL A	245635	05/13/25	21-9745-6215-154	299713	02/26/25	6,374.00	SHANNON ES CNP GEOTECH SERVICES JANUARY 2025
NINYO AND MOORE GEOTECHNICAL A	245635	05/13/25	21-9745-6215-154	300443	03/18/25	2,628.50	SHANNON ES CNP GEOTECH SERVICES FEBRUARY 2025
STRAWN CONSTRUCTION INC	245460	05/06/25	21-9745-6211-154	1000004297-5	04/08/25	1,083,698.73	SHANNON ES MULTI-PURPOSE BUILD 2/1/25-3/31/25
Site 157 - STEGE						233,598.90	
ALTEN CONSTRUCTION INC	245961	05/29/25	21-9745-6201-157	1000004668-01	05/06/25	233,598.90	STEGE ES CAMPUS REBUILD PROJEC
Site 360 - KENNEDY HIGH						914,824.92	
ACHIEVEMENT ENGINEERING CORP	245254	05/06/25	21-9745-6215-360	INV#03-JAN	01/31/25	11,595.63	KENNEDY HS ADMIN RELO SPECIAL INSPECT JANUARY 2025
BEALS MARTIN INC	245744	05/20/25	21-9745-6219-360	3785-05	04/24/25	114,894.86	KENNEDY HS ADMINISTRATION RELO APRIL 2025
HKIT ARCHITECTS	246047	05/29/25	21-9747-6201-360	19	02/28/25	247,635.92	KENNEDY HS MODERNIZATION PROJE FEB 2025
HKIT ARCHITECTS	246047	05/29/25	21-9747-6201-360	20	03/31/25	462,842.01	KENNEDY HS MODERNIZATION PROJE MAR 2025
PACIFIC GAS AND ELECTRIC	245411	05/06/25	21-9747-6207-360	NOTIFICAT#129613577	04/24/25	77,856.50	KENNEDY HS GAS AND ELECTRIC AGREEMENT
Site 362 - PINOLE VALLEY HIGH						5,763.06	
CAL ENGINEERING AND GEOLOGY IN	245528	05/13/25	21-9745-6192-362	7501829	05/01/25	2,535.00	PVHS SLOPE AND DRAINAGE IMPROV 1/17/25-4/25/25
DIVISION OF STATE ARCHITECT	245318	05/06/25	21-9748-6210-362	01-122365 DSA APP#	04/28/25	3,228.06	PVHS DSA PLAN REVIEW FEE
Site 364 - RICHMOND HIGH						323,852.91	
DLR GROUP INC, A CALIFORNIA CO	245783	05/20/25	21-9747-6201-364	0247651	03/10/25	166,155.34	RICHMOND HS MODERNIZATION PROJ FEBRUARY 2025
DLR GROUP INC, A CALIFORNIA CO	245783	05/20/25	21-9747-6201-364	0247653	04/05/25	157,697.57	RICHMOND HS MODERNIZATION PROJ MARCH 2025
Site 615 - OPERATIONAL SUPPT SRVS CE						197,973.03	
CHRISTY WHITE ACCOUNTANCY CORP	245759	05/20/25	21-9790-5830-615	22826	03/31/25	12,800.00	AUDIT FY2023-24 BOND AUDIT MEASURE D,E,R
COLBI TECHNOLOGIES	245301	05/06/25	21-9748-5860-615	15690	04/08/25	11,186.25	FOC PROGRAM MANAGEMENT SERVICES MARCH 2025
COLBI TECHNOLOGIES	245535	05/13/25	21-9748-5860-615	15825	05/01/25	13,846.25	FOC PROGRAM MANAGEMENT SERVICES APRIL 2025
EIDE BAILLY LLP	245336	05/06/25	21-9790-5832-615	EI01817398	02/28/25	16,500.00	DISTRICT WIDE EIDE BAILLY AUDIT FY2024
EIDE BAILLY LLP	245336	05/06/25	21-9790-5832-615	EI01832801	03/18/25	16,659.00	DISTRICT WIDE EIDE BAILLY AUDIT FY 2024 PROP 39
ORBACH HUFF & HENDERSON LLP	246089	05/29/25	21-9790-5895-615	107877	01/21/25	21,792.31	ORBACH, HUFF, & HENDERSON CONTRACT NOV 2024
ORBACH HUFF & HENDERSON LLP	246089	05/29/25	21-9790-5895-615	108868	03/25/25	11,291.65	ORBACH, HUFF, & HENDERSON CONTRACT FEB 2025
ORBACH HUFF & HENDERSON LLP	246089	05/29/25	21-9790-5895-615	109474	04/30/25	19,535.30	ORBACH, HUFF, & HENDERSON CONTRACT MAR 2025
ORBACH HUFF & HENDERSON LLP	246089	05/29/25	21-9790-5895-615	109727	05/19/25	21,316.47	BOND LEGAL FUND 21 APRIL 2025
ORBACH HUFF & HENDERSON LLP	246089	05/29/25	21-9790-5895-615	109730	05/19/25	610.80	ORBACH, HUFF, & HENDERSON CONTRACT APRIL 2025
ROEBBELEN CONSTRUCTION MANAGEM	245906	05/20/25	21-9745-6217-615	3422065-35	03/31/25	23,460.00	VARIOUS SITES PROJECT COORDINATE MARCH 2025
ROEBBELEN CONSTRUCTION MANAGEM	245906	05/20/25	21-9745-6217-615	3422065-36	04/30/25	18,175.00	VARIOUS SITES PROJECT COORDINATE APRIL 2025
TIMOTHY R. HALEY	246038	05/29/25	21-9790-6203-615	52	05/13/25	10,800.00	PROGRAM PLANNING REVIEW SERV APRIL 2025
Grand Total						6,334,690.72	



A/P Check List

May, 2025
Fund 21

AP CHECK TOTAL	6,334,690.72
Retention Payments	(87,328.58)
Retention not in Expenses	240,069.64
Void Check	(3,707.75)
Regular Payroll	53,409.29
Manual Entry	(183,416.33)
Total	6,353,716.99

Object 9570-Retention Withheld Paid

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
ALTEN CONSTRUCTION INC	245504	05/13/25	21-9745-9570-000	1000003434-43ATRUST	04/01/25	(25,257.68)	1000003734 MARCH 2025 RETAINAGE
ALTEN CONSTRUCTION INC	245504	05/13/25	21-9748-9570-000	1000003434-43ATRUST	04/01/25	112,586.26	1000003734 MARCH 2025 RETAINAGE
Grand Total						87,328.58	

Object 9570-Retention Withheld Amount

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Retention	Invoice Description
ALTEN CONSTRUCTION INC	245257	05/06/25	21-9748-6211-134	1000003734-43A	04/01/25	87,328.58	LAKE ES CAMPUS REPLACE CONSTRUCTION MARCH 2025
ALTEN CONSTRUCTION INC	245719	05/20/25	21-9748-6211-134	1000003734-44A	05/01/25	89,657.20	LAKE ES CAMPUS REPLACE CONSTRUCTION APRIL 2025
STRAWN CONSTRUCTION INC	245460	05/06/25	21-9745-6211-154	1000004297-5	04/08/25	57,036.76	SHANNON ES MULTI-PURPOSE BUILD 2/1/25-3/31/25
BEALS MARTIN INC	245744	05/20/25	21-9745-6219-360	3785-05	04/24/25	6,047.10	KENNEDY HS ADMINISTRATION RELO APRIL 2025
Grand Total						240,069.64	

Void Check

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
BSK ASSOCIATES INC	0	05/01/25	21-9745-6192-154	0108764	01/31/25	(585.75)	SHANNON ES MPR GEO SERVICE
BSK ASSOCIATES INC	0	05/01/25	21-9745-6192-154	0108953	02/28/25	(605.00)	SHANNON ES MPR GEO SERVICE
BSK ASSOCIATES INC	0	05/03/25	21-9745-6190-154	107106R	10/29/24	(1,116.00)	SHANNON ES MPR GEO SERVICE
BSK ASSOCIATES INC	0	05/03/25	21-9745-6190-154	107186R	10/31/24	(1,301.00)	SHANNON ES MPR GEO SERVICE
CONTRA COSTA COUNTY CLERK	0	05/15/25	21-9747-6205-364	CEQA RICHMOND HS	03/21/25	(50.00)	RICHMOND HS - CEQA FILING 2025
CONTRA COSTA COUNTY CLERK	0	05/15/25	21-9745-6205-157	CEQA STEGE ES	03/21/25	(50.00)	STEGE ES - CEQA FILING FEE 2025
Grand Total						(3,707.75)	

Payroll

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Central Cost		05/30/25				34,813.86	Facility Program Staff
Central Cost		05/30/25				18,595.43	Assoc. Supt. Operation Staff
Grand Total						53,409.29	

Manual Journal Entry

Project Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Payroll Adjustment						(9,589.86)	May 2025 Assoc Supt. Staff Salary Adjustment
Payroll Adjustment						(776.84)	April 2025 Assoc. Supt. Staff Salary Adjustment
Payroll Adjustment						(10,231.18)	April 2025 Facility Staff Salary Adjustment
Lake Campus Replacement Project						(64,250.00)	Moved eligible expenses to other funding sources
Kennedy HS CNP						(98,568.45)	Moved eligible expenses to other funding sources
Grand Total						(183,416.33)	

BOND FUND 21
RESOURCE 9745 - Measure D (2010)
RESOURCE 9747 - Measure R (2020)
RESOURCE 9748 - Measure E (2012)
RESOURCE 9790 - Bond Related Other Revenue (Non bond measure)



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of May 31, 2025

Cash Projection to June-2029

			<u>Notes</u>
<u>Adjusted Cash Balance</u>		408,709,464	1
 <u>Projected Revenues</u>			
Bond Sales 2020 Measure R	\$ 250,000,000		2
Less: Cost of Issuance	\$ (575,000)		2
Interest Earning & Other Revenue	\$ 4,331,237	<u>\$ 253,756,237</u>	2
 <u>Projected Available Funds</u>	 \$ 662,465,701		
 <u>Budget Balance</u>			
Board Approved Budget	\$ 2,396,659,751		3
Less: Expenses to Date	\$ 1,739,758,662		3
<u>Current budget balance</u>	\$ 656,901,089		
 Projected Cash Balance June 2029	 \$ 5,564,612		

State Facility Grants Pending State Approval

Estimated (Projected Apportionments are unknown):	\$16,708,850	4
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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of May 31, 2025

Note 1: Adjusted Cash Balance

Description	Amount	Comments
Cash & Equivalents Building Fund 21	\$ 409,186,739	A
Cash & Equivalents County School Facilities Fund 35	\$ (11,923)	B
Cash with Fiscal Agent (3rd-Party held contract Retention)	\$ 2,609,626	C
Accounts Receivable	\$ -	
Accounts Payable	\$ -	D
Contract Retention (District held Retention)	\$ (3,074,979)	C
Adjusted Cash Balance	\$ 408,709,464	

Comments

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

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

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

D. Accounts payable are amounts due to vendors or suppliers for goods or services received that have not yet been paid for.

Note 2: Projected Revenues

Fiscal Year	Bond Sales 2020 Measure R	Less: Cost of Bond Issuance	Interest Earnings & Other Revenue	Total
FY 2024-25	\$ -		\$ 1,300,000	\$ 1,300,000
FY 2025-26	\$ -		\$ 931,237	\$ 931,237
FY 2026-27	\$ 250,000,000	\$ (575,000)	\$ 700,000	\$ 250,125,000
FY 2027-28	\$ -		\$ 900,000	\$ 900,000
FY 2028-29	\$ -		\$ 500,000	\$ 500,000
Grand Total	\$ 250,000,000	\$ (575,000)	\$ 4,331,237	\$ 253,756,237

Note 3 Budget Balance

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of May 31, 2025

Note 4: State Facility Grants

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

School	Funding	OPSC * Status	SAB** Approval ¹	SAB** Funded	Amount
Lake ES Campus Replaceme	Modernization	Submitted 12/14/23-Workload			\$ 3,027,337
Hercules HS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,397,009
Hercules MS Science	Modernization	Submitted 12/14/23-Workload			\$ 2,512,365
Collins ES HVAC	Modernization	Submitted 10/29/24-Workload			\$ 5,194,881
Shannon MPR	Modernization	Submitted 10/29/24-Workload			\$ 3,577,258
Total					\$ 16,708,850

*Office of Public School Construction - OPSC

**State Allocation Board - SAB

¹ Last updated 11/30/2024

Note 5: 2016 Facilities Master Plan Projects

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

School	Project Type	FMP 2016	Current Budget
Ed Specs & School Size		\$ 200,000	\$ 200,000
Cameron School	Critical Needs	\$ 1,300,000	\$ 3,358,575
Chavez Elementary School	Critical Needs	\$ 600,000	\$ 72,847
Collin Elementary School	Critical Needs	\$ 3,500,000	\$ 6,792,193
B.R.Soskin Middle School	Critical Needs	\$ 3,100,000	\$ 5,169,597
Fairmont Elementary School	Critical Needs	\$ 3,000,000	\$ 2,738,183
Grant Elementary School	Critical Needs	\$ 900,000	\$ 211,467
Harmon Knolls	Critical Needs	\$ 200,000	\$ 406,946
Harmon Knolls	Soils Testing	\$ 100,000	\$ 41,489
Hercules Middle School*	Critical Needs	\$ 7,500,000	\$ 5,605,442
Hercules High School*	Critical Needs	\$ 7,200,000	\$ 5,437,036
Highland Elementary School	Critical Needs	\$ 800,000	\$ 52,875
Kennedy High School	Critical Needs	\$ 12,200,000	\$ 12,200,000
Lake Elementary School	Critical Needs	\$ -	\$ 147,501
Lake Elementary School	RS Replacement	\$ 66,100,000	\$ 65,600,000
M Obama Elementary School	RS Replacement	\$ 40,300,000	\$ 39,361,480
Ohlone Elementary School	Critical Needs	\$ 800,000	\$ 623,885
Olinda Elementary School	Critical Needs	\$ 1,000,000	\$ 793,247
Richmond High School	Critical Needs	\$ 15,100,000	\$ 20,250,034
Riverside Elementary School	Critical Needs	\$ 6,900,000	\$ 4,076,978
Shannon Elementary School**	Critical Needs	\$ 7,100,000	\$ 9,300,000
Stege Elementary School***	Critical Needs	\$ 2,900,000	\$ 58,000,000
Valley View Elementary School	Critical Needs	\$ 1,000,000	\$ 1,091,447
TOTAL IMPLEMENTATION PLAN MODEL 1		\$ 181,800,000	\$ 241,531,222



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Bond Program Financial Status

As of May 31, 2025

* 2016 FMP scope and budget for Hercules MS & Hercules HS is for a singular project so the combined budget will be reported under Hercules HS on various financial reports

** BOE approved supplemental fund for Shannon ES: Fund 25 of \$0.7M on 04/10/24

*** BOE approved supplemental fund for Stege ES: Fund 25 of \$3M and Fund 21 of 58M on 12/18/24

Definition of ROM¹

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

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

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

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

- Harmon Knolls \$250,000 and Valley View \$150,000 on 08/09/17; Grant <\$688,533>, Harmon Knolls <\$101,565>, Lake <\$352,499>, Ohlone <\$176,115>, & Valley View <\$58,553> on 07/25/18; Richmond \$3,900,000 on 11/14/18; Crespi \$2,200,000 on 03/20/19; Chavez <\$572,153> on 06/26/19; Richmond \$2,000,000 on 11/06/19; Olinda <\$206,753.35> on 02/26/20; Crespi <\$130,402.83> on 12/16/20; Shannon \$2,200,000, Hercules MS/HS \$5,000,000 on 1/26/22; Cameron \$2,200,000 on 11/16/2022; Collins \$ 3,800,000 on 11/16/2022; Stege \$40,100,000 on 11/8/23; Cameron <\$129,937>, Collins <\$500,969>, Highland <\$747,125>, Fairmont <\$261,817>, Obama <\$938,520>, Riverside <\$2,823,022>, Richmond <\$749,965>, Stege \$15,000,000 on 12/18/24; Collins <\$6,837.84>, Hercules MS/HS <\$8,657,521.84>, Cameron <\$11,487.62> on 05/28/25;

Note 6: Measure R Project

School	Project Type	Original Budget	Current Budget
Kennedy High School	Field/Blchrs/Press box	\$ 6,600,000	\$ 6,166,880
Kennedy High School	Modernization	\$ 1,000,000	\$ 280,100,000
Richmond High School	Modernization	\$ 1,000,000	\$ 280,100,000
Total		\$ 8,600,000	\$ 566,366,880

* Board approved the following Measure R Budgets: KHS Fields \$6,600,000 on 1/19/22; KHS Mod \$1,000,000, RHS Mod \$1,000,000 on 5/17/23; KHS Mod \$279,100,000, RHS Mod \$279,100,000 on 11/8/23, KHS Fields <\$433,120> on 12/18/24



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 05/31/2025

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 thru May	Expended Total thru 05/31/25	Committed Balance as of 05/31/25	Budget Balance as of 05/31/25	Notes
BAYVIEW	17,732,392	19,850,802	19,850,802		19,850,802	-	-	Footnote 1
CHAVEZ	1,339,784	1,058,234	1,058,234		1,058,234	-	-	Footnote 1
COLLINS	993,294	8,431,064	8,207,101	223,963	8,431,064	-	-	Footnote 1
CORONADO	11,278,047	43,022,627	43,022,627		43,022,627	-	-	Footnote 1
DOVER	13,070,243	35,095,267	35,095,267		35,095,267	-	-	Footnote 1
DOWNER	28,819,079	33,415,902	33,415,902		33,415,902	-	-	Footnote 1
ELLERHORST	11,238,341	13,931,806	13,931,806		13,931,806	-	-	Footnote 1
FAIRMONT	10,971,356	6,602,441	6,602,441		6,602,441	-	-	Footnote 1
FORD	11,839,322	30,817,526	30,817,526		30,817,526	-	-	Footnote 1
GRANT	1,409,600	2,155,565	2,155,565		2,155,565	-	-	Footnote 1
HANNA RANCH	680,923	783,349	783,349		783,349	-	-	Footnote 1
HARDING	15,574,211	22,632,446	22,632,446		22,632,446	-	-	Footnote 1
HARMON KNOLLS	-	448,435	448,435		448,435	-	-	Footnote 1
HIGHLAND	13,504,714	1,932,714	1,932,714		1,932,714	-	-	Footnote 1
KENSINGTON	16,397,920	19,343,892	19,343,892		19,343,892	-	-	Footnote 1
KING	16,688,732	25,342,166	25,342,166		25,342,166	-	-	Footnote 1
LAKE	822,657	67,247,823	37,159,056	8,509,720	45,668,776	12,056,819	9,522,227	Footnote 3
LINCOLN	15,225,821	17,676,561	17,676,561		17,676,561	-	-	Footnote 1
LUPINE HILLS	16,111,242	15,395,678	15,395,678		15,395,678	-	-	Footnote 1
MADERA	11,088,764	12,233,801	12,233,801		12,233,801	-	-	Footnote 1
MICHELLE OBAMA**	13,673,885	43,190,804	43,190,804		43,190,804	-	-	Footnote 1
MIRA VISTA	13,928,364	16,651,130	16,651,130		16,651,130	-	-	Footnote 1
MONTALVIN	15,904,716	16,791,028	16,791,028		16,791,028	-	-	Footnote 1
MURPHY	13,554,495	15,619,655	15,619,655		15,619,655	-	-	Footnote 1
NYSTROM	20,999,690	47,800,813	47,800,813		47,800,813	-	-	Footnote 1
OHLONE	14,174,928	34,492,752	34,492,752		34,492,752	-	-	Footnote 1
OLINDA	1,170,596	2,080,188	2,080,188		2,080,188	-	-	Footnote 1
PERES	19,752,789	21,424,293	21,424,293		21,424,293	-	-	Footnote 1
RIVERSIDE	13,439,831	18,687,983	18,687,983		18,687,983	-	-	Footnote 1
SHANNON	1,157,736	10,855,163	2,470,229	4,239,235	6,709,465	4,009,440	136,258	Footnote 3
SHELDON	14,968,745	15,102,837	15,102,837		15,102,837	-	-	Footnote 1
STEGE	13,000,749	61,445,886	3,522,586	324,478	3,847,064	51,234,194	6,364,628	Footnote 3
STEWART	12,710,427	16,737,037	16,737,037		16,737,037	-	-	Footnote 1
TARA HILLS	14,160,935	14,975,067	14,975,067		14,975,067	-	-	Footnote 1
VALLEY VIEW	11,117,405	10,222,362	10,222,362		10,222,362	-	-	Footnote 1
VERDE	15,709,690	16,065,870	16,065,870		16,065,870	-	-	Footnote 1
WASHINGTON	14,051,720	15,322,847	15,322,847		15,322,847	-	-	Footnote 1
Elementary Total	438,263,142	754,883,814	658,262,851	13,297,397	671,560,247	67,300,453	16,023,113	
B R SOSKIN MS***	1,205,711	6,415,493	6,415,493		6,415,493	-	-	Footnote 1
DEJEAN MS	64,929	381,209	381,209		381,209	-	-	Footnote 1
HELMS MS	61,287,986	83,432,888	83,432,888		83,432,888	-	-	Footnote 1
HERCULES MS	602,982	699,000	699,000		699,000	-	-	Footnote 1
KOREMATSU MS	37,937,901	72,734,009	72,734,009		72,734,009	-	-	Footnote 1
PINOLE MS	38,828,979	56,689,430	56,689,430		56,689,430	-	-	Footnote 1
Middle Sch Total	139,928,488	220,352,030	220,352,030	-	220,352,030	-	-	



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 05/31/2025

Site Name	Original Budget *	Board Approved Budget 05/28/2025	Expended FY 99-01 thru FY 23-24	Expended FY 24-25 thru May	Expended Total thru 05/31/25	Committed Balance as of 05/31/25	Budget Balance as of 05/31/25	Notes
DE ANZA HS	105,389,888	132,236,248	132,236,248		132,236,248	-	-	Footnote 1
EL CERRITO HS	93,605,815	146,850,105	146,850,105		146,850,105	-	-	Footnote 1
GREENWOOD	35,315,772	79,583,607	79,583,607		79,583,607	-	-	Footnote 1
HERCULES HS	12,603,343	14,337,498	14,337,498	-	14,337,498	-	-	Footnote 1
KENNEDY HS	89,903,130	332,321,861	42,941,573	5,289,928	48,231,501	11,569,298	272,521,062	Footnote 3
PINOLE VALLEY HS	124,040,286	216,549,580	215,051,937	53,150	215,105,087	35,669	1,408,824	Footnote 2
RICHMOND HS	94,720,910	321,972,122	43,409,941	1,870,174	45,280,115	12,431,511	264,260,496	Footnote 3
VISTA HS	3,566,208	7,236,543	7,236,543		7,236,543	-	-	Footnote 1
High Sch Total	559,145,352	1,251,087,563	681,647,451	7,213,252	688,860,703	24,036,478	538,190,382	
ADAMS MS	703,660	691,211	691,211		691,211	-	-	Footnote 1
CAMERON	284,012	3,480,770	3,426,230	54,540	3,480,770	-	-	Footnote 1
CASTRO	11,901,504	620,944	620,944		620,944	-	-	Footnote 1
DELTA NSS	152,564	152,226	152,226		152,226	-	-	Footnote 1
EL SOBRANTE	187,343	536,231	536,231		536,231	-	-	Footnote 1
HARBOUR WAY	121,639	121,944	121,944		121,944	-	-	Footnote 1
KAPPA NSS	109,809	109,831	109,831		109,831	-	-	Footnote 1
NORTH CAMPUS	169,849	205,450	205,450		205,450	-	-	Footnote 1
OMEGA NSS	117,742	118,313	118,313		118,313	-	-	Footnote 1
SEAVIEW	178,534	499,116	499,116		499,116	-	-	Footnote 1
SIGMA NSS	110,728	110,949	110,949		110,949	-	-	Footnote 1
TLC	118,020	116,673	116,673		116,673	-	-	Footnote 1
WEST HERCULES	-	56,847	56,847		56,847	-	-	Footnote 1
Closed/Program Total	14,155,404	6,820,505	6,765,966	54,540	6,820,505	-	-	
CENTRAL	67,713,312	123,831,634	109,776,847	2,704,125	112,480,972	1,867,483	9,483,179	Budget thru 26-27
RCP CHARTER	8,148,550	4,415,204	4,415,204		4,415,204	-	-	Footnote 1
TECHNOLOGY	35,000,000	35,269,001	35,269,001		35,269,001	-	-	Footnote 1
Admin/Other Total	110,861,862	163,515,840	149,461,052	2,704,125	152,165,177	1,867,483	9,483,179	
GRAND TOTAL	1,262,354,248	2,396,659,751	1,716,489,349	23,269,313	1,739,758,662	93,204,414	563,696,675	

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

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

*** Board approved renaming of Crespi Middle school to Betty Reid Soskin on 06/23/21.

Footnote 1: Site projects are completed.

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

Footnote 3: 2016 Facilities Master Plan/2020 Msr R Projects are under planning, construction or in closeout.

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

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

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Financial Impact of Report 13 Analysis
From April 2025 to May 2025

Items	Beginning Balance	Ending Balance	Variance	Notes
Adjusted Cash Balance	411,348,428	408,709,464	(2,638,964)	<\$6,353,716.99> expended in May 2025 \$3,456,768.54 Pooled Earnings \$257,984.73 LAIF Interests
Projected Revenue				
Bond Sales 2020 Measure R	250,000,000	250,000,000	-	
Less: Cost of Issuance	(575,000)	(575,000)	-	
Interest Earning & Other Revenue	4,331,237	4,331,237	-	
Projected Revenue Total	253,756,237	253,756,237	-	
Projected Available Funds	665,104,665	662,465,701	(2,638,964)	<\$6,353,716.99> expended in May 2025 \$3,456,768.54 Pooled Earnings \$257,984.73 LAIF Interests
Budget Balance				
Board Approved Budget	2,394,335,598	2,396,659,751	2,324,153	05/28/25 BOE approved Cameron CNP close <\$11,487.62> 05/28/25 BOE approved Collins CNP close <\$6,837.84> 05/28/25 BOE approved HMS/HS CNP close <\$8,657,521.84> 05/28/25 BOE approved Central \$11,000,000
Less Expenses to Date	(1,733,404,945)	(1,739,758,662)	(6,353,717)	<\$6,353,716.99> expended in May 2025
Budget Balance Total	660,930,653	656,901,089	(4,029,564)	
Projected Cash Balance June 2029	4,174,012	5,564,612	1,390,601	\$3,456,768.54 Pooled Earnings \$257,984.73 LAIF Interests 05/28/25 BOE approved Cameron CNP close \$11,487.62 05/28/25 BOE approved Collins CNP close \$6,837.84 05/28/25 BOE approved HMS/HS CNP close \$8,657,521.84 05/28/25 BOE approved Central <\$11,000,000>
State Facility Grants				
Estimated (Projected Apportionments are unknown)	16,708,850	16,708,850	-	



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE CHAIR REPORT TO BOARD OF EDUCATION & THE PUBLIC 07.16.25

Just two nights ago the Citizens' Bond Oversight Committee saw something so rare it still boggles our minds: we had a WCCUSD Superintendent of Education VOLUNTARILY came before the CBOC to introduce herself and proffered her heartfelt offer to work with us and to assist as best she can.

Not Superintendents Johnston, Duffy or Hurst—they never came voluntarily. Dr. Harter was an exception but he was an exception in a lot of ways.

On behalf of the CBOC I want to thank Superintendent Cotton and look forward to working with her as we move forward.

Since I last reported to the Board and the public, we have had three applications for volunteers wishing to serve their community by overseeing what's left of the Bond Program. One has already been interviewed and the other two will be interviewed next Friday afternoon.

On behalf of the CBOC I'm ask—I'm begging—that you agendize these applications so you can address them as quickly as possible so we can take advantage of what they have to offer. If there's any kind of glitch in the system, they can always be pulled from the agenda. We need these people but we need even more for the Board to help us.

If approved, this would be the first time in a great many years that we would have a full complement of CBOC members. We once had 28 CBOC members and a lengthy line waiting to join. We're now only allowed 11 and we have a very

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

difficult time getting our neighbors to step forward to serve and an even greater difficulty getting the system to get the applications before the Board for action.

Which leads me to the next issue: like so many other committees and employees, the CBOC hasn't felt the love from the District in a great many years. It's as if there is an US vs THEM mentality and we are very definitely not one of 'US'.

To be blunt, many of us are not feeling the respect we feel we deserve. For the record, this does not apply to Melissa Payne and Ellen Mejia-Hooper who oversee the Bond Program and the CBOC.

On the CBOC we actually have a pretty good idea what we're doing but getting individual Board and staff members to listen to us seems nigh on impossible. And all too often it comes across as personal.

As an example, starting back in 2017 I made at least six reports to several Boards of Education, several variations of the CBOC and two Superintendents reporting on the exposed asbestos at Stege—about the lead based paint inside and out, about the holes in the exterior walls so the rats could more easily come and go and even about the lack of a sink to wash hands in the food prep building, the locked up fire extinguishers and the brown sludge oozing out of the floor grates when the toilets were flushed. I even brought photos to illustrate these problems. But I was ignored time and time again NOT because of the message but because of who was delivering the message. It was only after an employee lawsuit was filed that the District paid attention.

Whether it's District staff or the Board members past and present, when we email or call, do we get a response? Do you ever talk—AND LISTEN to us—to what we have to say? And how many times do you flat tell us that we're wrong by insulting our intelligence and experience?

I'm begging the District to please strive to turn this around. Shut down this US vs THEM mentality and consider working not only with the CBOC but every other committee, every parent or resident and every employee. I'm betting that your lives will actually be calmer and smoother when you consider working WITH us instead of AGAINST us.

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

In just a few months I'll be asking for you to return to the CBOC the person who has worked on the Bond Program continuously for the past 27 years, the person who has served longer on the CBOC and served as the Chair longer than any other person—so this volunteer can continue to serve his community. That person will be me and I expect to submit my application in about 5 weeks. I just hope that this time around the best interests of the District and the community will be the priority instead of personal animus due to reports such as this one.

Okay—the rant is over.

Once we get our new applicants approved, I plan to host several training sessions so our CBOC members—both new and old can be properly trained to understand not only what the role of the CBOC is but how the CBOC actually works. It's important for everyone to also understand what we are required to do but also what we CANNOT do. We will also train them on the Brown Act, the CBOC By-Laws and Board Policy 7214.2—the policy governing the CBOC.

If there is ever another newspaper article about the WCCUSD Bond Program, I want to be sure that it sings the praises of the community-based oversight as well as the cooperative nature between the CBOC, District staff and the Board of Education.

As I've repeatedly mentioned to the CBOC, what we have is a three-legged stool where the Board, staff and the staff each represent one of those legs. We have a symbiotic relationship where we each need each other. When any one of these legs wobbles, the stool collapses and we all suffer.

Lastly, effective with our October meeting, our meeting dates will change from the second to the third Monday of the month. Our goal is to provide staff an additional week to get the financial reports prepared for review.

As always, I close my report inviting everyone to attend our next CBOC meeting on Monday August 11th at 6:15 PM. The meetings are held at 1400 Marina Way South here in Richmond.



**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE
CHAIR REPORT
TO
BOARD OF EDUCATION & THE PUBLIC
08.06.25**

If you've driven by Stege Elementary or Kennedy High Schools you might notice that something has changed.

At Stege the 15 nearly new portables have been smashed to smithereens and hauled off to a landfill in Vacaville.

And, at Kennedy High, the 450 foot long two-story front building has vanished as well. And then there's the old Arts Building—the 500 Building—which has also vanished. There's nothing left of both buildings except some open dirt.

By the way, that Arts building was not a part of the original JFK campus. It was a holdover from Granada Junior High. Surprisingly, Granada was opened in 1959 so it was only 7 years old when it was mostly demolished for the newer Kennedy High.

At Stege, they've begun the abatement of the lead based paint and the asbestos. Abating these toxic parts of the campus in advance is a smart move. There would be virtually no way to demolish the existing buildings while the lead based paint and asbestos was still there. The entire campus would have to be encapsulated in a big Ziplock bag and every worker would have to wear the Tyvek suits, rubber gloves, booties and face masks from start to finish. Plus, dumping all of that contaminated debris in a hazardous waste repository like in Kettleman City or Utah would bankrupt the District. I could go on but suffice it to say that this plan is the smart plan.

I've tried taking photos and videos of the demolition not only for the tens of thousands of alums that are REALLY interested but also for the archives. Of

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

course, they're doing everything they can to keep me away but I'm on public streets and sidewalks so I should be good to go.

As I've mentioned many times, the primary focus of the CBOC is to review the financial reports of the Bond Program. We can ONLY do that, though, when these reports are actually made available to the CBOC and the public.

It's not as if the Facilities Team is purposely keeping these from us but the end result is that we hold our meetings and that part of the agenda packet where these reports should rest is empty.

Without divulging the details explaining the lack of these reports, verifiably accurate financial reports are not available to us before the agenda packet is submitted.

At our last meeting, Melissa Payne handed out the reports for the past two months but, because neither the CBOC nor the public were able to review them with the scrutiny they deserve BEFORE they would come up in the meeting, as CBOC Chair I would not allow a formal discussion on the record. We did allow Ms. Payne to present the data and, if questions arose, she responded.

I amended the agenda packet to include these reports plus an explanation so if anyone looks for them later, they will at least be available.

I appreciate the efforts Ms. Payne put in to provide these to us.

With the two new CBOCers approved tonight, we are only shy one member to fill our full compliment. We have an excellent applicant in the queue but there seems to be a problem at the District end clarifying her employment. We're not allowed to delve into personnel matters but I hope the District can work this out quickly because we need her.

Because we have so many new CBOCers, training is key. I'm trying to set up presentations, training and discussions so we can all be better informed about several key issues—which include:

- An explanation about the \$77 million 2005 Measure J bond and what it will take to allow the District to sell those bonds.

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

- An explanation about the Bond Program's bidding process with an emphasis on understanding the differences between Design-Bid, Design-Bid-Build and Lease/Leaseback so we can weigh in, if necessary on the value to the taxpayers about whichever design model the Board has employed.
- A tutorial about the abatement the lead based paint and asbestos process. What is required? How does this impact the Bond Projects?

We will also initiate training on basic workplace safety expectations. When this has been brought up in the past, it's been ignored with the comment that the contractors are insured. What nonconstruction types seem to be ignorant about is that an employee cannot sue their employer when they get injured. There's workman's comp insurance but that was NEVER designed to protect the worker—it was designed to protect the employer. And there's a set schedule for compensation. Lose a finger—get X dollars. Lose an eye—get Y dollars. Get killed on the job—get pocket lint.

What happens is that the injured employee sues the client—the deep pockets—and in this case, it's the District.

Having spent 55 years in very heavy construction the courts have deemed me an expert on industrial safety. I've witnessed scores of safety violations on our Bond Projects as well as in our classrooms. And the District wants to ignore these warnings—just as they ignored the warnings at Stege for seven years.

If the District gets sued from an employee on one of our projects, it affects us all but, in particular, the Bond Program and that's yet another reason why there's an independent oversight of the Bond Program.

As always, I close my report inviting everyone to attend our next CBOC meeting—next Monday—August 11th at 6:15 PM. The meetings are held at 1400 Marina Way South here in Richmond.

And just a reminder that effective with our October meeting, our meetings will transition from the second Monday to the third Monday of the month.



WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

BOND PROGRAM CONSTRUCTION BIDDING PROCESS

The WCCUSD Bond Program construction bidding process used to be a very public process and on the record. The current process does not seem to be as open, public or transparent.

In an effort to help better understand this, the CBOC is entertaining a presentation and open discussion of the process. As a starter to this, the following questions are offered:

1. How involved are the District residents (ALL) with the concepts such as wants, needs, design and budgets of the various projects (as opposed to the more limited pool of the parents of the current school students). Are they provided with notifications so they might weigh in about how their tax dollars are being spent?
2. How involved is the WCCUSD Board of Education with the wants, needs, design and budgets of the various projects?
3. With the Design-Build model currently used by the WCCUSD, how can contractors provide an accurate bid on the construction when the design hasn't been fully formulated?
4. The WCCUSD used to use the Design-Bid-Build model where architects would work directly with the Board and the public at large to draft conceptual plans before fine tuning these plans, which were brought before the Board and the public for presentation, discussion and approval. This was often done early at Board meetings so the public could be involved. This doesn't seem to be the case anymore with 'public' meetings that are not as well publicized as in the past and late or deferred presentations at Board meetings.

WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

5. Exactly how much control and oversight of the Bond Program projects does the WCCUSD Board of Education have as opposed to the projects being staff driven?
6. With the Design-Build model, does the District have any say or control over the architects used or the subcontractors?
7. How closely does the District work with the Contra Costa Building and Construction Trades Council to ensure that the Board Policy requiring a Project Labor Agreement is used and enforced?
8. What general contractors were used to design and build the following projects:
 - Hercules Science Building
 - Obama School
 - Lake Elementary
 - Shannon Multi-Purpose Room
 - Stege Elementary
 - John F. Kennedy HS
 - Richmond HS
9. What was the budget for each of these projects total and specifically for the actual design/construction?
10. Who is responsible for the procurement of materials used in the construction?
11. Using the current Lease—Leaseback model, just how much control does the District, the Board of Education and the public have over the project?

A CONTRACTOR'S GUIDE

TO

6 CONSTRUCTION PROJECT
DELIVERY METHODS

AS PRESENTED

BY

PROCORE[®]

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

Dawn Killough
PROCARE
Mar 12, 2025

Construction project delivery methods help determine the way that stakeholders work together during the planning, design, and building phases. While construction projects usually involve an owner, a design team, and a builder, the relationships between these members can differ depending on the project delivery method. Six of the most common project delivery methods in construction are Design-Bid-Build (D-B-B), Design-Build (D-B), Construction Manager at Risk (CMAR), Construction Management Multi-Prime (CMMP), Public-Private Partnership (PPP or P3), and Integrated Project Delivery (IPD).

Choosing the right project delivery method is a crucial step as it sets the tone for how the team will communicate and how payments will be distributed. Read on to learn the strengths of each project delivery method so that you can decide which is right for your project.

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2. Design-Bid-Build (DBB)
3. Design-Build (DB)
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5. Construction Management Multi-Prime (CMMP)
6. Public-Private Partnerships (PPP or P3)
7. Integrated Project Delivery (IPD)

HOW TO CHOOSE THE BEST PROJECT DELIVERY METHOD FOR YOUR PROJECT

- Type of project
- Control over the project and risk
- Project timeline
- Budget

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

OVERVIEW OF CONSTRUCTION PROJECT DELIVERY METHODS

The six main project delivery methods differ significantly in their approach to taking a project from design through completed construction.

CONSTRUCTION PROJECT DELIVERY METHOD	DESCRIPTION
Design-Bid-Build (D-B-B)	Also called “traditional project delivery,” it involves a design team and a general contractor working directly for the owner under separate contracts.
Design-Build (D-B)	The owner provides a contract to a single firm that handles both the design and construction aspects of a project.
Construction Manager at Risk (CMAR)	The construction manager acts as a representative for the owner during the design and construction phases, and the CM takes on project risk (usually with a contract that has a guaranteed maximum price).
Construction Management Multi-Prime (CMMP)	The owner acts as the general contractor and establishes contracts with the design team as well as the major subcontractors on the project.
Public-Private Partnership (PPP or P3)	A private company and government entity collaborate on a project, typically funded by the government entity and managed by the private company.
Integrated Project Delivery (IPD)	Everyone involved in the project is on a single contract that is predetermined before the design phase begins, spreading risk and responsibility equally among all stakeholders.

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

For more details about each construction project delivery method, read on for descriptions as well as pros and cons. **[Links provide more details.]**

1. Design-Bid-Build (DBB)

<https://www.procore.com/library/design-bid-build-construction>

(DBB), also called traditional project delivery, involves a design team and general contractor working directly for the owner under separate contracts.

The design team works with the owner to develop the contract documents: drawings, specifications, and other exhibits. Once the design is finished, it is sent out for general contractors to provide a bid on the project.

Then, the design team and owner evaluate the proposals from the GCs and select one to enter into contract with. Once the contract is signed, materials and equipment are ordered so that construction can begin.

Advantages

- May result in a lower-cost project due to the competitive nature of the bidding process
- Separating the design team from the construction team can potentially reduce conflicts of interest

Disadvantages

- The design phase can require the owner to spend a lot of cash before getting a firm price on the actual construction project.
- Depending on the quality of the design, the owner may be vulnerable to change orders, delays, and additional costs initiated by the contractor, who isn't able to provide feedback before construction begins.

2. Design-Build (DB)

<https://www.procore.com/library/design-build-construction>

(DB) involves an owner contracting with a single firm for a project's design and construction.

The entire project is led by either the architect or the contractor depending on who the contract is with — from start to finish, drawing a stark contrast to a

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

design-bid-build project. In theory, when the design team and build team are rolled into one operation, the project becomes more efficient.

Architect-led agreements are generally used on projects that have a high difficulty of design, like new buildings, remodels, etc.

Contractor-led projects usually don't rely on complex design, and involve repeatable work, like infrastructure or road projects.

No matter which way the contract is written, the architect and contractor are usually contractually connected between themselves, and one of them is connected to the owner and takes point on the project.

DB projects allow contractors and subcontractors to have a say in the design, which can be beneficial when they have extensive experience. The process from start of design to completion of construction is usually shorter too, so it is often used for fast-track projects.

Advantages

- May be more efficient and less costly due to the improved collaboration between the design and construction teams
- Owners experience simplified communication and financial commitments since there's a single contract

Disadvantages

- Potential conflicts of interest between the contractor, who wants to keep costs low, and owners, who want a high-quality product
- May be added liability for general contractors, who could require additional errors and omissions insurance

Recently, a new design-build delivery method has emerged to address the risks of design build:

Progressive Design Build

<https://www.procore.com/library/progressive-design-build>

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

is a two-stage approach to design-build contracts that can effectively mitigate risk to both owners and contractors alike by giving them an “off-ramp” if they fail to reach an agreement during the design phase.

3. Construction Manager at Risk (CMAR)

<https://www.procore.com/library/cmar-construction>

With (CMAR), a construction manager acts as the owner’s representative during both the design and construction phases.

As with traditional project delivery, the CMAR method separates the design and building processes. The construction manager is involved from the beginning with the design process, mainly as a cost controller, and also oversees construction in a similar way to a general contractor.

However, the CMAR accepts the risk for meeting the project deadline and owner’s cost requirements, which are usually expressed as a guaranteed maximum price.

If construction costs come in higher than expected, the CMAR is expected to absorb those costs, which reduces their overhead and profit. Of course, on the other hand, if costs are lower than expected, the CMAR will increase their profit, unless the contract calls for sharing the savings. Either way, the CMAR is invested in reducing costs and keeping the project on schedule, which helps the owner meet their project goals.

Advantages

- Potentially helps keep costs under control
- Improves communication between the owner and the design team or general contractor

Disadvantages

- A single point of failure exists in the CMAR, who can make or break a project
- The CMAR must actively guide and control the project or faces serious financial burdens from cost overruns

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

4. Construction Management Multi-Prime (CMMP)

<https://www.procore.com/library/cmmp-contracts>

CMMP— also called multi-prime (MP) — the owner acts as a general contractor and goes to contract with each of the design team members and major trade contractors. This method is best for owners who have a lot of experience managing construction projects and want more control.

Advantages

- Subcontractors have a direct contractual relationship with the owner, potentially reducing payment problems
- Owners with significant construction experience are able to guide their projects more directly

Disadvantages

- Owners without sufficient experience can struggle to effectively guide projects
- The lack of a dedicated general contractor may lead to difficulties in managing problems as they arise on site

5. Public-Private Partnerships (PPP or P3)

Public-private projects — also known as P3 projects — get to reap the benefits of both public and private projects. As their name suggests, the project is the result of a partnership between a private and a public entity.

Projects like affordable housing and infrastructure are often the result of these types of agreements. Like private projects, they are built by a private company which helps create efficiency and add expertise. Like public projects, there's a steady project owner, decreased payment risks, and a project that will greatly benefit the general public.

Depending on who plays what role in the project, there are two facets of these partnerships that contractors and suppliers need to be aware of: whether it's subject to prevailing wage provisions and how each party can protect its payment rights. Publicly funded projects are subject to federal or state prevailing wage regulations. Privately funded projects are usually not.

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

When it comes to payment protection, mechanics liens can be used on projects where the property is owned by a private entity, but construction bonds are needed to collect on publicly owned projects. On P3's, it's possible that neither type of claim is available — but bonds are usually present.

<https://www.procore.com/library/construction-bonds-guide>

Advantages

- The public benefits from government funding as well as private-sector expertise in construction
- Projects are typically protected by bonds, which ensure that everyone working on the project will be paid

Disadvantages

- Projects can be delayed or impacted by changes in the priorities of the governmental agency
- Bond claims, if available, can be difficult to manage for contractors who aren't paid for their work

6. Integrated Project Delivery (IPD)

<https://www.procore.com/library/integrated-project-delivery>

IPD is a relatively recent addition to the suite of project delivery options. In these projects, all the project team members are contractually connected with only one contract. All team members are selected before design begins, and they each play a role in the whole process, from design to construction.

IPD is gaining popularity because everyone shares the risk on the project equally. Also, this method creates the most innovative and collaborative approaches to projects. When combined with other construction methods, such as lean construction, they can greatly improve the efficiency of construction methods and shorten project timelines significantly.

Advantages

- Risk is shared equally among all stakeholders on the project
- Collaboration may be improved by gathering all parties from the project's outset

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

Disadvantages

- Can be difficult to make adjustments as the project goes on
- Requires a high degree of planning in the very early stages of a project

How to choose the best project delivery method for your project

Deciding which construction project delivery method is best for a project relies a lot on the type of project, how much control over the project and risk the owner wants, the project timeline, and the budget.

Each method provides a different amount of control and ties the parties together contractually in a different way. Every project is different, so you'll need to choose the right method on a case-by-case basis.

Type of project

Different types of projects lend themselves to choosing certain project delivery methods. Projects involving repeatable infrastructure work will require a different approach to design and collaboration than projects with new designs, for example.

The project delivery method should maximize the benefits to the quality of the final product and the considerations below.

Control over the project and risk

The owner's control over the project will be more important on certain project types than others. Nobody wants to take on risk if they can pass it on to someone else — but an experienced contractor may be able to take on more risk in exchange for a higher reward if they've had several successful similar projects.

Project timeline

The considerations for the project timeline for choosing a project delivery method are a cross between competitive needs and project efficiency. Some methods cut out a layer of communication that may slow things down unnecessarily. Some projects may benefit from separating project roles to avoid conflicts of interest or mix and match expertise.

6 CONSTRUCTION PROJECT DELIVERY METHODS COMPARED

Payment schedules may come into play as well, depending on how cash hungry each involved party is. Payments may also be a factor in the last section.

Budget

The budget may be fixed with a guaranteed maximum price, or be a consideration in assembling competitive bids, both of which can be best approached with different project delivery methods. Poor cash flow coming from the timeline may result in poor financial choices and budget overruns as well.

All of these elements need to be considered together to make the right choice based on the expertise of all companies involved and the distinct characteristics of the project at hand.

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

BRETT PERKINS

Jun 3, 2024

The Lease-Leaseback (LLB) and Design-Bid-Build (DBB) delivery methods are two distinct approaches used in construction projects, each with its own set of advantages and disadvantages. Understanding these differences is crucial for public entities, developers and general contractors when deciding the most suitable procurement strategy. This analysis will compare the pros and cons of the LLB and DBB delivery methods, focusing on their impact on project outcomes, financial considerations, and stakeholder relationships.

OVERVIEW OF LEASE-LEASEBACK DELIVERY METHOD

The Lease-Leaseback (LLB) delivery method is an innovative procurement strategy used primarily in construction projects involving public entities. This approach integrates project financing, construction, and leasing into a single streamlined process, offering a unique solution for managing large-scale construction projects.

What is Lease-Leaseback?

In the Lease-Leaseback model, a public entity (such as a school district or municipal government) enters into an agreement with a private developer or general contractor. The process generally involves the following steps:

1. **Lease of Property:** The public entity leases the property, including the land and any existing structures, to the developer or general contractor.
2. **Construction or Renovation:** The developer or general contractor is responsible for constructing new facilities or renovating existing ones on the leased property. This phase is typically carried out with significant involvement from the public entity to ensure that the project meets its specific needs and standards.
3. **Leaseback of Completed Facility:** Upon completion of the construction or renovation, the developer or general contractor leases the facility back to the public entity. The public entity then makes regular lease payments over a specific term, essentially paying for the use of the facility over time.

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

Overview of Design-Bid-Build Delivery Method

The Design-Bid-Build (DBB) method is the traditional approach to construction project delivery. It involves three (3) sequential phases: design, bidding, and construction. In this model, the public entity (or project owner/developer) first hires a design team to create detailed project plans and specifications. Once the design is complete, the project is put out to bid, and a general contractor is selected based on the lowest responsive and responsible bid. The contractor then constructs the project according to the design documents.

What is Design-Bid-Build?

In the Design-Bid-Build model, a project follows these general steps:

1. **Design Phase:** The public entity (or project owner/developer) hires an architectural or engineering firm to develop detailed plans and specifications for the project. This phase includes preliminary design, schematic design, design development, and construction documents.
2. **Bidding Phase:** Once the design is completed, the project is put out to bid. General contractors submit bids based on the detailed design documents. The public entity reviews the bids and selects a contractor, typically the one offering the lowest responsive and responsible bid.
3. **Construction Phase:** The selected contractor constructs the project according to the design documents. The contractor is responsible for executing the construction work, managing subcontractors, and ensuring that the project meets the specified quality standards and schedule.

Pros of Lease-Leaseback Delivery Method Compared to Design-Bid-Build

1. **Financial Flexibility:** LLB provides public entities with more financial flexibility than DBB. In LLB, the public entity can avoid large upfront capital expenditures, spreading payments over the lease term. This can be particularly advantageous for entities with budget constraints or those looking to manage financial risk. In contrast, DBB requires significant upfront funding to cover design and construction costs.
2. **Accelerated Project Timeline:** The LLB method often results in faster project completion compared to DBB. LLB allows for early contractor involvement and streamlined procurement processes, reducing delays associated with separate design and bidding phases. In DBB, the sequential

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

- nature of design and construction phases can lead to longer project timelines, especially if there are delays in the bidding process or contract negotiations.
3. **Integrated Project Delivery and Collaboration:** LLB promotes a more integrated and collaborative approach. The developer of general contractor and public entity work together from the project's inception, leading to better alignment of interests and goals. This collaboration can result in improved design, cost control, and innovation. In DBB, the separation of design and construction phases often creates an adversarial relationship between designers and contractors, potentially leading to disputes and miscommunication.
 4. **Quality Assurance and Performance Incentives:** In LLB, developers and general contractors are selected based on qualifications and experience, ensuring a focus on quality and performance. The long-term leaseback agreement incentivizes developers to maintain high construction standards and operational efficiency. In DBB, the contractor is typically chosen based on the lowest bid, which can sometimes lead to initial cost-cutting measures that compromise quality.

Cons of Lease-Leaseback Delivery Method Compared to Design-Bid-Build

1. **Complex Contractual Arrangements:** LLB involves complex contractual agreements that can be challenging to draft and manage. These contracts require detailed specifications to protect the public entity's interests, and ambiguities can lead to disputes. In DBB, contracts are more straightforward, with clear delineation of responsibilities between design and construction phases.
2. **Potential for Higher Long-Term Costs:** While LLB provides financial flexibility, it may result in higher long-term costs. The developer's or general contractor's financing costs, profit margins, and risk premiums are often built into the lease payments. Over the life of the lease, these costs can exceed the direct costs of a DBB project. In DBB, the public entity directly finances the project, potentially leading to lower overall costs if managed effectively.
3. **Dependence on Developer or General Contractor Performance:** The success of an LLB project heavily depends on the developer's or general

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

contractor's performance. If the developer or general contractor fails to deliver on time or meet quality standards, the public entity may face significant disruptions. In DBB, performance risks are typically confined to the construction phase, with separate entities responsible for design and construction.

4. **Regulatory and Public Scrutiny:** LLB projects, particularly those involving public funds, are subject to rigorous regulatory scrutiny and public oversight. Ensuring transparency and compliance with procurement laws can be challenging. Any perceived lack of fairness in the selection process can lead to public distrust and legal challenges. DBB is a well-established method with clear regulatory frameworks and established public acceptance, reducing the risk of scrutiny.

Pros of Design-Bid-Build Delivery Method Compared to Lease-Leaseback

1. **Simplicity and Familiarity:** DBB is a straightforward and familiar method with well-defined phases and roles. This simplicity makes it easier to manage and reduces the risk of misunderstandings. Public entities and contractors are well-versed in DBB processes, leading to smoother project execution.
2. **Competitive Bidding:** The competitive bidding process in DBB can lead to lower initial construction costs. Contractors compete based on price, encouraging cost efficiency. In LLB, the selection is often based on qualifications, which may not always result in the lowest cost.
3. **Clear Accountability:** In DBB, there is clear accountability with separate contracts for design and construction. This separation can help manage risks and responsibilities, as each party is solely responsible for their scope of work. In LLB, the integrated approach can sometimes blur lines of accountability, complicating dispute resolution.
4. **Direct Control Over Design:** DBB allows the public entity to have direct control over the design process. The entity can ensure that the design meets its specific needs and requirements without influence from the construction contractor. In LLB, the developer's involvement in design can sometimes lead to compromises that favor construction efficiency over the public entity's preferences.

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

Cons of Design-Bid-Build Delivery Method Compared to Lease-Leaseback

1. **Longer Project Timelines:** The sequential nature of DBB can lead to longer project timelines. The design phase must be completed before bidding and construction can begin, potentially delaying project delivery. In LLB, concurrent design and construction activities can shorten overall project duration.
2. **Adversarial Relationships:** The separation of design and construction in DBB can create adversarial relationships between designers and contractors. Disputes over design interpretations, change orders, and construction methods can arise, leading to conflicts and project delays. LLB fosters a more collaborative environment, reducing the likelihood of such disputes.
3. **Risk of Low-Bid Quality Issues:** The emphasis on low bids in DBB can oftentimes lead to quality issues and change orders. Contractors may cut corners or use substandard materials to stay within budget, resulting in long-term maintenance problems and higher lifecycle costs. In LLB, the focus on qualifications and performance can help ensure higher quality outcomes.
4. **Limited Contractor Involvement in Design:** In DBB, contractors have limited involvement in the design phase, which can lead to constructability issues and inefficiencies during construction. These inefficiencies generally lead to change orders, project delays, and redesign. LLB allows for early contractor involvement, enabling input on design decisions that can improve constructability and cost efficiency.

Conclusion

The Lease-Leaseback and Design-Bid-Build delivery methods each offer unique advantages and disadvantages. LLB provides financial flexibility, accelerated project timelines, integrated project delivery, and quality assurance, but it involves complex contractual arrangements, potential higher long-term costs, dependence on developer and general contractor performance, and regulatory scrutiny. DBB offers simplicity, competitive bidding, clear accountability, and direct control over design, but it can lead to longer project timelines, adversarial relationships, low-bid quality issues, and limited contractor involvement in design.

LEASE-LEASEBACK VS. DESIGN-BID-BUILD

A COMPARATIVE ANALYSIS

Choosing the appropriate delivery method depends on the specific needs, financial considerations, and risk tolerance of the public entity and general contractor. By carefully weighing the pros and cons of each approach, stakeholders can select the most suitable method to achieve successful project outcomes.

For more information about lease-leaseback and construction delivery methods, please contact Brett Perkins at C.W. Driver, at <http://bperkins@cwdriver.com>

ABOUT C.W. DRIVER:

C.W. Driver Companies is a multi-faceted builder providing General Contracting, Construction Management and Design/Build services to the Western United States.

Originally founded in Los Angeles by Clarence Wike (C.W.) Driver and John MacDonald over a century ago, C.W. Driver is the oldest active licensed builder headquartered in Southern California.

For more information, visit <http://www.cwdriver.com>

West Contra Costa Unified School District

April 2024

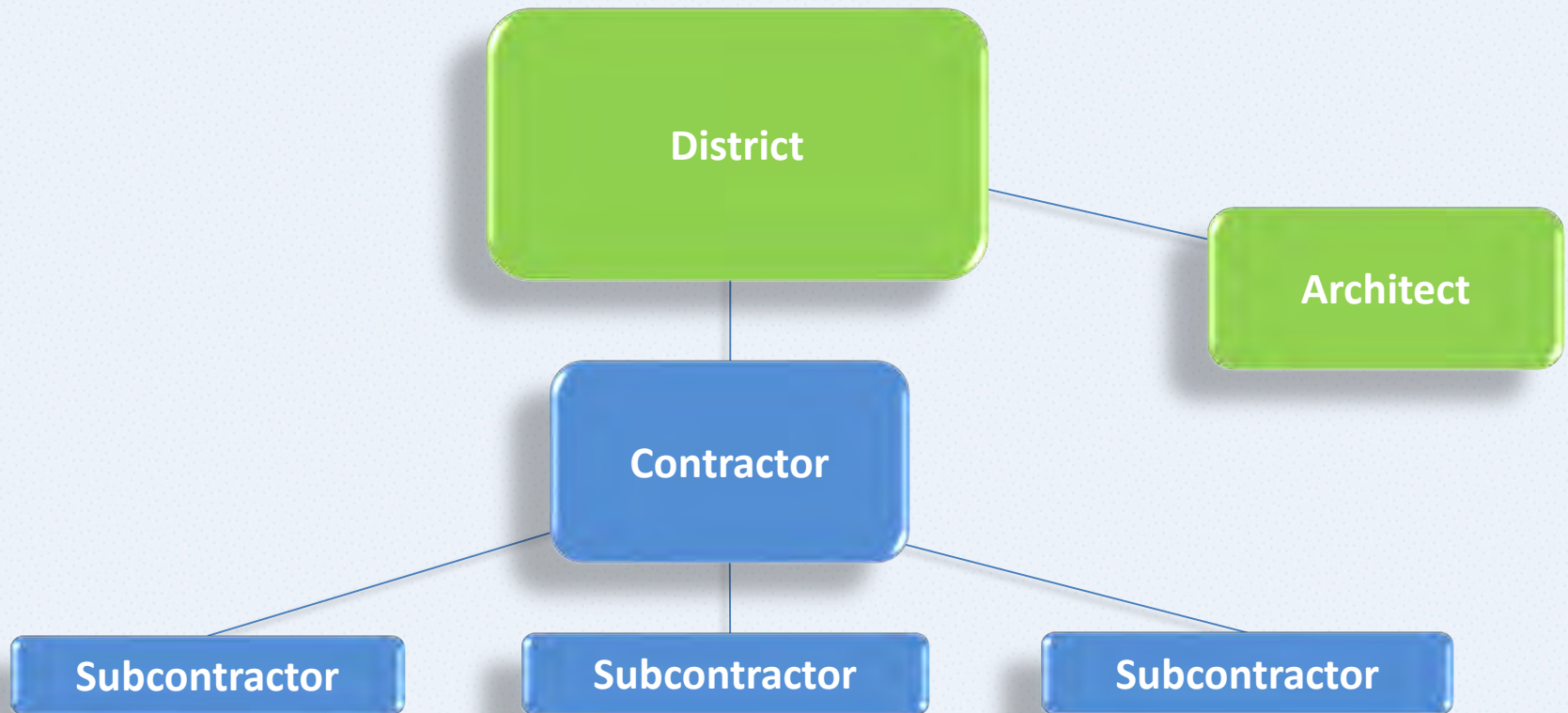
**Lease-Leaseback
Construction Project Delivery for
California Schools**

Phil Henderson
Orbach Huff & Henderson LLP
phenderson@ohhlegal.com

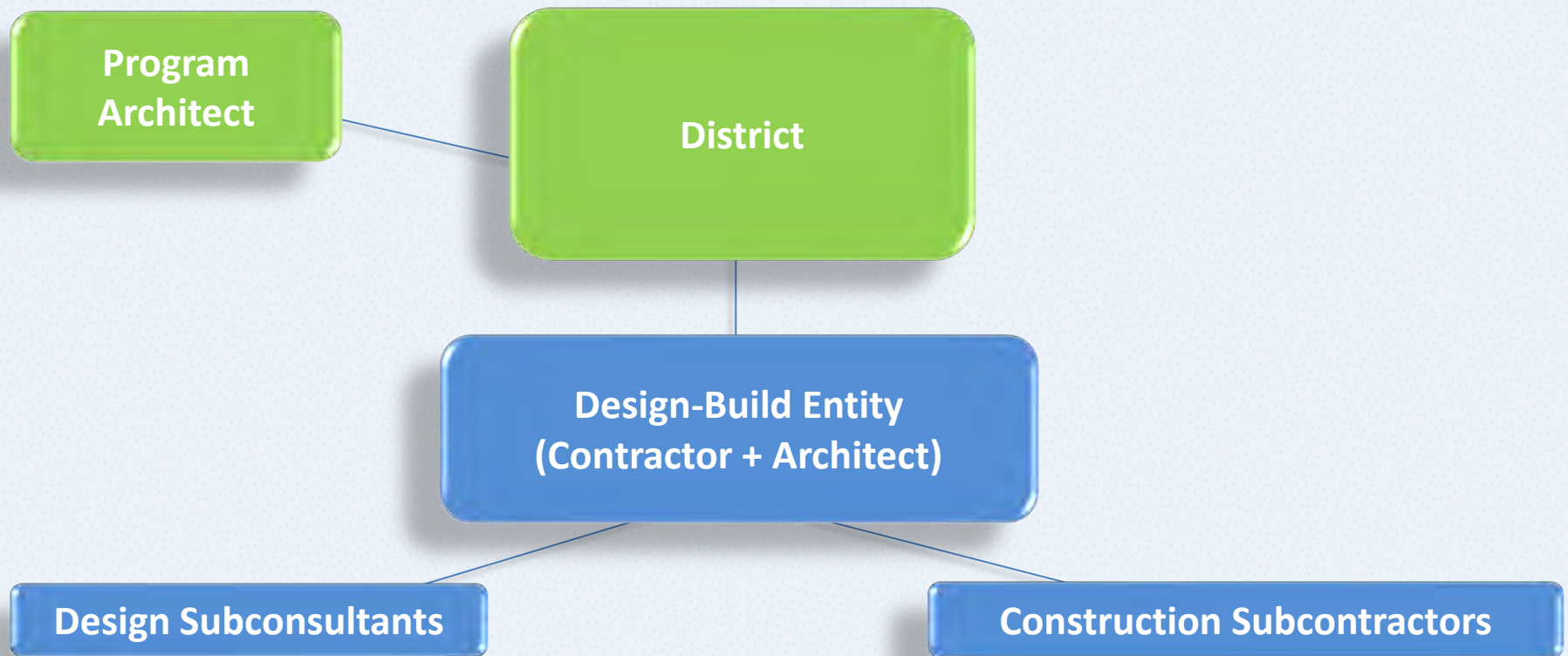
Construction Project Delivery Options

- There are three main construction project delivery options for California K-12 School Districts:
 - **Design-Bid-Build (Formal Bidding)** (Public Contract Code § 20111.)
 - **Design-Build (One Entity)** (Education Code § 17250.10)
 - **Lease-Leaseback (Best Value Selection)** (Education Code § 17406) (“LLB”)

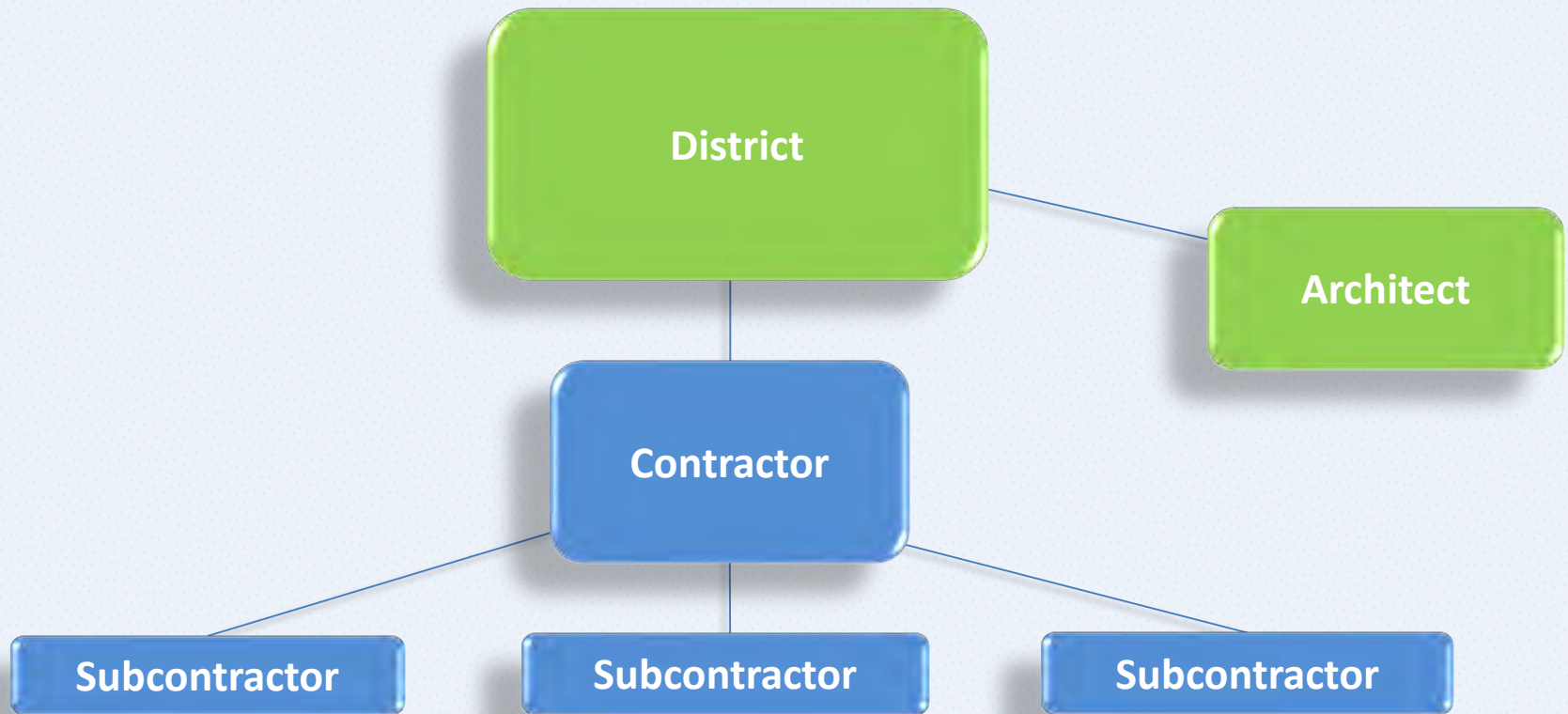
Design-Bid-Build



Design-Build



Lease-Leaseback (LLB)



LLB – Statutory Requirements

- **Competitive Selection.** Contract shall be awarded based on “competitive solicitation process” to contractor providing the “best value.” (Ed. Code § 17406 (a)(2).)
 - District’s Board must adopt and publish the procedures and guidelines for evaluating the best value.
 - District can either do one RFQ/P* or separate RFQ and then an RFP.
- **Subcontractors.** If it is not a lump sum (where the subs are prequalified too), the contractor must select subcontractors, “*in accordance with the publication requirements applicable to the competitive bidding process of the school district.*” (Ed. Code § 17406 (a)(4)(B)(i).)
 - **That means the contractor must advertise in the newspaper for subcontractors**

*Request for Qualifications (RFQ) / Request for Proposal (RFP)

LLB – Solicitation for Contractors

- **Board Action.** District Board adopts the procedures and guidelines regarding criteria for best value evaluation. (Ed. Code § 17406(a)(2).)
- **RFQ/RFP or RFQ/P.** District staff uses a competitive selection process.
 - The District's Local Capacity Building Program will be part of this process.
 - There is also a “skilled and trained workforce” requirement – with specific statutory definitions – that will part of this process.
 - ▮ We will discuss in a subsequent slide how this coordinates with the District's PLA.
- **Advertisement.** District publishes notice of RFQ in newspaper and in trade paper.
- **Prequalification.** The District must prequalify the contractor, and its mechanical, electrical and plumbing subcontractors.

LLB – Evaluation of Contractors

- **Evaluation.** District staff utilizes the selection criteria from the Board's resolution and evaluates the SOQs and Proposals.
 - Pricing factors (GCs, mark-up, bonds/insurance, etc.)
 - This is not final pricing, but all pricing components except the pricing from the subcontractors to perform the work.
 - Past LLB experience
 - Staffing
 - Current workload
 - Etc.
 - Option to also call references and conduct interview.
- **Selection.** District staff makes recommendation to Board to select the best-value Contractor
- **Board Action/PSA.** If Board selects the contractor, then the District enters into a preliminary services agreement to perform preconstruction services.

LLB – From Preconstruction to Final Pricing

- **Preconstruction Services.** Contractor performs preconstruction services
 - Constructability Review with Architect
 - Estimating,
 - Etc.
- **Final Price.** When the project is ready for final pricing, the contractor bids for subcontractor pricing per the **Subcontractor Procurement Process**
 - **The District's LLB contract includes a very detailed and competitive process that the contractor must follow.**
 - The District's Local Capacity Building Program will be part of this process.
 - District approves of final pricing
 - ▮ **This is a detailed process!**
- **LLB Contract Award.** Board awards the LLB Contract – Site Lease & Facilities Lease

LLB – Challenges

- Starting almost a decade ago, some contractors and attorneys for taxpayer organizations began challenging school districts' LLB contracts under a “validation” (or “reverse validation”) action.
- Most cases were decided in the school districts' favor, but in 2015, the California Court of Appeal, 5th District, in *Davis v. Fresno Unified School District* (237 Cal.App.4th 261), held that LLB contracts:
 - must include financing,
 - must include a “genuine” lease and
 - could raise conflict of interest issues.
- The case was “remanded” back to the trial court on remaining issues.
- **Education Code §17406 was substantively revised in 2017 to provide a detailed procurement process, plus other items. We know of no new lawsuits challenging LLB since this new law was passed.**

LLB – Challenges, cont’d.

- A November 24, 2020, decision in a subsequent appeal in that same *Davis* case addressed a few narrow items, including when the “validation” statute would apply to an LLB contract. The California Supreme Court agreed to consider that one, narrow question.
- In April, 2023, the California Supreme Court held that if a school district pays for a LLB contract with bond proceeds, that fact alone does not subject that contract to the validation statutes. (*Davis v. Fresno Unified School District* (April 27, 2023) S266344.) In this decision, the California Supreme Court did **not** address any other issue concerning LLB contracting.
- This decision has minimal impact on LLB contracting. While validation actions were previously used when the legality of lease-leaseback contracts was challenged, this practice has been rare if nonexistent since the 2017 law changed.
- **Regardless of error-ridden articles about LLB, none of these decisions create any barriers with respect to the legality of the District using LLB.**

- How do we ensure competitive pricing?
- How do we control pricing?
- Can we limit change orders?
- Can the Project be done in phases?
- Is LLB a good delivery method for large, complex projects?
- How does the District's PLA help with the “skilled and trained workforce” requirements of an LLB contract?

West Contra Costa Unified School District

April 2024

QUESTIONS?

Lease-Leaseback
Construction Project Delivery for
California Schools

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West Contra Costa Unified School District

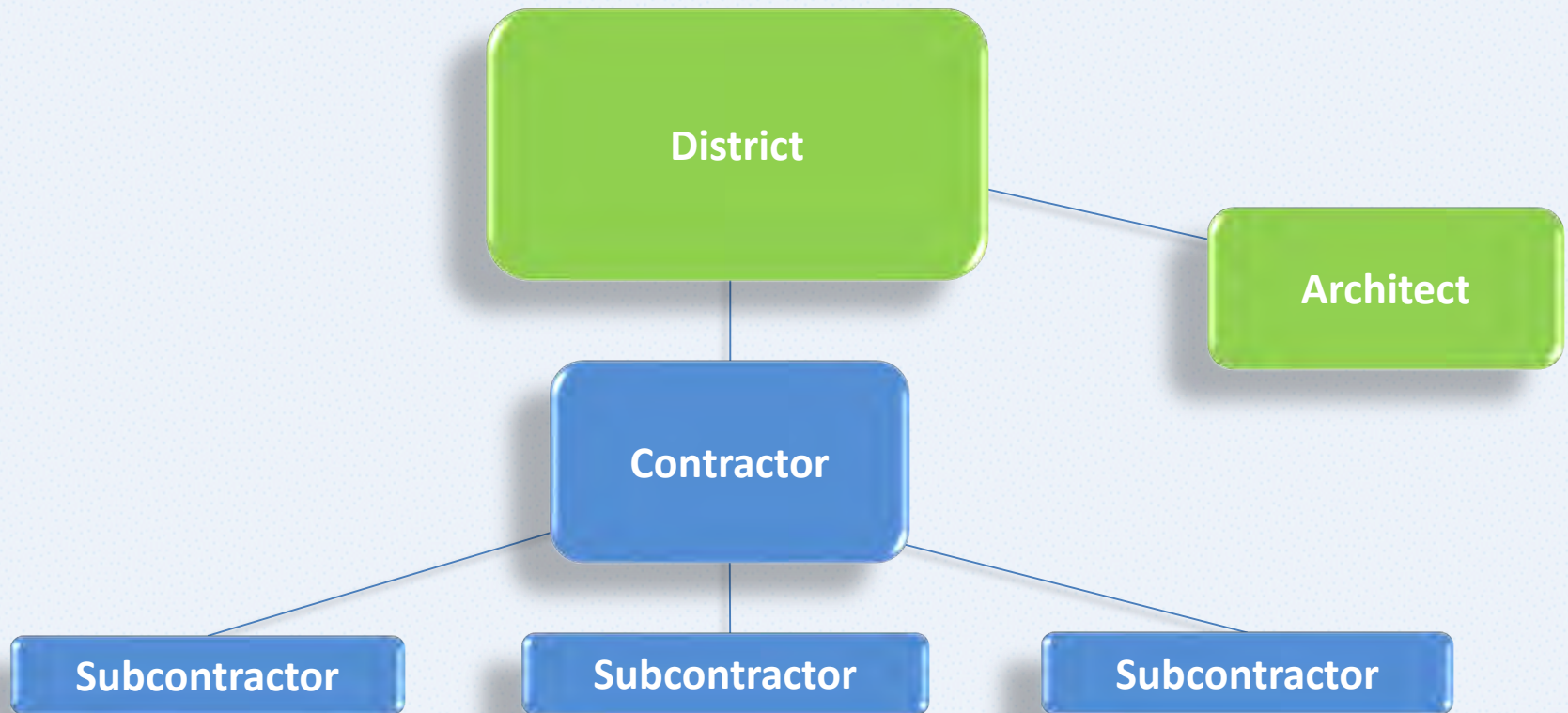
May 2024

**Lease-Leaseback
Construction Project Delivery for
California Schools**

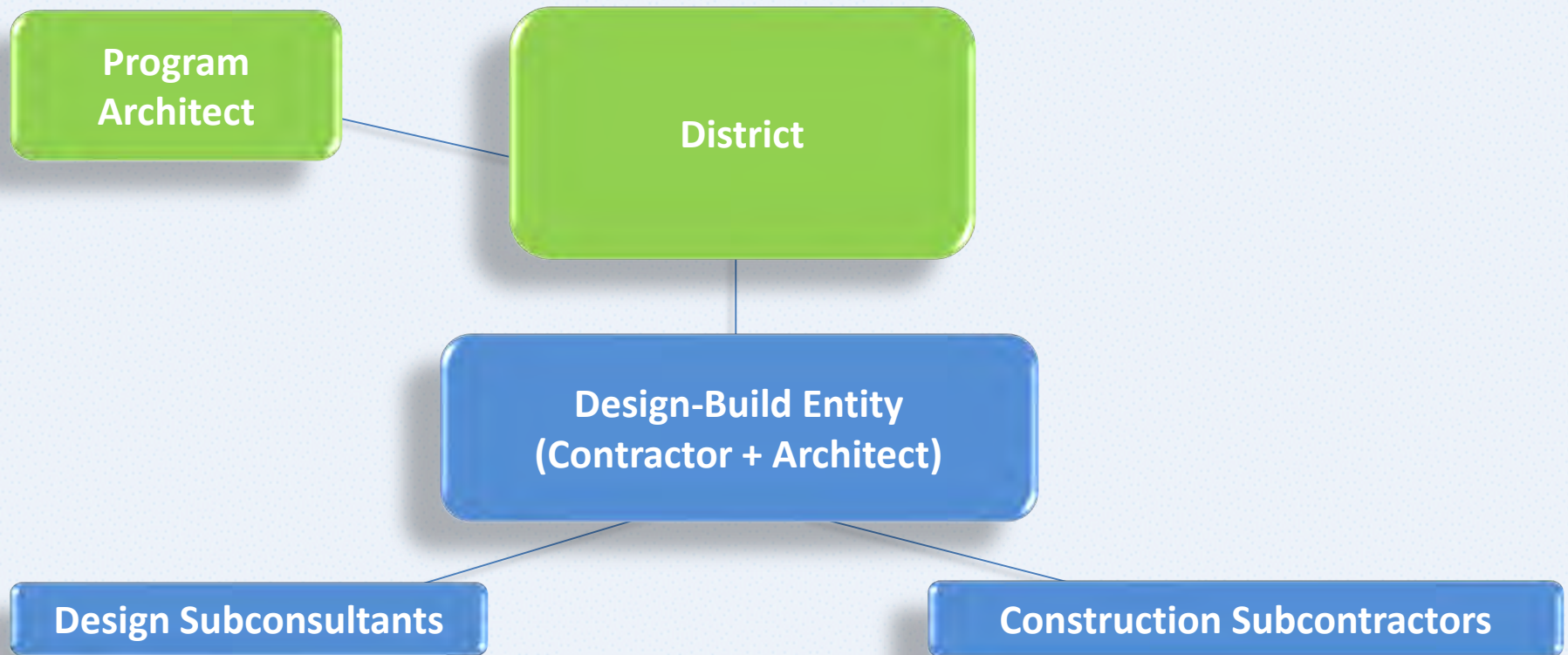
Construction Project Delivery Options

- There are three main construction project delivery options for California K-12 School Districts:
 - **Design-Bid-Build (Formal Bidding)** (Public Contract Code § 20111.)
 - **Design-Build (One Entity)** (Education Code § 17250.10)
 - **Lease-Leaseback (Best Value Selection)** (Education Code § 17406) (“LLB”)

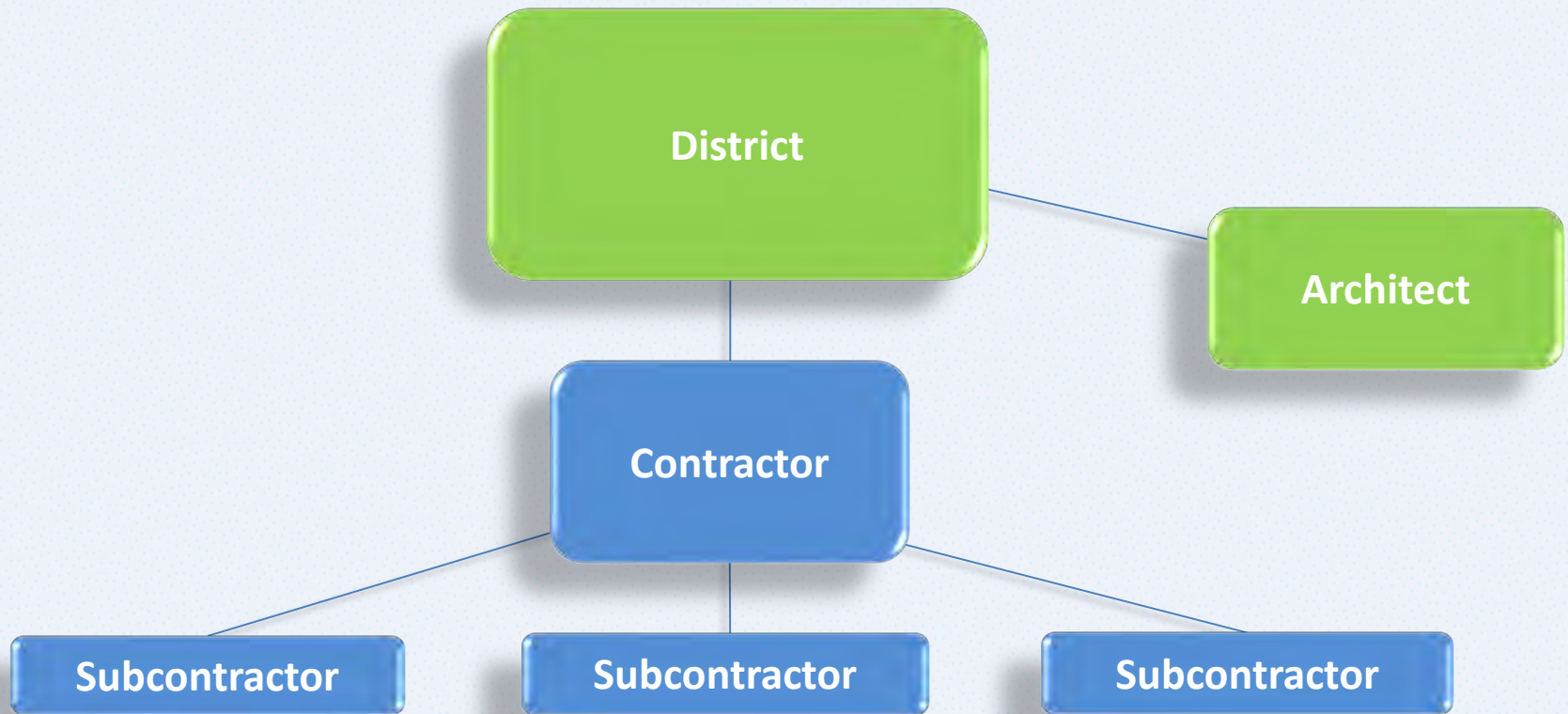
Design-Bid-Build



Design-Build



Lease-Leaseback (LLB)



LLB – Statutory Requirements

- **Competitive Selection.** Contract shall be awarded based on “competitive solicitation process” to contractor providing the “best value.” (Ed. Code § 17406 (a)(2).)
 - District’s Board must adopt and publish the procedures and guidelines for evaluating the best value.
 - District can either do one RFQ/P* or separate RFQ and then an RFP.
- **Subcontractors.** If it is not a lump sum (where the subs are prequalified too), the contractor must select subcontractors, “*in accordance with the publication requirements applicable to the competitive bidding process of the school district.*” (Ed. Code § 17406 (a)(4)(B)(i).)
 - **That means the contractor must advertise in the newspaper for subcontractors**

*Request for Qualifications (RFQ) / Request for Proposal (RFP)

LLB – Solicitation for Contractors

- **Board Action.** District Board adopts the procedures and guidelines regarding criteria for best value evaluation. (Ed. Code § 17406(a)(2).)
- **RFQ/RFP or RFQ/P.** District staff uses a competitive selection process.
 - The District's Local Capacity Building Program will be part of this process.
 - There is also a “skilled and trained workforce” requirement – with specific statutory definitions – that will part of this process.
 - ▮ We will discuss in a subsequent slide how this coordinates with the District's PLA.
- **Advertisement.** District publishes notice of RFQ in newspaper and in trade paper.
- **Prequalification.** The District must prequalify the contractor, and its mechanical, electrical and plumbing subcontractors.

LLB – Evaluation of Contractors

- **Evaluation.** District staff utilizes the selection criteria from the Board's resolution and evaluates the SOQs and Proposals.
 - Pricing factors (GCs, mark-up, bonds/insurance, etc.)
 - This is not final pricing, but all pricing components except the pricing from the subcontractors to perform the work.
 - Past LLB experience
 - Staffing
 - Current workload
 - Etc.
 - Option to also call references and conduct interview.
- **Selection.** District staff makes recommendation to Board to select the best-value Contractor
- **Board Action/PSA.** If Board selects the contractor, then the District enters into a preliminary services agreement to perform preconstruction services.

LLB – From Preconstruction to Final Pricing

- **Preconstruction Services.** Contractor performs preconstruction services
 - Constructability Review with Architect
 - Estimating,
 - Etc.
- **Final Price.** When the project is ready for final pricing, the contractor bids for subcontractor pricing per the **Subcontractor Procurement Process**
 - **The District's LLB contract includes a very detailed and competitive process that the contractor must follow.**
 - The District's Local Capacity Building Program will be part of this process.
 - District approves of final pricing
 - ▮ **This is a detailed process!**
- **LLB Contract Award.** Board awards the LLB Contract – Site Lease & Facilities Lease

LLB – Challenges

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West Contra Costa Unified School District

May 2024

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Lease-Leaseback Construction Project Delivery for California Schools

Melissa Payne
WCCUSD

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FUTURE AGENDA ITEM LOG

08/11/25

Item #	Description	Suggested	Agendized
25-24	Discuss the maximization of community utilization of District school yards	07.14.25	
25-23	Discuss the option of a joint memo with other District committees about issues of access, respect and communication	07.14.25	
25-22	Receive a report on the \$77 2005 Measure J Bond	08.03.25	08.11.25
25-21	Receive a report on the toxic substances abatement processes	08.03.25	08.11.25
25-20	What are the differences between Design-Bid-Build, Lease-Lease Back and Design-Build	08.03.25	08.11.25
25-19	Receive a presentation on the construction project bidding process	07.14.25	08.11.25
25-18	Discuss the KPI Report with a focus on when it should be included in the Agenda Packet	05.12.25	06.16.25
25-17	Discuss an organizational chart (needs clarification)	05.12.25	TBD
25-16	Discuss the CBOC application process	05.12.25	06.16.25
25-15	Discuss options for updating the CBOC web site	05.12.25	06.16.25
25-14	Discuss the option of changing the CBOC meeting dates to make it easier to include accurate financial reports in the Agenda Packet	05.12.25	06.16.25

FUTURE AGENDA ITEM LOG

08/11/25

25-13	Agendize a musical interlude presented by CBOC member Andrea Landin	05.12.25	06.16.25
25-12	Discuss the option to archive Zoom recordings with Spanish language translation.	04.14.25	05.12.25
25-11	Expanded communication between the CBOC and the public and staff	03.10.25	06.16.25
25-10	Discuss Spanish translation on recordings	03.10.25	04.14.25
25-9	Discuss site visits	03.10.25	04.14.25
25-8	Discuss site visits	02.10.25	03.10.25
25-7	Provide a brief presentation on what to look for in the Bond Program Financial and Performance Audits	03.04.25	03.10.25
25-6	Review the inclusion at the beginning of the meetings of the Pledge of Allegiance, the Land/Labor and Body Acknowledgment and Anti-Racism policy	02.10.25	03.10.25
2 5-5	Receive a comprehensive report on the 112 FAI Recommendations	02.10.25	
25-4	Update on the FAI Implementation Task Force	02.10.25	
25-3	Update the CBOC on the PMP	02.10.25	03.10.25
25-2	Update the CBOC on the FAI recommendations	02.10.25	
25-1	Updated By-Laws	01.08.25	ongoing