

WCCUSD



CITIZENS' BOND OVERSIGHT COMMITTEE MEETING PACKET FOR SEPTEMBER 8, 2025

(MEETING SCHEDULED TO START AT 6:15 PM)

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 September 8th, 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.**

09.08.25 CBOC AGENDA PACKET

A) OPENING PROCEDURES

B) CALL TO ORDER

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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
Tannia 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

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CITIZENS' BOND OVERSIGHT COMMITTEE

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

F) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS

(Ellen Mejia 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

09.08.25 Bond Program Project Status Update Presentation
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09.08.25 Kennedy HS Modernization Project Status Report
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09.08.25 Richmond HS Modernization Project Status Report
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09.08.25 Lake ES Campus Replacement Project Status Report
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09.08.25 Shannon CNP MPR Project Status Report
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09.08.25 Stege ES Rebuild Project Status Report
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09.08.25 Stege ES Rebuild Newsletter
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09.08.25 Richmond HS Modernization Project Newsletter
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CITIZENS' BOND OVERSIGHT COMMITTEE

09.08.25 Kennedy HS Modernization Project Newsletter
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F I N A N C I A L R E P O R T S

Financial reports were not available before this agenda packet was prepared.

If reports are available for presentation at the meeting, the CBOC will be allowed to hear the reports but, because no one will have these reports with sufficient time to review them, no comments or discussions will be entertained.

This presentation would be for information only.

---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>

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CITIZENS' BOND OVERSIGHT COMMITTEE

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

G) 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.

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

09.08.25 CBOC Meeting Calendar

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

09.08.25 Attendance Log

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

08.11.25 Draft CBOC Meeting Minutes (Numbered)

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K) NEW MEMBER APPLICATION F O R I N F O R M A T I O N O N L Y

09.02.25 Don Gosney CBOC Application
(Renewal)

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CITIZENS' BOND OVERSIGHT COMMITTEE

COMMITTEE REPORTS

L) ANNUAL REPORTS

(Tashiana Johnson & Don Gosney)

ACTION ITEM

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

---Call for Public Comment---

M) SITE VISITS

(Don Gosney)

ACTION ITEM

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---

N) POTENTIAL AGENDA TOPICS FOR SEPTEMBER JOINT MEETING

(Don Gosney)

ACTION ITEM

Proposed agenda items for the Joint BOE/CBOC meeting of 09.17.25:

- Amend the scope of the Bond Program Performance Audits.
- What will it take to make 2005 Measure J Bond Funds available?
- Convince the Board of Education and District staff to treat volunteer committee members with more respect.
- Better direct communication between the District, the Community and the media.
- Expand outreach and community engagement with regards to the Bond Program and bond projects.
- Tracking lessons learned so the District and the CBOC don't repeat mistakes from the past.
- Process a flow chart of community input on construction projects and how this might intersect with a goal of boosting THE community member attendance at CBOC meetings.

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CITIZENS' BOND OVERSIGHT COMMITTEE

Solicit volunteers to champion each item when the discussion is held.

---Call for Public Comment---

O) CHAIRPERSON REPORT

(Don Gosney)

Reports on issues relevant to the operation of the CBOC

---Call for Public Comment---

P) 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.

09.08.25 Future Agenda Items Log

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---Call for Public Comment---

Q) ADJOURNMENT

NEXT SCHEDULED CBOC MEETING:

Joint meeting of BOE and CBOC

September 17th, 2025

Regular monthly CBOC meeting

October 20th, 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

September 8, 2025

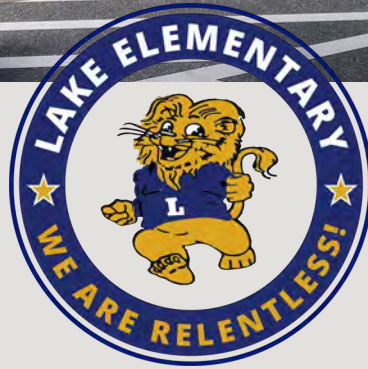
Project Status Update

	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"> Multi Purpose Room/Cafeteria, Manchester Entrance and Parking Lot and 1st-6th Playground under 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 Playground

- ❖ Planting
- ❖ Fencing and Gates
- ❖ Student artwork!

Before



Lake ES - Rebuild

Butterfly Canopy Plaza

❖ Planting

Before



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Lake ES - Rebuild

Dining and Stage

- ❖ Floor staining
- ❖ Wall protection

Before



Lake ES - Rebuild



Lake ES - Rebuild



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

- ❖ Formwork for concrete paving
- ❖ Canopy paint

Before



Shannon ES – New Cafeteria

Kitchen

- ❖ Installing vents and fire alarm devices in the ceiling
- ❖ Installing wall paneling



Shannon ES – New Cafeteria

Trash Enclosure

- ❖ Overhead structure painted
- ❖ Formwork installed for new concrete pad





STEGE ELEMENTARY

CAMPUS REBUILD UPDATE

Community Meeting | Reunión Comunitaria

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

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

Join us for a presentation on

- Construction Schedule Update / Actualización del cronograma de construcción
- Design Update / Actualización de Diseño:
 - Site Plan / Plano del Sitio
 - Exterior Design / Diseño Exterior



Want more info on the project?

¿Quieres más información sobre el proyecto?

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

Stege Elementary School Campus Rebuild

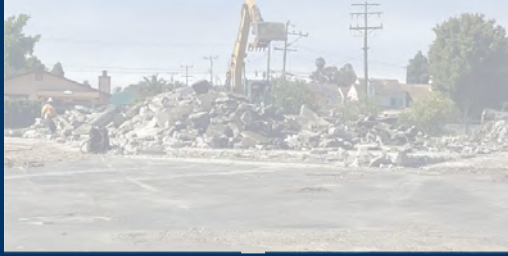


This project is the rebuild of the Stege ES campus. The project will replace the existing school buildings and provide a new site design (pictured/in progress). The school has been relocated to the temporary campus co-located at DeJean Middle School.

Project Phasing: Stege Elementary

Phase 0

Demolition



All structures have been demolished

Phase 1

Utility and Site Preparation



In Design - Submission to DSA scheduled 9.19.25

Phase 2

New Construction



In Design - Completion of 50% Construction Documents

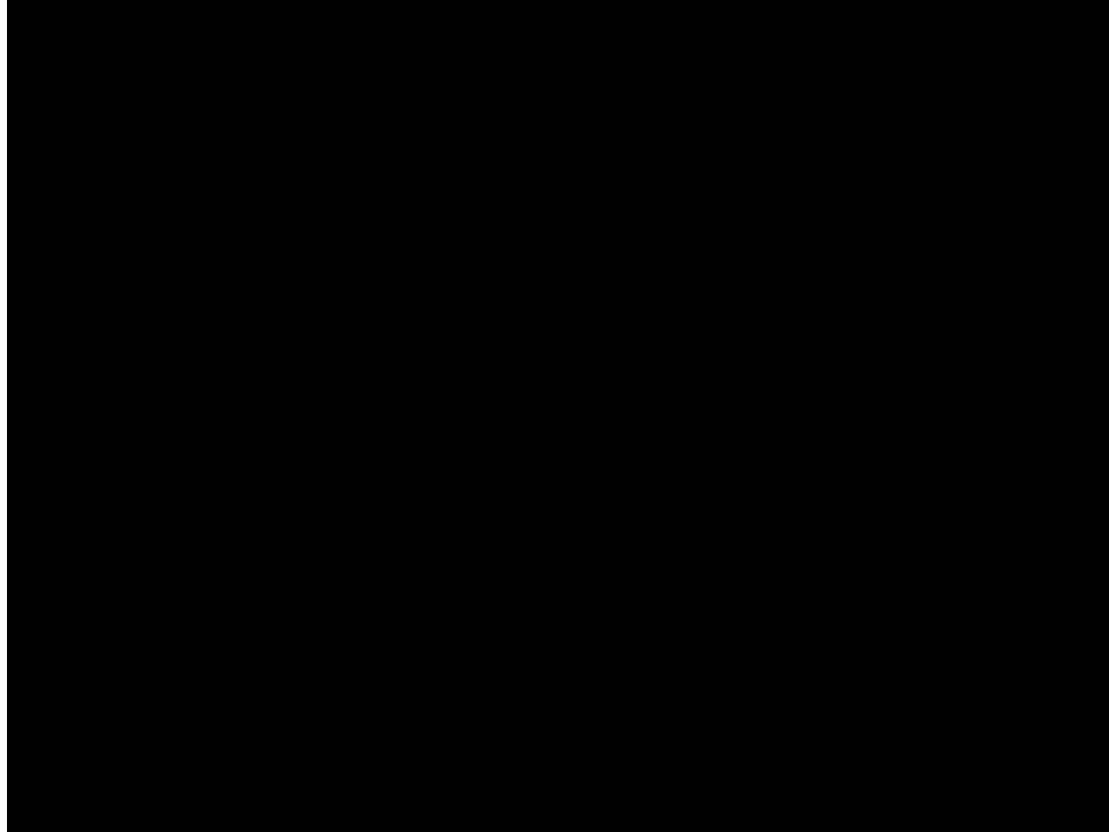
Stege - Campus Rebuild Update

Activities This Month

- Building demolition complete.
- Ongoing removal of foundations of old school buildings
- Preparation to remove old underground utility lines.



Stege Campus Rebuild



WCCUSD KENNEDY HIGH SCHOOL MODERNIZATION
KENNEDY HIGH SCHOOL – BUILDING A
RICHMOND, CA



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.

Project Phasing: Kennedy High School

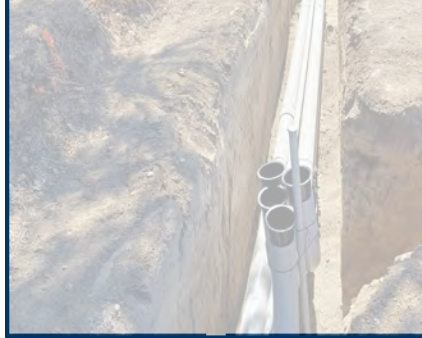
Phase 1.1



Demolition of 100, 200 & 500

- Building structure is removed

Phase 1.2



Utility and Site Preparation

- Survey confirmed

Phase 1.3



New Classroom Building, Dining / Performance Space and K Quad

- Submitted to DSA

Phase 2 & 3



Modernization of the remaining buildings and refresh of the fields and blacktop

- Design Development

Circulation for this Phase



Kennedy HS - 1.1 & 1.2

Building 300

- ❖ New stucco and paint

Before



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After

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RICHMOND
HIGH SCHOOL

*Groundbreaking
Ceremony*

Campus Modernization is beginning!



**PLEASE
JOIN
US**

**SEPTEMBER 20TH
2025**

11-12

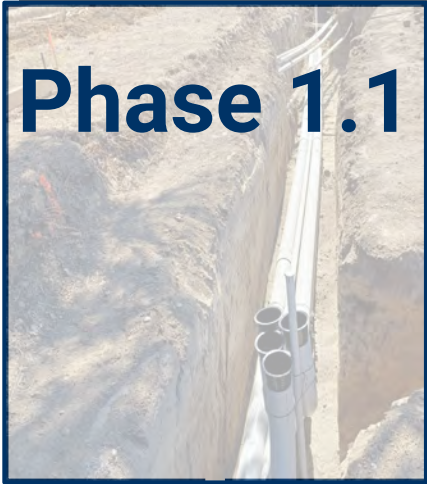


Richmond High School Campus Modernization

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.

Project Phasing: Richmond High School

Phase 1.1



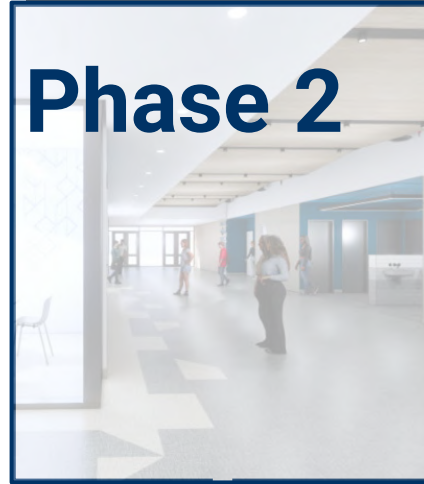
Utility and Site Preparation -
Construction Starting in Summer/Fall 2025

Phase 1.2



New Classroom Building -
Submitted to DSA,
Construction planned for Spring 2026

Phase 2



Modernization of the main building and Gym and New Gym Support Buildings -
Finishing Design
Development

Phase 3



Demolition of the mall and 300 wing, Modernization and 2 story building, New Admin and refresh of the fields and blacktop-
Finishing Design
Development

Activities This Month

- New "Welcome Center" will be open in room 362 next to new entry door.
- Students and families will enter the campus from 23rd through the new entry door.
- Current Staff and Visitor Parking lot will not be available.
- Staff parking access will be from 24th Street.
- Groundbreaking date set for Saturday, September 20, 2025 from 11am-12pm.



RICHMOND HIGH SCHOOL CONSTRUCTION UPDATE



The Campus Modernization Project is Getting Started!

What to Expect:

Summer-Fall 2025

- Utility Make-Ready Phase:
 - Preparing the new construction site with earthwork and utilities
- Expect:
 - New "Welcome Center"
 - Changes to parking and access
 - Construction fencing
 - Updates as the project develops

Next Steps:

- Phase 1- New Construction of 2-Story classrooms and Music Building

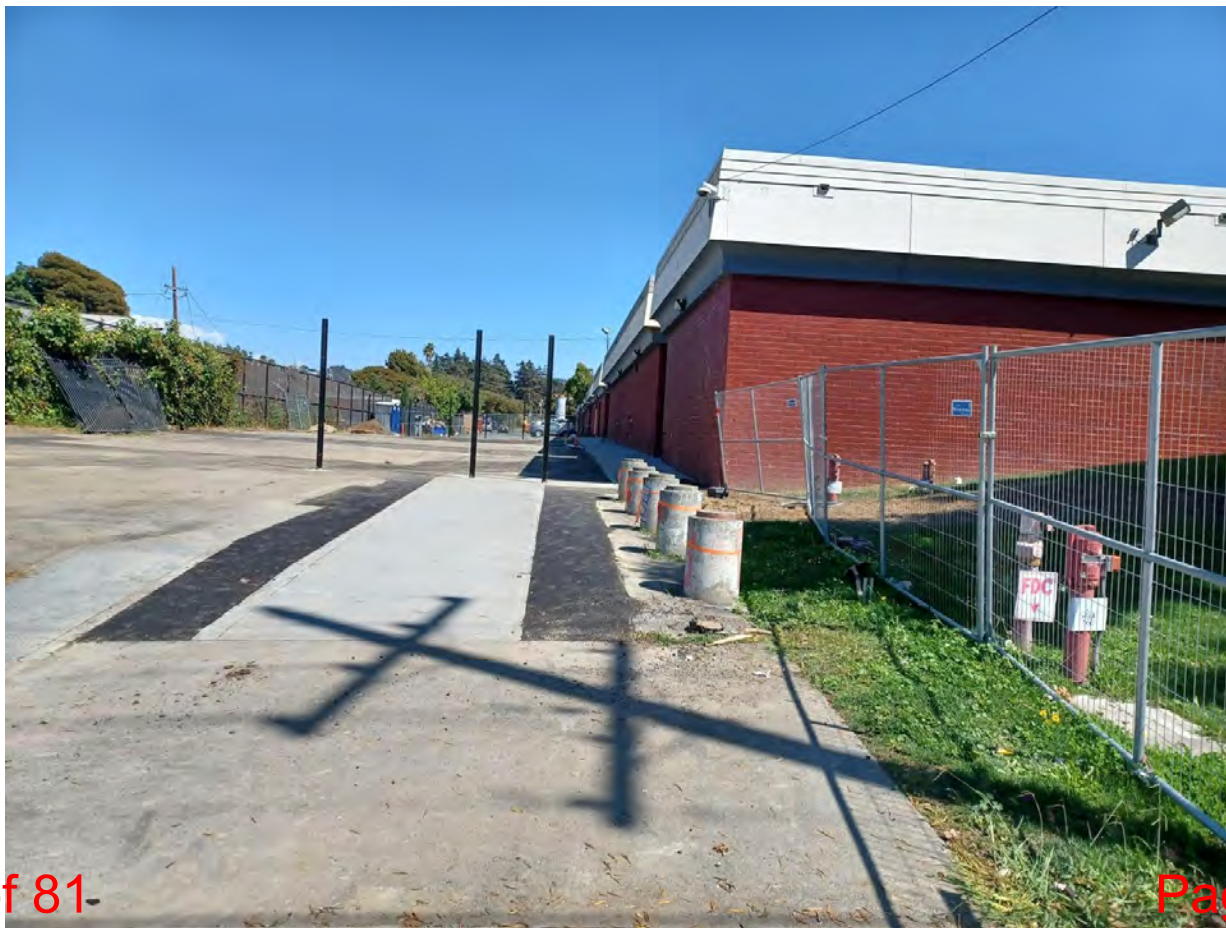


Stay in touch! Sign up for our newsletter here to get all future updates.

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



Richmond HS - 1.1 Utility and Site Preparation



Project Status Report: 2025 - September



Kennedy High School Modernization Project Phase 1.1 & 1.2

4300 Cutting Blvd.
Richmond, CA, 94804

Project No: 1000004800 DSA No: 01-121910 27-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	78 8%

Project Team

Owner	WCCUSD
Design Build Entity	HKIT Architects
Construction Manager	VPCS
Inspector	John Miller via VIS
General Contractor	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	\$675,691
	Executed CO	\$0
	Remaining Contingency	\$675,691
	Open PCOs	\$0
	Rejected PCOs	\$0
	Amended District Contingency	\$675,691
	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:
Canopy work on Building 800 completed Flooring work for Portable #28 completed Camera relocation work completed Striping arrows for students parking area is completed Fencing work for staff parking lot is completed Basketball court striping work is completed Building 300/400 stucco patchback/paint work completed Roof repair work in process. Building 800 Stucco Patchback/Paint in process
Upcoming Work
Lime treatment for Building Pads Parking lot B Utility work Underground Utility work for corridor between Building A and 300/400 and Building 800. Building 800 Stucco Patchback/Paint Data rack installation

Project Status Report: 2025 - September



Richmond High School Modernization Project UMR - Phase 1

1250. 23rd Street,
Richmond, CA, 94804

Project No: 1000004893 DSA No: 01-122299 27-Aug

Project Scope

Phase 1 of the Richmond High School project will begin with demolition and site preparation to support the future construction of the new school building. The scope of work includes removing the southwest parking lot and the front portion of the main campus to allow for underground utility installation in this area. In addition, demolition will occur at the northwest corner of the existing school to establish a new temporary entrance and staff parking area. These changes are designed to maintain safe and efficient school operations during construction while providing the necessary groundwork for the modernization of the campus.

Schedule

Notice to Proceed	8/19/2025
Original Project Duration	209
Final Completion	3/16/2026
Approved Time Extensions	0
Revised Project Duration	209
Revised Completion Date	3/16/2026
Calendar Days Elapsed	10 5%

Project Team

Owner	WCCUSD
Design Build Entity	DLR Group
Construction Manager	VPCS
Inspector	Nygard Consulting
General Contractor	BHM Construction

Contract Summary

Amended Base Contract Amount	\$4,396,590
Amended Project Contingency	\$220,162
Amended District Contingency	\$220,162
Allowances	\$92,500
Original Contract Amount	\$4,929,414
Contract Amendments	\$0
Revised Contract Amount	\$4,929,414
Amended Project Contingency	\$220,162
Executed CO	\$0
Remaining Contingency	\$220,162
Open PCOs	\$0
Rejected PCOs	\$0
Amended District Contingency	\$220,162
Executed CO	\$0
Remaining Contingency	\$220,162
Open PCOs	\$0
Rejected PCOs	\$0
Completed & Stored & Billed & Processed to Date	0%
Stop Notices	\$0

Project Updates

Activities Last Month:
Fencing work at the North West corner. Demolition of Curbs and Bollards completed in North West Corner. Concrete work at the North West corner
Upcoming Work
Parking lot striping for visitor and staff in North West corner Lockable fence for the North West corner. Fencing the South West parking lot. Temporary ramp at Health center. Beginning demolition in South West parking lot.

Project Status Report: 9/1/2025



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	1486 96%

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	\$1,449,293	
	Remaining Contingency	\$1,956,762	
	Open PCOs	\$2,549	
	Rejected PCOs	\$117,389	
	Completed & Stored & Billed & Processed to Date	\$50,605,231	89%
	Stop Notices	\$0	

Project Updates

Project Updates	Activities Last Month:
	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. Site: Perform punchlist. Landscape and irrigation associated with building E and F turnover. Fencing, grading and concrete flatwork.
Project Updates	Upcoming Work
	Phase 1B: Building F: Perform punchlist. Install furniture Building E: Perform punchlist. Install furniture Building D: Complete electrical at stage, make-up electrical panels, mechanical, fire sprinkler and fire alarm finish at gyboard ceilings, wood flooring, vinyl flooring, start kitchen equipment install. Site: Fencing, grading, concrete flatwork, landscaping and paving at Manchester and main playground.



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	490	107%

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	\$91,388.28	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:
	Rough electrical, frame hard lid ceilings, Mechanical, Electrical, Plumbing (MEP) & Fire Sprinkler (FS) finish, roofing, fine grading, formwork for concrete paving, canopy framing.
	Upcoming Work:
	Make up electrical panels, Mechanical, Electrical, Plumbing (MEP) & Fire Sprinkler (FS) finish, epoxy flooring, polished concrete flooring, Fiber-Reinforced Polymers (FRP), door hardware, fine grading, site concrete.

Project Status Report: 2025 - September



Stege Elementary School Campus Rebuild Project Contract # 1000004668

4949 Cypress Ave
Richmond, CA, 94804

Project No: 1000004668 DSA No: 01-122559 3-Sep

Project Scope	Abate, demolish, and completely rebuild Stege Elementary School.	

Schedule	Notice to Proceed	5/8/2025	
	Original Project Duration	968	
	Final Completion	10/1/2027	
	Approved Time Extensions	0	
	Revised Project Duration	968	
	Revised Completion Date	10/1/2027	
	Calendar Days Elapsed	119	12%

Project Team	Owner	WCCUSD	
	Design Build Entity	Perkins Eastman	
	Construction Manager	VPCS	
	Inspector	TBD	
	General Contractor	Alten Construction	

Contract Summary	Amended Base Contract Amount	\$51,000,000	
	Amended Project Contingency		
	Amended District Contingency		
	Original Contract Amount	\$51,000,000.00	
	Contract Amendments	\$0	
	Revised Contract Amount	\$51,000,000.00	
	Amended Project Contingency	\$0	
	Executed CO	\$0	
	Remaining Contingency	\$0	
	Open PCOs	\$0	
	Rejected PCOs	\$0	
	Amended District Contingency	\$0	
	Executed CO	\$0	
	Remaining Contingency	\$0	
	Open PCOs	\$0	
	Rejected PCOs	\$0	
Completed & Stored & Billed & Processed to Date		\$2,333,492	5%
Stop Notices		\$0	

Project Updates	Activities Last Month:
	<ul style="list-style-type: none"> -Building demolition completed -Abatement completed -Foundation removal commenced
Project Updates	Upcoming Work
	<ul style="list-style-type: none"> Existing underground utility demolition Safe-off site while DSA reviews Inc 1



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CONSTRUCTION NEWSLETTER



STEGE ELEMENTARY SCHOOL REBUILD PROJECT

September 2025

Event Information

Quarterly Community Update Meeting

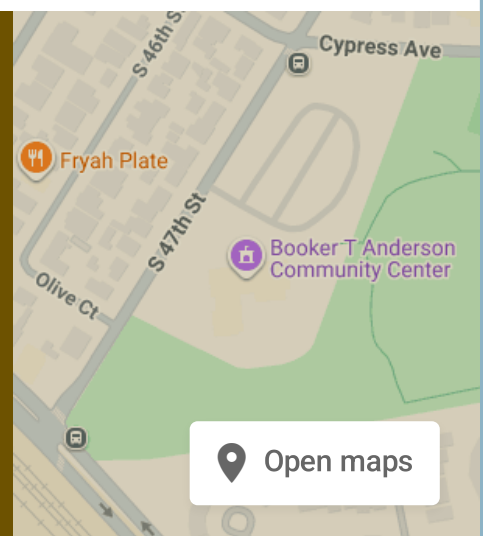
Join us for a design and demolition update on the Rebuild project.

When?

Tuesday, Sep 16, 2025, 06:30 PM

Where?

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





STEGE ELEMENTARY CAMPUS REBUILD UPDATE

Community Meeting | Reunión Comunitaria

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

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



Join us for a presentation on

- Construction Schedule Update / Actualización del cronograma de construcción
- Design Update / Actualización de Diseño:
 - Site Plan / Plano del Sitio
 - Exterior Design / Diseño Exterior



Want more info on the project?
¿Quieres más información sobre el proyecto?

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

Demolition is Ongoing

Project Update

Demolition is completing this month with the removal of the site paving and existing underground utilities and foundation.



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

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 De Jean 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 Lake 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

SES Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - September 2025

Construction Activity

Building D (Cafeteria)

- This month the installation of building systems is ongoing and the concrete floor in the dining was stained and polished. Wood flooring at the stage has begun.
- Next month will include completing electrical equipment installation at the stage and installing building system devices in the ceiling of the dining area. Wood flooring at the stage and vinyl flooring in the kitchen and serving area will continue.



Playground and Site

- Amphitheater, sidewalks and curbs concrete complete
- Blacktop playground and install of the play structures to be installed this month



Building E and F (Kindergarten Wings)

These buildings are now OPEN!

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.

Architect: Quattrocchi Kwok Architects - QKA

Anticipated Completion: Fall 2025

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Sign up here: bit.ly/CBOCWCCUSD23



Project Website

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Kinder Playground
Student Art

Project Team

Design Build Contractor:
Alten Construction

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



Campus Plaza



Lake Construction Newsletter
WCCUSD Facilities Planning & Construction



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



SHANNON ELEMENTARY MULTI PURPOSE ROOM REPLACEMENT PROJECT

Project Updates - September 2025

Construction Activity

- Interior Construction: Rough electrical, frame ceilings, Mechanical, Electrical, Plumbing (MEP) & Fire Sprinkler (FS) finish, roofing, fine grading
- Exterior Construction: Formwork for concrete paving, canopy framing
- 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.

Architect: Hamilton + Aitken Architects
Anticipated Completion: Fall/Winter 2025

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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 Shannon Elementary, Hercules Middle High, Kennedy High, Richmond High, and Stage Elementary School.

Openings

- 1 Local Business Organization Member
- 5 "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)



Project Website

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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



Shannon Construction Newsletter
WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER DESIGN EDITION

RICHMOND HIGH SCHOOL MODERNIZATION PROJECT



One of Facilities' team goals is to keep you updated and engaged on facilities within our District. This newsletter is meant to keep you posted specifically on our Richmond High School Modernization Project.

August 2025 - Status: From Design to Demolition

Construction Begins!

The Utility and Site Preparation project is realigning utilities to make way for the construction of 2-story classrooms and music building.



What to Expect Starting On September 15th:

- New "Welcome Center" will be open in room 362 next to new entry door
- Students and families will enter the campus from 23rd through the new entry door
- Current Staff and Visitor Parking lot will not be available.
- Staff parking access will be from from 24th Street

Groundbreaking Ceremony

Event Information

Groundbreaking Ceremony

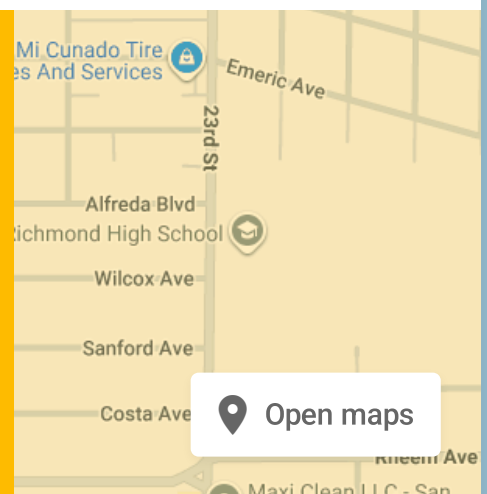
Come celebrate the start of construction at Richmond High!
We will have speakers, coffee, and donuts.

When?

Saturday, Sep 20, 2025, 11:00 AM

Where?

Richmond High School, 23rd Street, Richmond, CA, USA



Project Overview



Project Scope:

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.

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

Join the CBOC!

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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 Lake 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



New Student Walkway

Richmond Modernization Project Team

Architect:
DLR Group

Construction Contractor:
BHM Construction

Construction Manager:
Van Pelt Construction Services
Kevin Little
kevin.little@wccusd.net



Quad Farewell



RHS Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

Subscribe





WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT CONSTRUCTION NEWSLETTER



KENNEDY HIGH SCHOOL MODERNIZATION

September 2025 - Phase 1 Demolition

Construction Activities

- Application of exterior water barriers, roof flashing and stucco finish is ongoing where the 100 and 200 building were adjacent to the 300 and 400 buildings
- New underground utilities to be installed this month
- Structural improvements to the 800 building



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



800 Building
New Parapet

Kennedy Modernization Project Team
Architect:
HKIT Architects
Construction Contractor:
C. Overaa & Co.
Construction Manager:
Van Pelt Construction Services
Charles Harbour II
charles.harbour@wccusd.net



400 Building
Water barrier and stucco



KHS Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

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**WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE**

**Don
Gosney**
Chair

**Brendan
Havenar-Daughton**
Vice Chair

**2025
CBOC MEETINGS CALENDAR**

Meetings will begin at 6:15

S e p t 8

S e p t 17

O c t 20

N o v 17

D e c 15

S C H O O L B O A R D M E E T I N G S

S e p t 10
S e p t 17
(proposed joint meeting)
S e p t 24

O c t 08
O c t 22

N o v 05
N o v 19

D e c 03
D e c 17

C B O C B y l a w R e q u i r e m e n t s

There must be a December meeting for officer elections
Two joint meetings with Board of Education

CBOC ATTENDANCE LOG

0 9 . 0 8 . 2 5

		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	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	A+
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	R
Andrew Butt	12/04/24 12/03/26 (1)	--	--	--	--	--	--	--	--	--	P	P	P	P	A+	P	A+	A-	P
Andrea Landin	06/26/24 06/25/26 (1)	--	--	--	P	P	P	A+	X	X	P	P	P	P	P	A+	P	A+	P
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-	R
Tashiana Johnson	11/06/24 11/05/26 (1)	--	--	--	--	--	--	--	--	--	P	A+	P	P	P	A+	P	P	P
Bill Claus	06/05/25 06/04/27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P
Dulce Galicia	08.06.25 08.05.27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
Tannia Vargas	08.06.25 08.05.27 (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
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

August 11th, 2025

DRAFT MINUTES

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

English

<https://www.youtube.com/watch?v=YfOz5MmAgZk&t=288s>

Spanish

LINK TO BE PROVIDED WHEN AVAILABLE

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 August 11th, 2025. The meeting was called to order at 6:26 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 08.11.25 MEETING

On behalf of those needing or wanting a Spanish language translation, Ms. Reyna Tourniel made the appropriate announcements about accessing those services.

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

PRESENT

Don Gosney (Chair)
Tashiana Johnson (Member)
Bill Claus (Member)
Andrew Butt (Member)
Andrea Landin (Member)
Dulce Galicia (Member)
Tannia Vargas (Member)
Lin Johnson (Member)
(remotely attending)
Jia Ma (Member)
(remotely attending)

[7 in attendance in person with 2 attending remotely ~ 6 required for quorum]

ABSENT

Brendan Havenar-Daughton (Vice Chair)

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)
[Attending remotely]
Phil Henderson (Orbach Huff & Henderson LLP)
Leslie Reckler (WCCUSD Board Liaison, Board President, Trustee Area 5)
[Attending remotely]
Jamela Smith-Folds (WCCUSD Board Member, Trustee Area 1)
[Attending remotely]

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

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 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.

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 08.11.25 MEETING

F ~ INTRODUCTION OF NEW MEMBERS

New CBOC members Dulce Galicia and Tannia Vargas were introduced with each being given an opportunity to expound on their experiences, qualifications and reason for wanting to serve.

DISTRICT REPORTS

G ~ BOND PROGRAM PROJECTS STATUS AND FINANCIAL REPORTS

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

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

No other public comments were received.

The financial reports presented included:

- 08.11.25Report #13 Bond Program Financial Status
- 08.11.25Report #13A Bond Program Financial Status
- 08.11.25Report #2 Bond Program Spending to Date
- 08.11.25AP Check List

Ms Payne reported that there would be a community meeting for an update on Stege Elementary School on September 17th from 6:30 PM to 7:30 PM at the Booker T. Anderson Community Center.

Ms Galicia asked if a meeting agenda could be shared with the public so they might have a better understanding about what might be discussed and then make an informed decision about attending. As an example, she mentioned the last Stege community meeting where the main subject was the color options for the walls and many community

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

members would have liked to have known prior to carving out a chunk of their evening.

Ms Mejia-Hooper reported that in the newsletters they were embedding video links to help illustrate the school demolitions and construction. She admitted that there were technical limitations with sharing these links but she will be bringing this to the IT Department to see what might be done.

For the benefit of the new members and everyone else, Chair Gosney referred them to Page 7 of the agenda packet where there was a highlighted box with links to the Project Management Plan and the Reporting Portal and asked Ms. Payne to explain what they are and what value they can be.

Because of the limited time left before the meeting should adjourn, Chair Gosney asked for—and was granted—permission to switch agenda items R (2005 Measure J) and S (WCCUSD Bond Program Bidding Process) so Attorney Henderson might be released early. He further suggested that some agenda items might have to be deferred to future meeting dates.

No public comments were received.

CONSENT CALENDAR ITEMS

H ~ CBOC MEMBER INFORMATION REQUEST LOG

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

I ~ MEETING CALENDAR

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

No public comments were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

J ~ ROLLING ATTENDANCE LOG

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

No public comments were received.

K ~ MEETING MINUTES

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

07.14.25 Draft CBOC Meeting Minutes (Numbered)

No public comments were received.

L ~ CBOC STANDING REPORTS

Chair Gosney presented the Standing Reports from the Board meetings of
07.16.25 and 08.06.25

No public comments were received.

REGULAR BUSINESS

M ~ ANNUAL REPORTS

Tashiana Johnson reported on the status of the 2024 Draft Annual Report.

She suggested that she would assign specific items to be included in the report to individual CBOC members so, instead of loading up only one or two CBOC members with all of the work, the work might be shared.

No public comments were received.

N ~ SITE VISITS

Chair Gosney brought up the desire and need for site visits with an emphasis on Richmond High School. He explained that there was a very strong desire to visit the site before any work was initiated so the current condition of the school could be documented.

He explained that he is frequently asked by members of the community to explain why \$280 million was being spent on Richmond and Kennedy High

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

Schools instead of the schools near where these community members resided.

He also suggested that perhaps staff could look at scheduling another visit to Shannon and Lake Elementary Schools to view the new multi-purpose rooms.

Ms. Payne responded that the work already awarded at Richmond High did not include any demolition.

Chair Gosney stressed that the CBOC did not want the Richmond High visit to be like some of the other sites where the site visits were after the work had begun. He cited the Kennedy High visit as an example where the buildings had already been gutted.

He repeated that this was not the first time this had been brought up.

No public comments were received.

O ~ ZOOM RECORDINGS

Chair Gosney reported that, with the assistance of Ms Mejia-Hooper, he was able to easily overdub the Spanish language translation of the previous two meetings onto the English language Zoom video of the June and July meetings. He further reported that once the videos were uploaded to the District's YouTube channel, the links were then inserted at the top of the meeting minutes.

He also reported that when he spoke to District staff about creating a new column on the CBOC web site to park the Spanish language YouTube links, he was informed that with the current web site template it was impossible to accomplish this. He further reported that when the new web site is activated in a couple of months, this should be applied.

No public comments were received.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

P ~ POTENTIAL AGENDA TOPICS FOR SEPTEMBER JOINT MEETING

Chair Gosney solicited potential agenda topics to negotiate with Board President Reckler for items of importance to be discussed at the Joint Board of Education/CBOC meeting to be held on September 17th.

Items that were suggested:

- Amend the scope of the Bond Program Performance Audits.
- Better direct communication between the District, the Community and the media.
- What will it take to make 2005 Measure J Bond Funds available?
- Convince the Board of Education and District staff to treat volunteer committee members with more respect.
- Expand outreach and community engagement with regards to the Bond Program and bond projects.
- Tracking lessons learned so the District and the CBOC don't repeat mistakes from the past.
- Process a flow chart of community input on construction projects and how this might intersect with a goal of boosting our community member attendance at CBOC meetings.

No public comments were received.

Ms Tashiana Johnson left the meeting at 7:59 PM

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.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

MINUTES OF 08.11.25 MEETING

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.

R ~ 2005 MEASURE J

This item was deferred to a future meeting.

S ~ WCCUSD BOND PROGRAM BIDDING PROCESS

Chair Gosney explained that in years past the bid process for the design and construction of the Bond Program projects was a very open and transparent process conducted at public Board meetings. During those times, the public was even presented an opportunity to weigh in. He continued that the current process is not quite as transparent.

He continued that the delivery process used to be Design-Bid-Build where the project was designed by an architectural firm, was put out for bid to contractors looking for the lowest responsible contractor and then built.

This was then replaced with the Design-Build method where a contractor is selected and then the contractor brings on an architectural firm for the design.

For the new Kennedy and Richmond High Schools, the delivery method is Lease-Leaseback. He explained that even with the research he had done, he was still confused about that process.

He explained that he did an Internet search for information about these delivery methods and included what he found in the agenda packet. He made it clear that this was a cursory search and he was not vouching for the content of these attachments.

He pointed out that although the Lease-Leaseback delivery method was presented to the Board of Education in April and May of 2024, when he had conversations with Board members about this, he was not convinced that they fully understood the process.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 08.11.25 MEETING

Before turning things over to Mr. Henderson, Ms Payne explained that the District is using all three delivery methods and the specific model used was on a project by project determination.

Mr. Henderson then presented on these delivery methods:

DESIGN-BID-BUILD: The project is put out for bid and the only thing under consideration is price

DESIGN-BUILD: The contractor's first consultant is the architect. When it is put out for bid, the District lists what it's looking for—X number of classrooms, maybe a multi-purpose room and other things. There is an evaluation process with this delivery method.

LEASE-LEASEBACK: The architect is still separated from the contractor. With this method, the District is allowed to look at more than just the price.

With a lease-leaseback delivery method, the District leases the site to the contractor for a minimum of \$1/year and, after the project is completed, the contractor then leases it back to the District for a minimum of one year for some sort of financial compensation. Part of this process requires the District to pay 95% of the cost of the project with a 5% retention (with interest) and that 5% is then paid as a lease payment to the contractor over a one year period.

Chair Gosney asked how a contractor could provide an accurate and responsible bid for a major project when they had no idea what was going to be built. He further asked how the public could be assured that the bid process and the awarding of contracts is something they should have faith in. He expressed his concern that the critical information is not being presented to the Board and the public at a time of the Board meeting when anyone is left in the room or even still watching remotely.

Mr. Butt pointed out that with every project the learning curve was less steep but when different delivery models are used it might be too easy for errors to be made due to the steep learning curve.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE
MINUTES OF 08.11.25 MEETING

Because the meeting was going beyond the allotted time, Chair Gosney asked the CBOC whether they would allow the meeting to extend by 10 minutes. There was no support for a 20 minute extension but a 10 minute extension was suggested as an alternative. Chair Gosney explained that the remaining agenda items could not be covered in only 10 minutes.

Ms. Galicia asked why this was being presented to the CBOC. Chair Gosney responded that he believed that the CBOC members needed to understand these processes so if and when the community might ask whether they were getting the most value for their tax dollars, they might be able to respond knowing the issues.

No public comments were received.

T ~ BOND PROGRAM PROJECT HAZARDOUS MATERIAL ABATEMENT

This item was deferred to a future meeting.

U ~ CHAIRPERSON REPORT

This item was deferred to a future meeting.

V ~ FUTURE AGENDA TOPICS

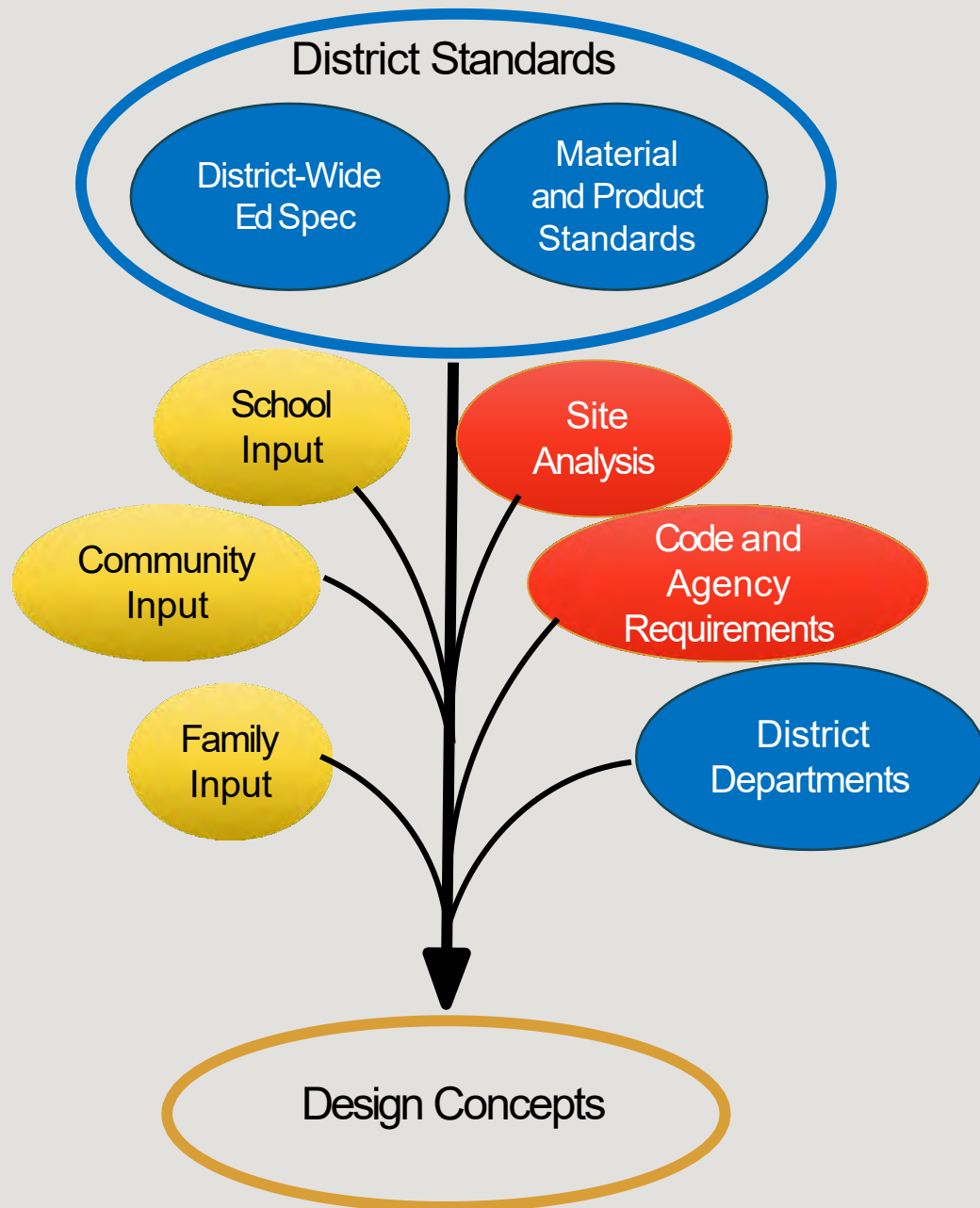
This item was deferred to a future meeting.

W ~ ADJOURNMENT

With no other business before it the meeting was adjourned at 8:33 PM. The next scheduled meeting will be and will be held on September 8th, 2025 at 6:15 PM at the WCCUSD Facilities Building (1400 Marina Way South). On September 17th there will be a joint meeting between the WCCUSD Board of Education and the CBOC (location to be determined later) and will begin at 6:30 PM.

These minutes were drafted by CBOC Interim Secretary Don Gosney.

**THE FOLLOWING PAGES WERE PROVIDED AS HANDOUTS AT
THE MEETING BUT, DUE TO THE LACK OF TIME, WERE NOT
ADDRESSED**



Gathering Input

Design of a school must take into consideration many components from various sources.

District Standards - Ensure functional learning environments, provide quality construction, and provide easier maintenance

Site Analysis – Existing site conditions, such as adjacent grades, utility location, and curb cuts

Code and Agency Requirements - Agencies enforce building, green, educational, health and other code requirements. Utility companies have requirements for service.

District Departments - We work closely with information technology, maintenance and options, nutrition services and educational services to ensure designs support operations and program

Stege Input - The design team will present at school meetings and conduct focus group and community meetings

Incorporating a Site-Focused Lens

Learning about Stege ES



• Design Elements

- Community Culture
- Site Access
- Areas of concern

- “Feel” of building/site
 - Scale
 - Entry Elements
 - Colors / Materials
 - Windows
 - Architectural Style
- Circulation paths
- Adjacency of spaces
- Site Elements

Outreach & Engagement Tool Kit



- Print flyers
- Mail postcards
- Construction Newsletters

www.wccusd.net/project-newsletter

- Social media
[@WCCUSDfacilities](https://twitter.com/WCCUSDfacilities)
- Project Website
www.wccusd.net/stege-project

- Quarterly Updates to the Board
- Quarterly Updates to the Community
- Monthly Updates to the CBOC
- School Site Council Meetings
- Principal's Coffee Chats

WHERE WE ARE

Time	Content
Jan 29	Classroom and Site Layout (Teacher’s Meeting)
Jan 31	Admin and Site Layout (Staff Meeting)
Feb 03	City of Richmond – Preliminary Meeting
Feb 10	Site Layout Preference (School Site Council)
Mar 06	Community Meeting
Apr 02	Classroom Storage Configuration Preference AND Outdoor Elements (Teacher’s Meeting)
Apr 16	Library Layout
Apr 22	Outdoor Elements (Student Engagement Meeting)
May 05	Interiors – (Teacher/Staff Meeting)
May 05	Parent Meeting
May 06	Kitchen/Speedline Layout
May 15	Community Meeting
TBD	City of Richmond – Site Plan



The background image shows the Stege Elementary School campus. On the left is a blue building with a mural that includes the text "And Me!" and a drawing of a person. To the right is a playground with blue and yellow equipment. The foreground is a paved area with yellow and white lines. The sky is clear and blue.

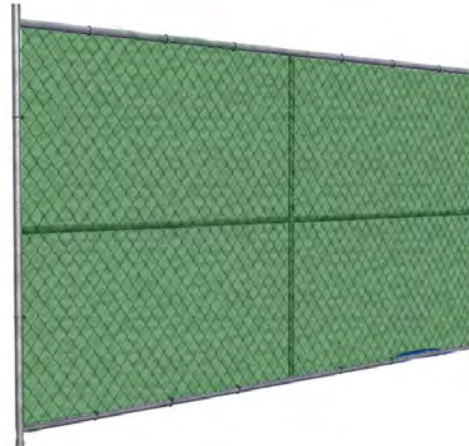
Abatement and Demolition

Stege Elementary School Campus Replacement

June 1, 2025 to August 29, 2025

Phase 1 – Mobilization and Site Protection

- Fencing / Protection of the Site (Includes Fabric)
- Construction Signage
- Identify Critical Elements



Phase 2 – Hazardous Material Abatement

- Highly Regulatory Process
- Procure Permits from Environmental Agencies
- **Protective Containment**
- 3rd Party Hygienist Oversight (Certified Licensed Professional)
- Air Monitoring



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT



Phase 3 – Building Demolition



- To be completed after Abatement.
- Removal of power/water/utility source to the buildings.
- Building(s) will be removed one at a time with large machinery.
- Debris will be loaded into large trucks and removed from the site.

Phase 4 – Site Demolition

- Removal of existing hardscape, and site furnishing
- Keep temporary fencing
- Clear site and maintain until construction of new campus begins





West Contra Costa Unified School District Citizens' Bond Oversight Committee Application

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

**DON GOSNEY
RICHMOND**

RENEWAL

At Large WCCUSD Community Member

YES Do you live or work within the boundaries of WCCUSD?

NO Are you an elected official? (No elected official shall be appointed to the CBOC)

NO Are you an employee or official of the WCCUSD? (No employee or official shall be appointed to the CBOC)

NO Are you a vendor, contractor or consultant of the WCCUSD? (None shall be appointed to the CBOC.)

YES Can you serve a full two-year term?

YES Can you attend monthly in-person CBOC meetings?

NO Do you know of any reason such as a potential conflict of interest, which would adversely affect your ability to serve on the CBOC?

Please provide a personal statement explaining why you want to serve on the Citizens' Bond Oversight Committee and what special areas of expertise or experience that you think would be helpful to the Committee

Please see attached resumé, list of qualifications and reasons to serve.

Don Gosney

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Richmond, CA 94805-1030
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dongosney@comcast.net

September 2, 2025

REASONS TO SERVE ON THE CBOC

I was brought up with the understanding that it is incumbent for all of us to give back to our community in whatever way we can. I've tried to do this since I was a youth.

I have served on many boards, commissions and committees for more than 55 years—even while still in high school.

Even though I have no children that have or will have the benefit of attending a beautiful school here in West County, I want to ensure that every other young person from Hercules to Kensington has that opportunity irrespective of their ethnicity, religion, gender or affluence. Serving on the CBOC is just one small way I can give back to my community.

I have skills that are of value and use to this end.

I have the time and willingness to contribute and I have the desire.

We all have our limitations but shouldn't we all give back when we can?

It's important that the public has faith that their tax dollars—all \$2.4 billion of them—are being spent wisely, efficiently and according to the dictates of the ballot measure that authorized them. Propriety is important but of even greater importance, though, is the APPEARANCE of propriety. We don't want to give anyone anywhere the ammunition to speak aspersions about the Board or staff when it comes to Bond Program funding and how its spent. It's critically important that the public has faith in the District when it comes to the Bond Program and the CBOC is there to make sure the public has that faith.

Life is not about waiting for the storm to pass.....it's about learning how to dance in the rain



Don Gosney

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dongosney@comcast.net

September 2, 2025

QUALIFICATIONS TO SERVE ON THE CBOC

- I have served as Chair of the CBOC for 4 years—longer than any other volunteer.
- I have served on the CBOC for 12 years—longer than any other volunteer. [Statutory limitations and Board Policies prevented serving longer.]
- I was asked by Board President Charles Ramsey to help get the Bond Program off of the ground in 1998.
- Have worked with the WCCUSD almost continuously for 57 years.
- Have been a member of the Contra Costa Building and Construction Trades Council (a business/labor advocacy group) for 55 years.
- Have been a member of the Plumbers & Steamfitters Local 342 for 55 years.
- Worked as a steamfitter on heavy industrial projects for 55 years with most serving in senior management on projects valued as much as \$1 billion.
- Appointed by Congress to chair the Point Molate Restoration Advisory Board (RAB) where I served for 13 years. Held up by the Secretary of the Navy as an example nationwide of leadership and cooperation.
- Served as an officer of my union for 20 years—the largest and most powerful Building Trades union west of Chicago. Rose to the rank of President.
- With the CBOC I served as Chair of
 - The Audit Subcommittee
 - The Web Site Committee (organized the first web site)
 - Site Visit Committee
 - Training Committee
 - The Nystrom Committee
- Assisted with numerous Annual Reports
- Negotiated contracts with auditors
- Wrote the first set of By-Laws

Life is not about waiting for the storm to pass.....it's about learning how to dance in the rain



D O N G O S N E Y

- Wrote revised BP7214.2 in 2019 [Two trustees refused to hear it because they didn't like that it used the word "independent in it several times". Another trustee refused to hear it because he was worried that it might offend a group of political supporters.]
- Solicited membership and community involvement with all five city councils by speaking under Public Forum at their meetings
- Forged positive working relationships with most Councilmembers in all five cities as well as the City Managers
- Own an online newspaper where I have posted numerous articles about the Bond Program projects
- Have attended all CBOC meetings since 2004
- Have reported to the Boards and community members many dozens of times under both public forum and standing reports
- Graduated from Kennedy High in 1972—when it was one of the finest schools in the country
- Born in Richmond
- Understand the role of the CBOC
- Well known throughout West County for my advocacy of the community with regards to fair representation and support for schools in their communities
- Have visited almost every Bond Program project since the Bond Program began
- Actually attend most Board meetings start to finish
- More than dedicated

Life is not about waiting for the storm to pass.....it's about learning how to dance in the rain

FUTURE AGENDA ITEM LOG

09/08/25

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

09/08/25

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
25-5	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