WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING PACKET FOR: AUGUST 12, 2024

1400 MARINA WAY SOUTH RICHMOND, CA 94804
7133 Potrero Ave, El Cerrito, CA 94530
3529 May Rd, Richmond CA 94803
3077 Sun Court, Richmond 94803

Brendan Havenar-Daughton **Lorraine Humes** **Ariel Xi**

AGENDA

Monday August 12, 2024 – 6:15 PM

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

Bond Measure D (2010) $380,000,000
Bond Measure E (2012) $360,000,000
Bond Measure R (2020) $575,000,000

(In Person/Online Hybrid Meeting)

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

Committee's Purpose: "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." (Board Policy BP 7214.2)

OPENING PROCEDURES:

A. CALL TO ORDER

B. LAND / LABOR AND BODY ACKNOWLEDGMENT

We recognize that we are presently on the lands of the Chochenyo, Muwekma, Karkin, Ohlone peoples and acknowledge them as the first inhabitants of the land we currently occupy.

Labor and Body Recognition
I acknowledge that the burden of environmental exploitation and systemic injustice falls upon the labor of Black and Brown bodies in the building of this country and its institutions. I remember that Black and Brown people were born and died working this land against their will for generations.
I also acknowledge the continued contribution of the labor of survivors - over the centuries to today - of all immigrant labor, including voluntary, involuntary, trafficked, forced, and undocumented peoples in the building of what we refer to as the "United" States.

Author: Dr. Rachelle Rogers-Ard

C. ROLL CALL

Chairperson: Brendan Havenar-Daughton Vice Chairperson: Lorraine Humes

Secretary: Ariel Xi
Member: Don Gosney
Member: Lin Johnson
Member: Jia Ma
Member: Andrea Landin

Member 8: *Vacant*
Member 9: *Vacant*
Member 10: *Vacant*
Member 11: *Vacant*

The Committee is currently composed of 7 members. 4 members are required for a quorum.

D. APPROVAL OF AGENDA

To discuss an item on the consent calendar, it must be removed from the agenda.

E. COMMENTS BY THE CHAIRPERSON (Brendan Havenar-Daughton)

F. PUBLIC COMMENT (ON NON-AGENDIZED ITEMS)

Members of the public are invited to speak on non-agendized items. Comments are limited to three minutes per speaker. CBOC members may briefly respond, however no action can be taken at this time and discussion must be limited.

G. PUBLIC COMMENT (ON AGENDIZED ITEMS)

Members of the public who prefer to speak at the beginning of the meeting are invited to speak on agendized items. Comments are limited to three minutes per speaker. CBOC members may briefly respond, however no action can be taken at this time and discussion must be limited.

Please contact the CBOC Chairperson to suggest any issues to be placed on a future agenda
Brendan.CBOC@gmail.com

DISTRICT REPORTS

H. BOND PROGRAM PROGRESS AND STATUS REPORT (Ellen Mejia-Hooper)

a. Project Status Update
b. Project Status Reports
c. Smores Newsletters
d. AP Checklist
e. Colbi Reporting Portal (https://aareports-staging.colbitech.net/wccusd)

I. OVERVIEW OF FACILITY CONDITION OF STEGE ELEMENTARY (Melissa Payne)

CBOC BUSINESS – ACTION ITEMS

J. CBOC BYLAWS REWRITE (Don Gosney)

Discuss a total rewrite of the CBOC By-Laws combining and updating versions from 2011, 2014 and 2016. Recently approved By-Laws amendments will also be included in the consideration. Receive input from CBOC members about subjects to include and direct Don Gosney to draft a new set of By-Laws for CBOC consideration, discussion and adoption at a CBOC meeting in the near future

CBOC BUSINESS – DISCUSSION ITEMS

K. REVIEW STATUS OF UN-APPROVED MINUTES

a. Minutes for February 12, 2024
b. Minutes for March 11, 2024
c. Minutes for April 15, 2024
d. Minutes for June 10, 2024

L. SITE VISIT COMMITTEE -SCHEDULING (Brendan Havenar-Daughton)

M. NEW AND OLD BUSINESS (Brendan Havenar-Daughton)
Call for agenda items. Call for Requests for Information. Call for attendance updates – known absences.

N. NEXT SCHEDULED MEETING
September 9, 2024 6:15pm

O. ADJOURNMENT

REFERENCE DOCUMENTS

1. Future Agenda Item Log
2. Information Request Log
3. 2024 CBOC Attendance / Roster

Please contact the CBOC Chairperson to suggest any issues to be placed on a future agenda
Brendan.CBOC@gmail.com

Disability Information

Upon written request to the district, disability related modifications or accommodations—including auxiliary aids or services—will be provided. Please contact the Superintendent's Office at (510) 231-1101 at least 48 hours in advance of the meeting.

Projects Status Update

Citizens' Bond Oversight Committee
August 12, 2024

Project Status Update

	SITE	PROJECT	TYPE	STATUS
Planning	Stege ES	Scoping and Prioritization	BOND	Programming and Schematic Design
	SITE	**PROJECT**	**TYPE**	**STATUS**
DESIGN	Kennedy HS	Modernization	BOND	Programming and Schematic Design
	Richmond HS	Modernization	BOND	Programming and Schematic Design
	Kennedy HS	Critical Needs: Demo 100 and 200 Building	BOND	Boiler Room Renovation – Under Construction MDF Relocation – Rebid planned for the fall Temp Housing Small Projects - In Progress
	SITE	**PROJECT**	**TYPE**	**STATUS**
CONSTRUCTION	Lake	Campus Replacement	BOND	Increment 1 – Complete Increment 2 – Construction
	Hercules M/HS	Critical Needs: Science Building	BOND	Construction
	Collins ES	Critical Needs: HVAC Addition	BOND	Closeout
	Cameron School	Critical Needs: HVAC Addition	BOND	PG&E Connection scheduled for August 13th
	Pinole Valley HS	Fields Restoration & Bleachers	BOND	California Geotechnical Review in Progress
	Shannon ES	Critical Needs: MPR	BOND	Construction

Lake Elementary School Campus Replacement



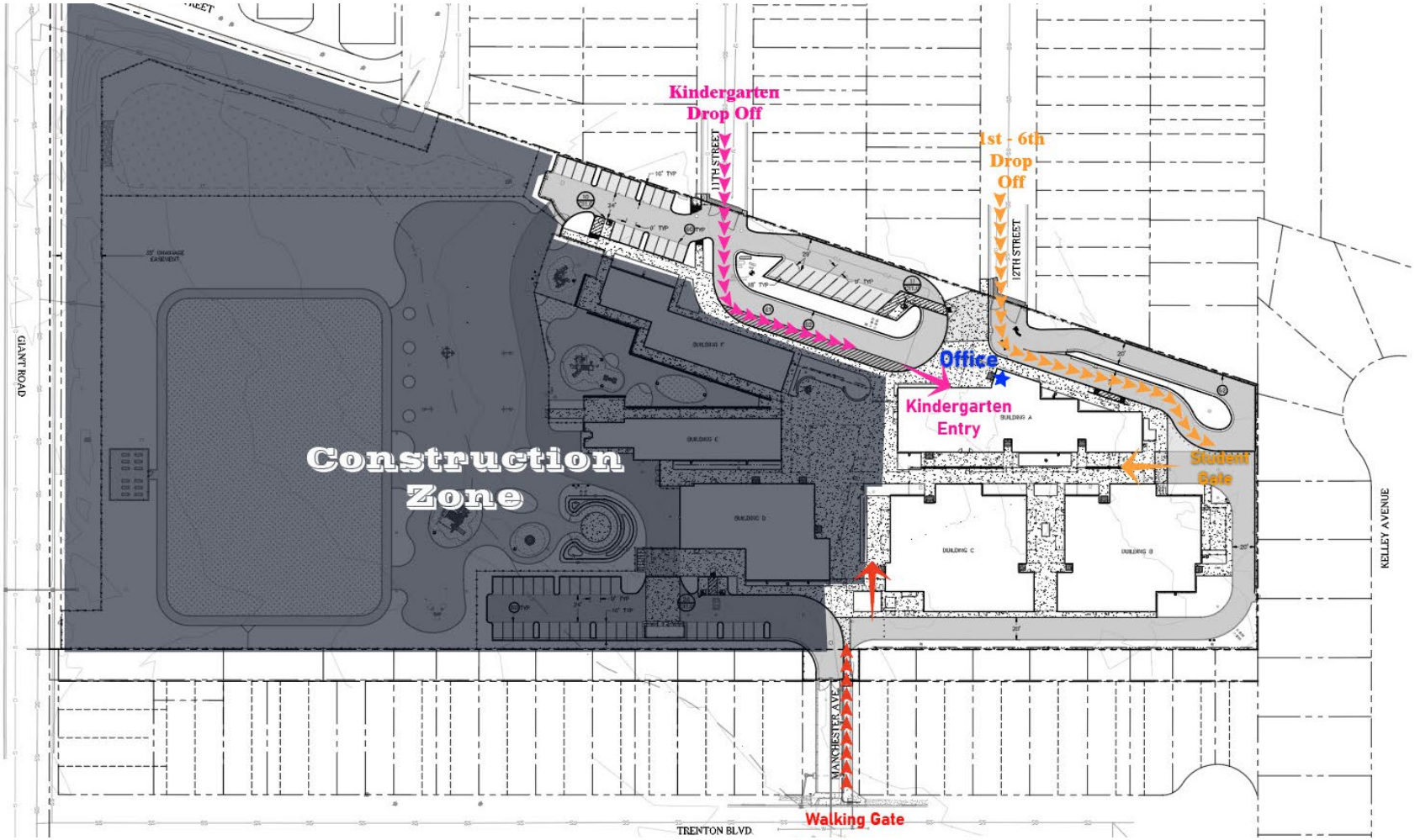
This two-phase project is the replacement of the Lake ES campus. The first phase includes new classrooms, library, and admin buildings and site work on the East half of the campus. The second phase will include new kindergarten and cafeteria buildings and remaining site work on the West half of the campus.

Lake Elementary School Campus Replacement





Lake Elementary School Campus Replacement



Lake Elementary School Campus Replacement



Hercules Middle and High School Critical Needs Project



The primary purpose of this project is to build eight permanent high-quality science labs for both the Middle and High Schools. This project was identified in the Facilities Master Plan as Critical Needs Project. Support spaces include science teacher workrooms and student and staff restrooms. By the end of the project, nine portables will be removed from the campuses.

Hercules M. & H.S. Critical Needs Project





Hercules M. & H.S. Critical Needs Project





Hercules M. & H.S. Critical Needs Project



Hercules M. & H.S. Critical Needs Project





The primary purpose of this project is to build a new multi purpose room with dining area, stage, and food services kitchen, servery, 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.



Project Site

New Fire Water Service



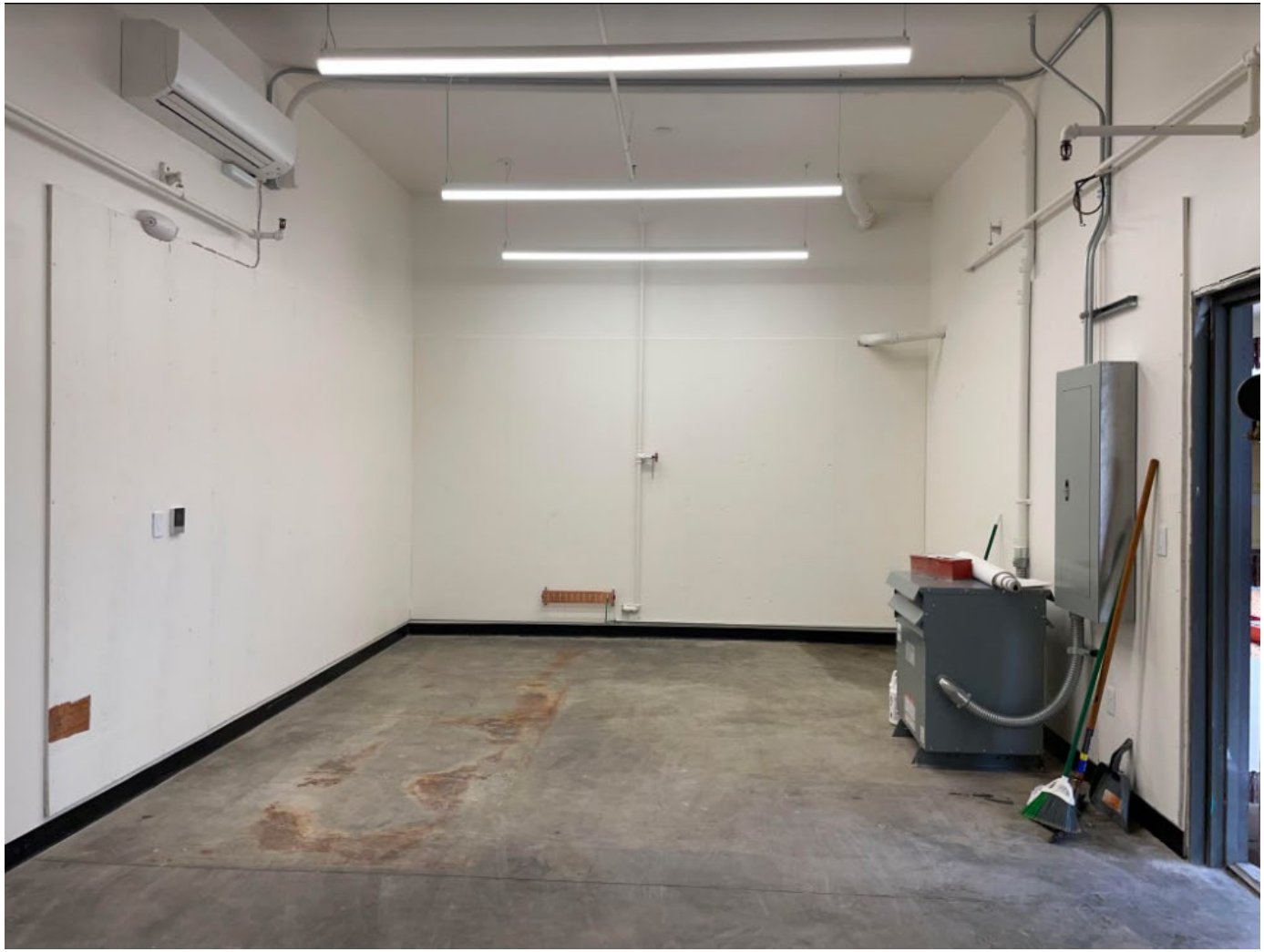


The Kennedy High School Critical Needs projects includes the relocation of the 100 and 200 Building occupants and the demolition of the buildings.

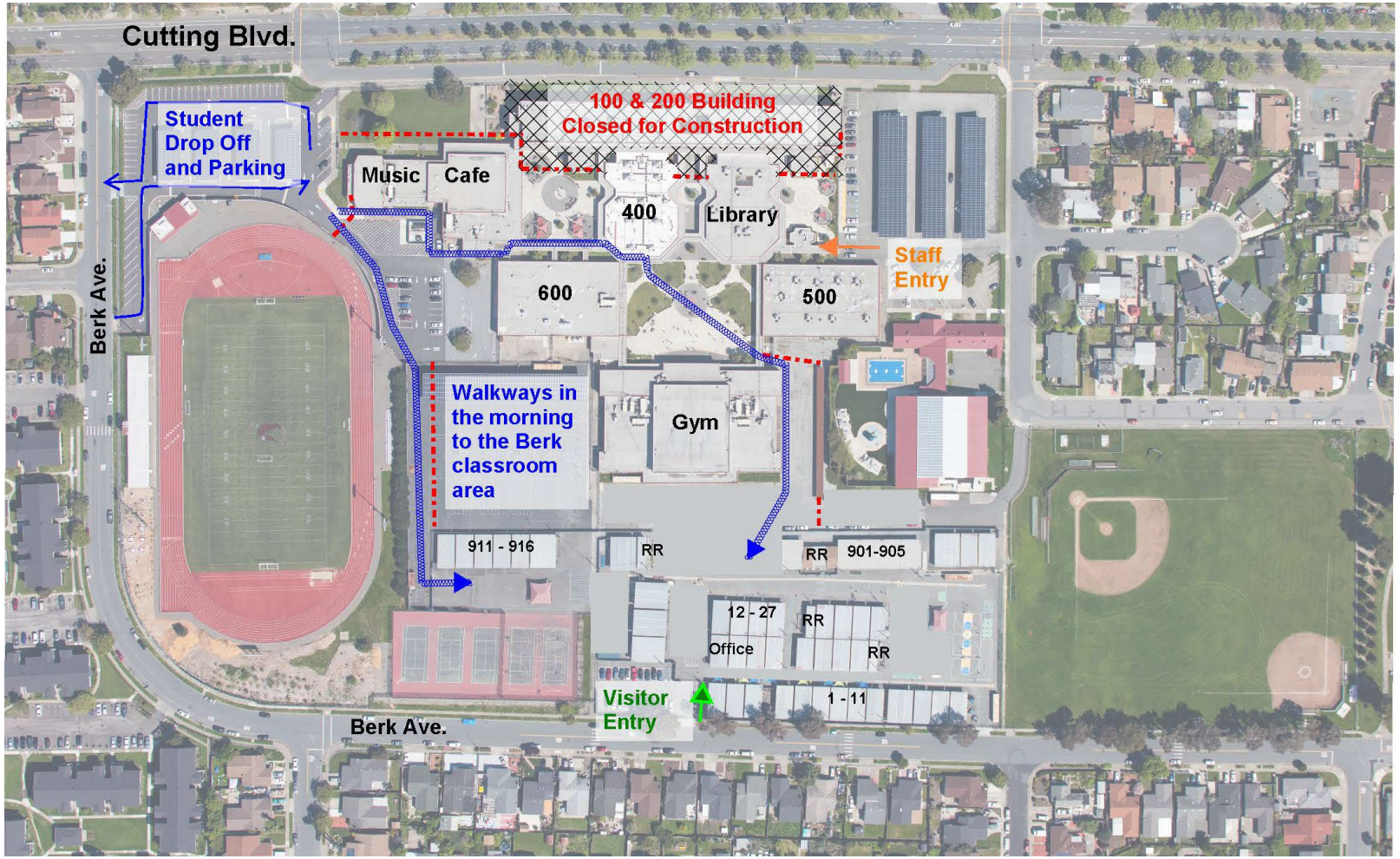
MDF Room Remodel



MDF Room Remodel



Temp Campus Move



Temp Campus Move



Project Status Report: 8/5/2024

Hercules Middle & High

New Science Building

1900 Refugio Valley Road
Hercules CA, 94547

Project No: 1000004154 DSA No: 01-120266

Project Scope

New 1 story, 14,410 sf classroom building with (8) laboratory classrooms, (2) lab prep rooms, restrooms, associated site work.

Phase 1: Remove (4) middle school portables, complete student drop off sidewalk and paving improvements
Phase 2: New science building
Phase 3: Remove (4) high school portables and (1) restroom portable

Project Team

Owner	WCCUSD
Architect	DSK Architects
Construction Manager	Swinerton
Contractor	Soltek Pacific Construction
Inspector	Edward Sit

Schedule

NTP	6/13/2023	
Original Project Duration	429	
Final Completion	8/14/2024	
Approved Time Extensions	0	
Revised Project Duration	**429**	
Revised Completion Date	**8/14/2024**	
Calendar Days Lapsed	419	98%

Contract Summary

Original Contract Amount	$15,613,000	
BOE Executed COs	**$134,190.00**	**0.86%**
Unforeseen Conditions	$0.00	0.00%
Owner Requested	$97,670.00	0.63%
Design Changes	$36,520.00	0.23%
Outside Agency/Other	$0.00	0.00%
Revised Contract Amount (Contract + $ Executed CO)	**15,747,190.00**	
No. of PCOs	**36**	
Pending PCOs	$602,639.00	3.86%
Rejected/Voided PCOs	$343,014.66	2.20%
Completed & Stored $ Billed to Date	**$9,847,294.33**	**62.53%**
Stop Notices	$0	

Project Status

Completed Work:
- Building Exterior: Plaster 90%. HS roofing 95%.
- Interior: MS Paint 90%. T-Bar ceiling grid (MS 100%; HS 85%). Electrical wiring (power, security, data)- ongoing. Floor Moisture vapor control system. Ceramic tiles at restrooms. Install toilets at restrooms.
-Site: Demo HS portables. Install sanitary sewer. Fire water- in progress.

Upcoming Work:
- Building Exterior: Install Plaster finish coat. Construct large canopies after scaffold removal.
- Interior: CompleteT-bar ceilings. Install restroom partitions. Install casework. Install electrical trims/finishes. Energize building.
- Site: Complete remaining underground utilities. Asphalt paving. Install artificial turf at seat walls.

Project Issues:
Time Impact #1 - pending Board Approval.
Time Impact #2- expect to receive in August.

Completed & Stored reflects billing for work through June, 2024.

Project Status Report: **8/1/2024**

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.

Schedule

Notice to Proceed	4/30/2024	
Original Project Duration	425	
Final Completion	8/1/2025	
Approved Time Extensions	0	
Revised Project Duration	**425**	
Revised Completion Date	**8/1/2025**	
Calendar Days Elapsed	94	22%

Project Team

Owner	WCCUSD
Contractor	Strawn Construction Inc.
Construction Manager	RGM Kramer
Inspector	MWC & Asscociates

Contract Summary

Original Contract Amount	$7,852,000	
Executed Change Orders	$0.00	
Unforeseen Conditions	$0.00	
Owner Requested	$0	
Design Changes	$0	
Outside Agency/ Other	$0	
Revised Contract Amount (contract + $ Executed CO)	$7,852,000	
No. of Cos	0	
Pending PCOs	$0.00	0%
Rejected/Voided PCOs	$0.00	0%
Completed, Stored, Billed and Processed to Date	**$317,506.00**	
Stop Notices	$0	

Project Updates

Activities Last Month:

Site mobilization and site demolition, process submittals, clear and grub site, building pad, all weather emergency vehicle access road, start underground fire water

Upcoming Work:

Building foundation, below slab plumbing and electrical. Site electrical, sewer and storm water, irrigation and fire water. Asphalt paving and striping at the parking lot.

Project Status Report: **8/1/2024**

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	1100	71%

Project Team

Owner	WCCUSD
Design Build Entity	Alten Construction & Co.
Construction Manager	RGM Kramer
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	$316,003	
Remaining Contingency	$465,519	
Open PCOs	$163,207	
Rejected PCOs	$37,786	
Amended District Contingency	**$3,406,055**	
Executed CO	$1,205,300	
Remaining Contingency	$2,200,755	
Open PCOs	$174,445	
Rejected PCOs	$23,099	
Completed & Stored & Billed & Processed to Date	**$33,423,432**	**61%**
Stop Notices	$0	

Project Updates

Activities Last Month:

Phase 1A:
Site: Landscaping, fencing and gates, signage and striping, generate site punchlist.
BldgA: Punchlist work, install furniture, AT&T dial tone, contera internet, final configuration for mechanical controls, intrusion and cameras.
Bldg B: Punchlist work, install furniture.
Bldg C: Punchlist work, install furniture.
Phase 1B: Complete hazardous material abatement, continue building demolition, start underground utilities.

Upcoming Work

Phase 1A:
Complete remaining punchlist items. Install remaining furniture. Complete fencing and gates.
Phase 1B: Building slab and foundation demolition, existing utility demolition, partial flatwork, curb and asphalt work at Manchester Road, underground utilities and lime treat building pads and surrounding areas.

Project Status Report: 8/8/2024

Kennedy High School

MDF Room Remodel

4300 Cutting Blvd.
Richmond CA, 94804

Project No: 1000004392 DSA No: N/A

Project Scope

Renovation of the old boiler room into a Main Distribution Frame (MDF) room. The MDF will contain servers, hubs, routers, and other equipment as the main data room to support campus technology infrastructure

Project Team

Owner	WCCUSD
Architect	HKIT
Construction Manager	Roebbelen Construction Management
Contractor	NV Construction LLC
Inspector	MWC & Associates

Schedule

NTP	4/30/2024	
Original Project Duration	46	
Final Completion	6/15/2024	
Approved Time Extensions	0	
Revised Project Duration	**46**	
Revised Completion Date	**6/15/2024**	
Calendar Days Lapsed	46	100%

Contract Summary

Original Contract Amount	$177,229	
BOE Executed COs	**$1,277.46**	**0.72%**
Unforeseen Conditions	$0.00	0.00%
Owner Requested	$1,277.46	0.72%
Design Changes	$0.00	0.00%
Outside Agency/Other	$0.00	0.00%
Revised Contract Amount (Contract + $ Executed CO)	**178,506.46**	
No. of PCOs	**0**	
Pending PCOs	$0.00	0.00%
Rejected/Voided PCOs	$0.00	0.00%
Completed & Stored $ Billed to Date	**$39,090.45**	**21.90%**
Stop Notices	$0	

Project Status

Completed Work:
Removal of the abandoned boiler, installing a new AC system, new interior finishes, new transformer and infilling large exterior wall vent.

Upcoming Work: Punch List and Closeout

Project Issues:

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



HERCULES MIDDLE AND HIGH SCHOOL CRITICAL NEEDS PROJECT

SCIENCE BUILDING

Project Updates - August 2024

Construction Completed Last Month



- Roofing completed
- Ongoing installation of cloud ceilings in high school classrooms
- Application of the plaster finish coat
- Ongoing installation of the tile in restrooms
- Ongoing demolition of classroom portables
- Connecting the fire water and sewer lines

Construction Work Planned for This Month



- Exterior Paint
- Removal of the scaffolding after the stucco is applied
- Completion of T-bar ceiling grids
- Installation of restroom partitions
- Installation of electrical trims/finishes
- Field measurement for the casework
- Asphalt paving
- Installation of artificial turf at seat walls

Project Overview

- **Project Scope:** The primary purpose of this project is to build eight permanent high-quality science labs for both the Middle and High Schools. This project was identified in the Facilities Master Plan as a Critical Needs Project. Support spaces include science teacher workrooms and student and staff restrooms. By the end of the project, nine portables will be removed from the campuses.
- **Architect:** DSK Architects
- **Contractor:** Soltek Pacific Construction
- **Anticipated Completion:** Fall / Winter 2024

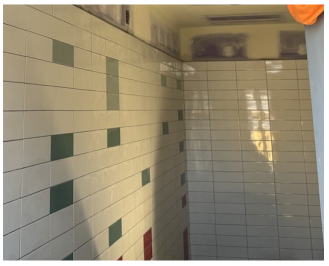
Project Website

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



Portables Demolition

Contact Information
Contractor:
Soltek Pacific Construction
Construction Manager:
Swinerton
Christine Tai
christine.tai@wccusd.net



Tile Installation

E
Hercules 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 2024

Construction Completed Last Month

- Demolition of existing asphalt
- Soil preparation for building foundations
- Installation of the temporary emergency vehicle access road
- Begin installation of site utilities (while the parking lot has been closed for this activity, it will reopen for the first day of school)



Construction Work Planned for This Month

- Building Foundations
- Underground Utilities
- Asphalt paving and striping at the parking lot



Project Overview

- **Project Scope**: The primary purpose of this project is to build a new multi purpose room with dining area, stage, and food services kitchen, servery, 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. This project is an investment in our community through the use of taxpayer bond dollars.
- **Architect: Hamilton + Aitken Architects**
- **Anticipated Completion: Fall/Winter 2025**

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



Preparing for building footings

The trenches indicate the rough outline of the new dining area, raised stage, and kitchen



Your Project Team



Project Site

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - August 2024





Lake Ribbon Cutting for Phase 1!

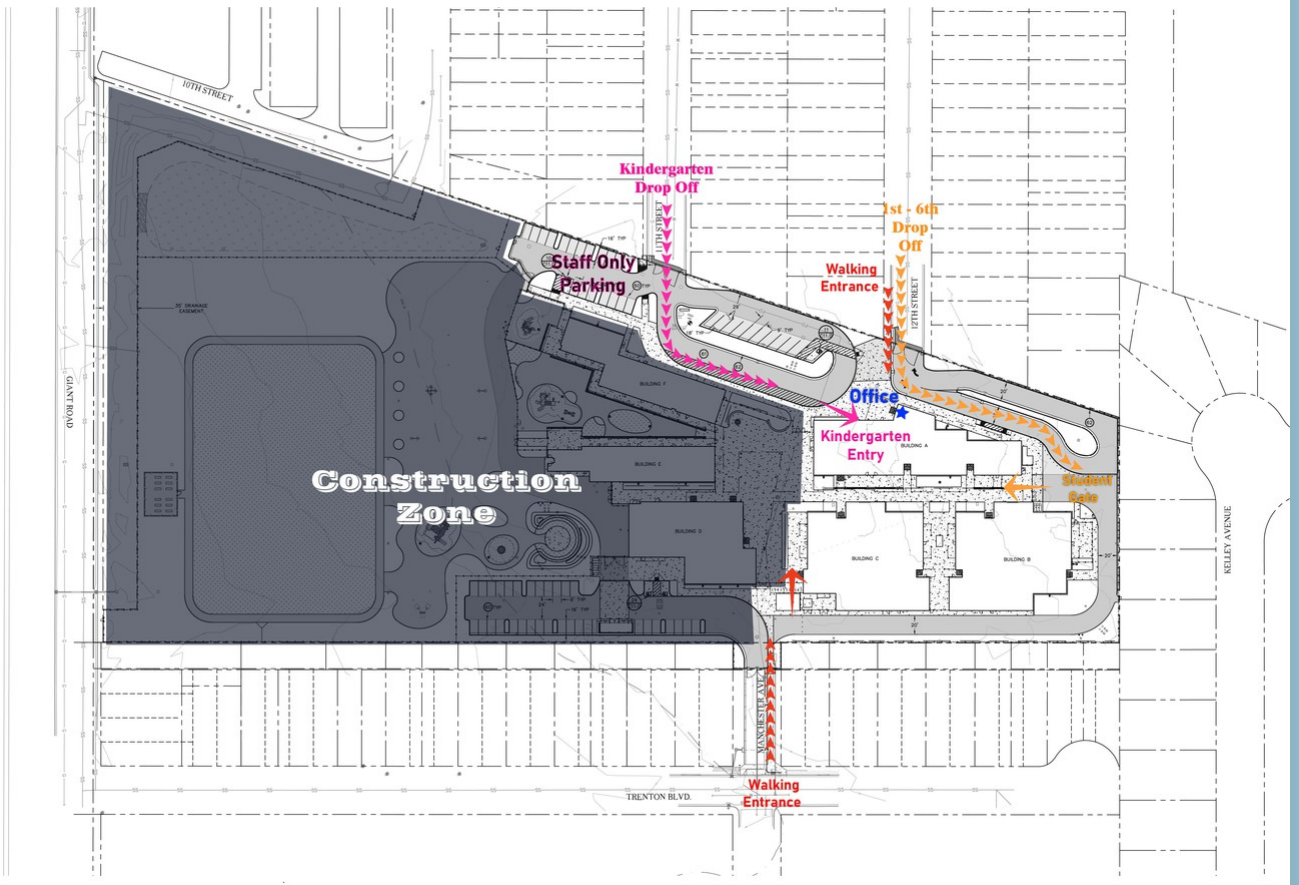
Join us at the 11th street entrance on August 15th @ 9 AM

Please RSVP @ https://docs.google.com/forms/d/1C2h98HMteUtEEPVPlzWq1LoN4E5h7YJ4leeMjoe45jc/viewform?edit_requested=true

Reminder: New Entry Points for Next Year

See the diagram below for the new drop-off and parking layout used at the start of school. The parking lot on 11th and the drop off on 12th Street will be open. 12th Street drop-off will be used by 1st through 6th graders. Walkers and bikers are encouraged and can access the site by

Manchester or the west side of 12th Street. Kindergarteners will be welcomed from the 11th street drop off.



Construction Activity

Phase 1 Construction Activities

- Irrigation and landscaping
- Additional fencing and signage
- Completion of Punch List items
- Installation of furniture



Phase 2 Construction Activities

- Removal of existing building foundations and utilities
- Installation of underground utilities
- Soil preparation



Project Overview

- **Project Scope**: The primary purpose of this project is to replace the school campus. Campus will be occupied during the duration of this project. The project has two main construction phases. The first phase will include new buildings and site work on the East half of the campus and the second phase will include new buildings and remaining site work on the West half of the campus. Project design started in August 2021 and the first phase of construction is complete and Phase 2 is scheduled through Fall 2025. This project is an investment in our community through the use of taxpayer bond dollars.
- **Architect:** Quattrocchi Kwok Architects - QKA
- **Anticipated Completion:** Fall 2025

Project Website

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Furniture Installation

Project Team:
Design Build Contractor:
Alten Construction

Construction Manager:
RGM Kramer Inc.
Matthew Medeiros
Matthew.Medeiros@wccusd.net



Foundation Demolition

E

Lake Construction Newsletter
WCCUSD Facilities Planning & Construction

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER DESIGN EDITION

KENNEDY HIGH SCHOOL CRITICAL NEEDS PROJECT

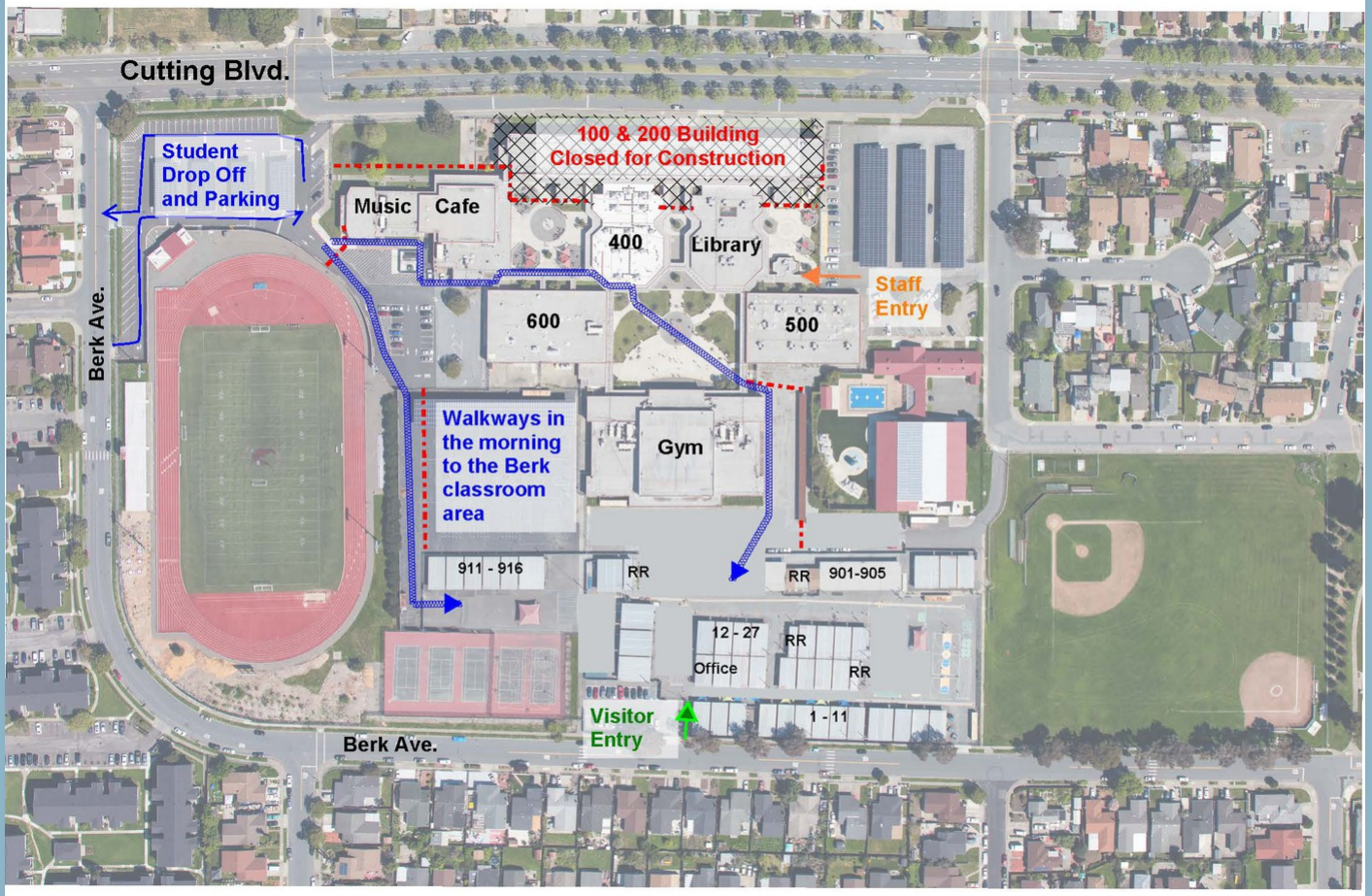
August 2024 - Status: Moving to the Temp Campus

Welcome Back to School!

The 100 and 200 building has been relocated to the portables off of Berk. The entrance to the temporary office is at 4301 Berk Ave., Richmond, CA 94804. If coming to campus during school, please use the intercom next to the gate on Berk Ave.

The student drop-off has also been relocated to the student parking lot. The staff parking lot will remain open for staff use.





Project Website



Moving In to the Temp Campus

Fresh interior paint and waxed floors are ready for staff and students. New whiteboards and blinds have been installed.

Contact Information

Architect:
HKIT Architects
Construction Manager:
Tim Haley
tim.haley@wccusd.net



Portable Exterior

Additional security cameras, new exterior paint and sealed asphalt

A/P Check List

Julv. 2024
Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						**32,152.42**	
ALTEN CONSTRUCTION INC	237403	07/30/24	21-9748-9135-000	1000003734-33ATRUST	06/04/24	30,051.77	1000003734 MAY RETENAINAGE
NV CONSTRUCTION LLC	237021	07/16/24	21-9745-9570-000	1000004348-4	06/30/24	2,100.65	1000004348 FINAL RET
Site 108 - CAMERON						**378.00**	
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-108	202406738	06/30/24	378.00	CAMERON CNP JUNE 2024
Site 110 - COLLINS						**36,379.94**	
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9745-6211-110	1000004033-13	06/30/24	35,862.94	COLLINS ES CNP & HVAC JUNE 2024
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-110	202406744	06/30/24	517.00	COLLINS CNP JUNE 2024
Site 134 - LAKE						**888,655.67**	
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	28950	01/18/24	17,320.45	LAKE ES CAMPUS REPLACEMENT 11/20/23-
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	28988	05/09/24	11,086.40	LAKE ES CAMPUS REPLACEMENT 1/22/24-
ALAN KROPP AND ASSOCIATES INC	236671	07/09/24	21-9745-6190-134	29029	05/09/24	11,017.91	LAKE ES CAMPUS REPLACEMENT 2/26/24-
ALAN KROPP AND ASSOCIATES INC	236948	07/16/24	21-9745-6190-134	29145	06/30/24	10,213.70	LAKE ES CAMPUS REPLACE GEOTECH SVCS
ALAN KROPP AND ASSOCIATES INC	236948	07/16/24	21-9745-6190-134	29163	06/30/24	2,850.00	LAKE ES CAMPUS REPLACE GEOTECH SVCS
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9745-6201-134	1000003734-34B	06/30/24	35,060.68	LAKE ES CAMPUS REPLACE DESIGN JUNE
ALTEN CONSTRUCTION INC	237402	07/30/24	21-9748-6211-134	1000003734-34A	06/30/24	756,515.41	LAKE ES CAMPUS REPLACE CONSTRUCTION
AQUATECH CONSULTANCY, INC	236953	07/16/24	21-9745-5860-134	54308	06/30/24	115.00	LAKE ES REPLACEMENT PROJECT JUNE
BATTALION ONE FIRE PROTECTION	236956	07/16/24	21-9745-6219-134	62124	06/13/24	1,840.00	LAKE ES FIRE/LIFE SAFETY INSPECT 6/4/24
DSA SCHOOL INSPECTORS, INC.	236980	07/16/24	21-9745-6214-134	24-2331	06/30/24	19,797.00	LAKE ES CAMPUS REPLACEMENT JUNE
INTERFACE ENGINEERING, INC.	237003	07/16/24	21-9745-5890-134	202406739	06/30/24	2,508.00	LAKE ES COMMISSIONING JUNE 2024
SUDDATH RELOCATION SYSTEMS	237044	07/16/24	21-9745-6219-134	861195	06/24/24	15,575.12	LAKE ES MOVING SERVICES JUNE 2024
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28043	06/30/24	749.50	LAKE ES CAMPUS REPLACEMENT4/5/24
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28447	06/30/24	2,671.00	LAKE ES CAMPUS REPLACEMENT 6/19/24-
VISTA ENVIRONMENTAL INC	237051	07/16/24	21-9745-6207-134	INV-28455	06/30/24	1,335.50	LAKE ES CAMPUS REPLACEMENT 6/28/24
Site 154 - SHANNON						**323,934.77**	
BSK ASSOCIATES INC	236963	07/16/24	21-9745-6190-154	0106407	05/31/24	620.00	SHANNON ES MPR GEO SERVICES MAY
CITY OF PINOLE	236604	07/02/24	21-9745-6207-154	03-3876	05/07/24	1,050.00	SHANNON ES ENCROACHMENT PERMIT
HAMILTON AND AITKEN ARCHITECTS	236995	07/16/24	21-9745-6201-154	2020.160.14	06/30/24	18,134.07	SHANNON ES ARCHITECTURAL SVCS
MAN WAH CHENG	236970	07/16/24	21-9745-6214-154	1A	06/30/24	2,500.00	SHANNON ES IOR SERVICES JUNE 2024
STRAWN CONSTRUCTION INC	237043	07/16/24	21-9790-6211-154	1000004297-1	06/30/24	301,630.70	SHANNON ES MULTI-PURPOSE BUILDING
Site 360 - KENNEDY HIGH						**1,453,357.70**	

A/P Check List

Julv. 2024
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Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
ARKTOS INCORPORATED	236679	07/09/24	21-9745-6170-360	459-02	06/17/24	16,815.00	KENNEDY HS FENCING PROJECT JUNE 2024
GEORGE E MASKER, INC	237441	07/30/24	21-9745-6219-360	39987	06/26/24	77,500.00	KENNEDY HS TEMP CAMPUS EXT PAINT
HKIT ARCHITECTS	236998	07/16/24	21-9747-6201-360	10REV1	05/31/24	160,000.00	KENNEDY HS MODERNIZATION PROJECT
HKIT ARCHITECTS	236998	07/16/24	21-9747-6201-360	11REV1	06/20/24	478,542.70	KENNEDY HS MODERNIZATION PROJECT
HKIT ARCHITECTS	236998	07/16/24	21-9747-6201-360	8REV1	03/31/24	480,000.00	KENNEDY HS MODERNIZATION PROJECT
HKIT ARCHITECTS	236998	07/16/24	21-9747-6201-360	9REV2	04/30/24	160,000.00	KENNEDY HS MODERNIZATION PROJECT
NINYO AND MOORE GEOTECHNICAL A	237020	07/16/24	21-9747-6190-360	287621	05/16/24	48,500.00	KENNEDY HS MODERNIZATION PROJECT
SATELLITE PAINTING, INC.	237208	07/23/24	21-9745-6219-360	1112-2139	06/27/24	32,000.00	KENNEDY HS TEMP CAMPUS INT PAINT
Site 362 - PINOLE VALLEY HIGH						**14,160.00**	
THUNDER MOUNTAIN ENTERPRISES,	237234	07/23/24	21-9745-5860-362	20287	01/21/24	2,450.00	PVHS FIELD HOUSE AND BLEACHERS
THUNDER MOUNTAIN ENTERPRISES,	237234	07/23/24	21-9745-5860-362	30880	02/20/24	4,270.00	PVHS FIELD HOUSE AND BLEACHERS
THUNDER MOUNTAIN ENTERPRISES,	237234	07/23/24	21-9745-5860-362	30950	05/14/24	5,340.00	PVHS FIELD HOUSE AND BLEACHERS
THUNDER MOUNTAIN ENTERPRISES,	237234	07/23/24	21-9745-5860-362	30983	06/13/24	1,500.00	PVHS FIELD HOUSE AND BLEACHERS
THUNDER MOUNTAIN ENTERPRISES,	237234	07/23/24	21-9745-5860-362	30996	06/30/24	600.00	PVHS FIELD HOUSE AND BLEACHERS
Site 364 - RICHMOND HIGH						**1,210,819.66**	
DLR GROUP INC, A CALIFORNIA CO	236978	07/16/24	21-9747-6201-364	0234747	06/10/24	525,439.72	RICHMOND HS MODERNIZATION PROJECT
DLR GROUP INC, A CALIFORNIA CO	236978	07/16/24	21-9747-6201-364	0235660	06/30/24	206,879.94	RICHMOND HS MODERNIZATION PROJECT
DLR GROUP INC, A CALIFORNIA CO	236978	07/16/24	21-9747-6201-364	232778	04/10/24	320,000.00	RICHMOND HS MODERNIZATION PROJ
DLR GROUP INC, A CALIFORNIA CO	236978	07/16/24	21-9747-6201-364	233596	05/10/24	120,000.00	RICHMOND HS MODERNIZATION PROJECT
NINYO AND MOORE GEOTECHNICAL A	237020	07/16/24	21-9747-6190-364	287620	05/16/24	38,500.00	RICHMOND HS MODERNIZATION GEO SVCS
Site 376 - HERCULES SR HIGH						**1,967,900.55**	
APEX TESTING LABORATORIES, INC	236952	07/16/24	21-9745-5890-376	2315187-05R	06/30/24	9,646.90	HERCULES MHS CNP SCIENCE BLDG 1/6/24-
APEX TESTING LABORATORIES, INC	236952	07/16/24	21-9745-5890-376	2315187-06	06/30/24	18,710.80	HERCULES MHS CNP SCIENCE BLDG
AQUATECH CONSULTANCY, INC	237087	07/23/24	21-9745-6214-376	54213	06/05/24	6,707.14	HERCULES MHS SCIENCE LAB CNP MAY
AQUATECH CONSULTANCY, INC	237087	07/23/24	21-9745-6214-376	54325	06/30/24	1,875.14	HERCULES MHS SCIENCE LAB CNP JUNE
ATLAS TECHNICAL CONSULTANTS LL	236682	07/09/24	21-9745-6190-376	014619	06/19/24	85.00	HERCULES MS/HS - NEW SCIENCE BLDG
DSK LLP	236719	07/09/24	21-9745-6201-376	019-3820	06/30/24	14,636.30	HERCULES M/H SCHOOL CNP ARCHIT SVCS
EDWARD SIT	236725	07/09/24	21-9745-6214-376	12	06/30/24	19,170.00	HERCULES MHS SCIENCE BLDG CNP JUNE
SOLPAC CONSTRUCTION INC	236652	07/02/24	21-9748-6211-376	1000004154-11	06/17/24	958,032.40	HERCULES MS/HS SCIENCE BLDG MAY 2024
SOLPAC CONSTRUCTION INC	237221	07/23/24	21-9748-6211-376	1000004154-12	06/30/24	939,036.87	HERCULES MS/HS SCIENCE BUILDING JUNE
Site 615 - OPERATIONAL SUPPT SRVS CE						**75,107.21**	
BLUEPRINT EXPRESS CORPORATION	236691	07/09/24	21-9748-6207-615	RICH-51274	06/10/24	449.30	FOC-BID RFQP SPEC INSP SVCS KHS ADMIN

A/P Check List

Julv. 2024
Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
COLBI TECHNOLOGIES	236606	07/02/24	21-9748-5860-615	11307	06/10/24	506.90	FOC PROGRAM MGMT HOTEL & CBOC
COLBI TECHNOLOGIES	236707	07/09/24	21-9748-5860-615	11326	06/27/24	10,475.71	FOC PRGM MGMT JUNE 2024
DEL MOR CONSULTING INC	236714	07/09/24	21-9745-6214-615	220061	06/28/24	180.00	COLLINS ES DSA LEGACY CLOSEOUT JUNE
EMPLOYERS ADVOCATE INC	237130	07/23/24	21-9748-5890-615	11295	06/30/24	887.50	DW PROJECT LABOR ADMIN SERVICE JUNE
ORBACH HUFF & HENDERSON LLP	237461	07/30/24	21-9790-5895-615	106005	06/30/24	8,297.80	DP BOND LEAL FUND 21 JUNE 2024
ROEBBELEN CONSTRUCTION MANAGEM	237031	07/16/24	21-9745-6217-615	3422065-22R1	03/11/24	7,840.00	VARIOUS SITES PROJECT COORDINATION
ROEBBELEN CONSTRUCTION MANAGEM	237031	07/16/24	21-9745-6217-615	3422065-23R2	03/31/24	24,420.00	VARIOUS SITES PROJECT COORDINATION
TIMOTHY R. HALEY	237149	07/23/24	21-9748-6203-615	41	06/17/24	12,300.00	FOC DESIGN MANAGEMENT MAY 2024
TIMOTHY R. HALEY	237149	07/23/24	21-9748-6203-615	42	06/30/24	9,750.00	FOC DESIGN MANAGEMENT JUNE 2024
Grand Total						**6,002,846**	

* Does not include: Payroll, Retention withholds.

CBOC PROPOSED BY-LAWS SECTIONS

FROM THE 2011 BY-LAWS

INTRODUCTION
GOVERNING RULES
DISTRICT REPRESENTATION
COMMITTEE'S PURPOSE
COMMITTEE'S DUTIES
MEETING SCHEDULE
COMMITTEE SELECTION AND COMPOSITION
SUBCOMMITTEES
ATTENDANCE
REPLACING A COMMITTEE MEMBER
OFFICERS
ELECTION OF OFFICERS
REMOVA FROM OFFICE OF AN ELECTED OFFICER
MEETING MINUTES AND REPORTS
NON-OVERSIGHT USE OF CBOC MEMBERSHIP
CBOC REPRESENTATION

ADDITIONAL BY-LAWS SECTIONS

VOTING RIGHTS
SPEAKING RIGHTS
COUNTING VOTES
VOTES
QUORUM
AGENDA ITEMS
RULES OF ORDER
"SELECTION" COMMITTEE
SITE VISITS
COMMITTEE OPERATIONS
RESIGNATION FROM THE CBOC
MOTIONS AND RESOLUTIONS
AMENDING THE BY-LAWS

PREVIOUSLY PROPOSED BY-LAWS

VOTING RIGHTS

Every member of the CBOC shall be afforded the same rights and privileges to vote on any and all matters brought up at any and all meetings of the CBOC.

SPEAKING RIGHTS

Every member of the CBOC shall be afforded the same rights and privileges to speak on any and all matters brought up at any and all meetings of the CBOC

Should any member of the CBOC desire to speak under Public Comment at any meeting of the CBOC, they may step down from their position as a member of the CBOC and speak as any other member of the public is allowed to speak.

COUNTING VOTES-1

For the passage of any issue brought before the CBOC for a vote, the issue shall be determined to have passed if the count of affirmative votes is 50% (fifty percent) plus one vote of those votes cast

While any member shall be allowed to abstain from voting or to not vote at all, an abstention shall not be counted in the vote count nor will it be counted when determining whether the 50%+1 threshold has been met.

COUNTING VOTES-2

With the exception of a motion to approve the agenda or to adjourn a meeting, the minutes of a CBOC meeting shall record whether a CBOC member voted in the AFFIRMATIVE, NEGATIVE or NO VOTE.

The minutes shall record the names of all CBOC members casting a vote.

VOTES

With the exception of votes to approve the agenda and to adjourn a meeting, votes shall be conducted as a ROLL CALL vote.

PREVIOUSLY PROPOSED BY-LAWS

QUORUM

For the purposes of determining a quorum when a CBOC meeting is held, a quorum shall be considered met when there are 50% (fifty percent) +1 in attendance of the total number of CBOC positions appointed and filled

At any time during a CBOC meeting, when there is no longer a quorum in attendance, the meeting must be paused until a quorum has been resumed

No vote on any matter may be held without a quorum in attendance

If a quorum ceases to exist and it's determined that there will not be a possibility of resuming a quorum

AGENDA ITEMS

Every member of the CBOC shall have the opportunity and right to request that, as long as it is relevant to the WCCUSD Bond Program, an item be placed on the CBOC agenda to be reviewed, discussed and, if necessary, voted on.

Time permitting, it shall be the responsibility of the CBOC Chair to place these requested agenda items on the agenda of the very next CBOC agenda.

If the very next agenda of the CBOC is full and the addition of the requested agenda items would extend the CBOC meeting beyond a reasonable hour, the CBOC Chair shall ensure that these requested agenda items be placed on the very next subsequent CBOC meeting agenda

RULES OF ORDER

CBOC meetings shall be conducted generally in conformity with Roberts Rules of Order. The only exceptions to using Roberts Rules of Order shall be if a CBOC By-Law specifically addresses how an issue will be addressed.

Future Agenda Items

WCCUSD CBOC

Item #	Description	Date | Name	Agendized
24-01	Offering translation services at CBOC meetings	1/23/24 | Lorraine Humes	March 2024
24-02	Invite Carolyn Castillo (CABOC President) to offer insight into conducting productive site visits	1/23/24 | Lorraine Humes	TBD – based on Carolyn's availability
24-03	MOVE THE REGULAR CBOC MAY MEETING DATE FROM MAY 13 TO MAY 19, 2024	3/11/24 | Jia Ma	April 15, 2024
24-04	MOVE ALL 2024 REGULAR CBOC MEETINGS TO THE THIRD MONDAY OF THE MONTH THROUGH THE END OF THE CALENDAR YEAR	April | Don Gosney	June 10, 2024
24-05	Update on recruitment, FAI, & new financial reports system from District's ITS Committee	May 11, 2024 | Lorraine Humes	June 10, 2024
24-06	Tami training on bylaws - her contract is over June 30th - thank her for her service.	May 11, 2024 | Lorraine Humes	June 10, 2024
24-07	Lease-leaseback on Kennedy & Richmond High schools	May 11, 2024 | Lorraine Humes	June 10, 2024
24-08	Discuss the writing of the 2023 Annual Report.	May 11, 2024 | Lorraine Humes	June 10, 2024

Regular Meeting Attendance / Roster for 2024													
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Term dates (Term #)
Brendan Havenar-Daughton	P	P	P	P	X	P	P						3/15/23 – 3/14/25 (1)
Lorraine Humes	P	P	P	P	X	A (-)	A						3/24/23 – 3/23/25 (3)
Ariel Xi	P	P	A(+)	P	X	A (+)	A						4/12/23 – 4/11/25 (1)
Don Gosney	P	P	P	P	X	P	P						11/1/23 – 10/31/25 (1)
Lin Johnson	P	P	A(+)	A(-)	X	A (-)	A(-)						12/6/23 – 12/5/25 (1)
Jia Ma	P	P	P	A	X	P	P						1/11/23 – 1/10/25 (1)
Andrea Lindin	-	-	-	-	-	-	P						6/26/24 - 6/25/26 (1)

P = Present
A (+) = Absent with notification
A (-) = Absent without notification
X = No meeting (Apr. = Lack of Quorum)
- = Not Yet Appointed to Committee

NAME of REQUESTER	DATE OPERATIONS OFFICE RVCD.	SUBJECT	FORWARDED FOR RESPONSE TO:	RESPONSE	RESP. DATE
165)Lorraine Humes	8/15/2022	FMP Updating the 2016 Facillities Master Plan Prioritization for Project Sequencing of Measure R 2020, June 23, 2021-slide 6 & 5	8-18-22 E. Mejia-Hooper	Sent to L. Humes 8-19-22 & 9-6-22	8-19-22 & 9-6-22
166)Lorraine Humes	8/15/2022	FAI Implementation reports Phase 1.5 & 2.0	8-18-22 M. Payne	Sent to L. Humes 9-8-22	9/8/2022
167)Lorraine Humes	8/15/2022	KPI Summary-Report #1, Bonds Authorized chart through June 30, 2022	8-18-22 S. Cha	Sent to L. Humes and CBOC committee-10-5-22	10/5/2022
168)Anton Jungherr	3/31/2023	John Anderson's letter referred to in the minutes of 6-16-21 Facilities Committee Meeting Minutes	4-4-23 M. Payne & S. Garfield	Sent to A. Jungherr	4/11/2023
169)Anton Jungherr	7/11/2023	Colbi Amendment 4-20-23	7-12-23 M. Payne & S. Garfield	Sent to A. Jungherr	7/24/2023
170)Anton Jungherr	7/11/2023	Tami Dunning's Contract with CBOC	7-12-23 L. Freese & S. Garfield	Sent to A. Jungherr	7/24/2023
171)Lorraine Humes	7/12/2023	Group email for PTA Councils & School Councils	7-12-23 S. Garfield	Sent response to L. Humes	7/26/2023
172)Lorraine Humes	8/29/2023	cpy of July and August 2023 A/P check losts for Building Fund, Code 21	8-29-23 -M. Payne, L. Freese	Response given at 9-11-23 CBOC meeting	9/11/2023
173)Anton Jungherr	9/11/2023	Copy of Colby invoice 9704	9-11-23 M. Payne at CBOC mtg.	Response sent to A. Jungherr 9-18-23	9/18/2023
174)Anton Jungher	9/11/2023	Copy of Orbach Henderson, Huff & Henderson invoices 101035,101038,101493,101495	9-11-23 M. Payne at CBOC mtg.	Response sent to A. Jungherr 9-18-23	9/18/2023
175)Lorraine Humes	9/25/2023	Copy of Fund 21 Checklist for Sept. 2023	9-25-23 M. Payne	Response sent to L. Humes 10-10-23	10/10/2023
176)Lorraine Humes	10/23/2023	Copy of 2023 Bond KPI Summary Report	10-24-23 M. Payne	M. Payne had a conversation with L. Humes explaining that this is not a routine report and is not available at this time.	11/13/2023