WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING PACKET FOR: AUGUST 10, 2020

1400 MARINA WAY SOUTH RICHMOND, CA 94804

NORMS OF BEHAVIOR

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

CBOC Chair Don Gosney can be reached at:
Home Office: (510) 233-2060 Mobile: (510) 685-2403
email dongosney@comcast.net
CBOC members are requested to call or email if they are unable to attend a CBOC meeting

WCCUSD

CITIZEN'S BOND OVERSIGHT COMMITTEE

B A S I C P A R L I A M E N T A R Y P R O C E D U R E S

THE CBOC CONDUCTS THEIR AFFAIRS USING
ROBERTS RULES OF ORDER

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) 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 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

Guadalupe Enllana, Vice Chairperson
Don Gosney, Chairperson
Cameron Moore, Secretary

AGENDA

Monday August 10th, 2020 at 1:00 PM

(Due to a scheduling conflict, the start time of this meeting has been moved up one hour)

Viewing and Participating in the CBOC Meetings

As authorized by the Governor's Emergency Executive Order issued on March 17, 2020, the West Contra Costa Unified School District Citizens' Bond Oversight Committee will conduct meetings via video conference/teleconference until further notice. The meeting will be streamed via Zoom using the following link:

By computer, please click the link below to join the webinar:
https://zoom.us/j/92280010513

Or by Telephone:
US: 1+(669) 900 6833
Webinar ID: 922-8001-0513

Participating in Board Meetings:

The WCCUSD CBOC welcomes participation from concerned citizens. Participants must provide their first and last name and either an email address or phone number.

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:

08.10.20 CBOC Agenda Packet

WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE

A) OPENING PROCEDURES

B) CALL TO ORDER/PLEDGE OF ALLEGIANCE

C) ROLL CALL

John Anderson, Ken Burns, Maisha Cole, Sallie DeWitt, Guadalupe Enllana, Don Gosney, Lorraine Humes, Anton Jungherr & Cameron Moore

[9 members ~ 5 required for a quorum]

D) APPROVAL OF AGENDA

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

DEPENDING ON THE LENGTH OF THIS AGENDA AND MEETING, ITEMS ON THIS AGENDA MAY BE DEFERRED TO THE AUGUST MEETING

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. Speakers will be allowed three minutes

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

F) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS (Luis Freese/Melissa Payne)

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

08.10.20 Facilities Master Plan Projects Update
Page 9 of 133

Michelle Obama Newsletter (August)
Page 19 of 133

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Richmond HS Newsletter Number 12 (August)
Page 20 of 133

Fairmont Critical Needs Modernization
Phase 2 Status Report (August)
Page 21 of 133

Michelle Obama School Project Status Report (August)
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RHS Critical Needs Project Status Report (August)
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Consolidated Budget Report 07.30.20
Page 24 of 133

Consolidated Budget Report-2016 Master Plan 07.30.20
Page 30 of 133

Report #2 Bond Program Spending to Date 07.30.20
Page 32 of 133

Report #13 Bond Program Financial Status 07.30.20
Page 34 of 133

Report #13A Variance Report 07.30.20
Page 40 of 133

'19-'20 Accounts Payable Check List 07.30.20
Page 41 of 133

G) CRITICAL NEEDS PROJECT UPDATES (Luis Freese)

At the July 29th meeting of the Board of Education, $103 million was authorized to fund several Critical Needs Projects. Staff will provide a brief presentation of these projects.

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

Critical Needs Project Updates
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CITIZENS' BOND OVERSIGHT COMMITTEE

H) FACILITIES MASTER PLAN (Melissa Payne)

As the District initializes the update of the 2016 Facilities Master Plan Staff will make a presentation similar to that made at the July 23rd meeting of the Facilities Committee and the July 29th meeting of the Board of Education.

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

Updating the 2016 Facilities Master Plan

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I) BOARD OF EDUCATION LIAISON REPORT (Consuelo Lara)

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

C B O C R E P O R T S

CONSENT ITEMS

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

J) ADOPTION OF MINUTES (Cameron Moore)

07.13.20 CBOC Draft Minutes

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K) CBOC MEMBER INFORMATION REQUEST LOG (Don Gosney)

08.10.20 CBOC Member Information Requests Status Log

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L) APPROVED RECOMMENDATIONS BY THE CBOC (Don Gosney)

08.10.20 CBOC Approved Recommendations

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CITIZENS' BOND OVERSIGHT COMMITTEE

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

M) MEMBERSHIP (Cameron Moore)

F O R I N F O R M A T I O N O N L Y

08.10.20 CBOC Attendance Review
Page 94 of 133

N) MEMBERSHIP ROSTER (Don Gosney)

F O R I N F O R M A T I O N O N L Y

08.10.20 CBOC Roster
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O) CHAIRPERSON REPORTS (Don Gosney)

Reports on issues relevant to the operation of the CBOC, future issues and reports to the Board of Education

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

07.15.20 Chair Report
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07.23.20 Chair Report
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08.05.20 Chair Report
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CITIZENS' BOND OVERSIGHT COMMITTEE

P) CAPITAL IMPROVEMENT BUDGET CONTROL AND EFFECTIVE BOND OVERSIGHT
(Anton Jungherr and Sallie DeWitt)

Discuss the need for capital improvement budget control, a proper Board Policy for the long term budgeting of capital improvements and the communities desire and need for oversight of the Bond Program.

A C T I O N I T E M
S e c o n d r e a d i n g

Res 20-2 ~ Capital Improvement Budget Control and Effective Bond Oversight ~ (numbered)
Page 105 of 133

Q) ANNUAL REPORT UPDATE (Sallie DeWitt and Don Gosney)

Review status and plans for the 2019Annual Report of the Bond Program. Discuss what needs to be done and solicit volunteers to help fulfill those needs.

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

08.10.20 2019 Bond Program Annual Report To-Do List and Assignments
Page 111 of 133

R) AUDIT SCHEDULES (Anton Jungherr)

An update on the relevant dates surrounding the 2020 Financial and Performance Audits

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

08.10.20 2020 Audit Schedules
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CITIZENS' BOND OVERSIGHT COMMITTEE

S) FINANCIAL IMPROVEMENT RECOMMENDATIONS BOND CONSTRUCTION PROGRAM (Anton Jungherr)

Discuss the background information and merits before voting on the proposed motion:

That the District charge the cost of Proposition 39 school bond financial audits and compliance and effectiveness and results performance audits to the Building Fund (Fund 21) to reduce the burden to the General Fund.

and

That the CBOC Chairperson prepare and issue press releases, opinion editorials, social media comments and letters to the editor to inform the public of the facts in these reports.

A C T I O N I T E M

Financial Improvement Recommendations Bond Control Program

Page 113 of 133

T) WEB SITE UPDATE (Don Gosney)

Discuss the updating of the CBOC web site.

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

U) CALENDAR (Don Gosney)

F O R I N F O R M A T I O N O N L Y

08.10.20 CBOC Meetings Calendar

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WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE

V) FUTURE AGENDA TOPICS (Don Gosney)

A C T I O N I T E M

Suggest and discuss issues that the CBOC and members of the public want to see brought up at future meetings including the proposed September 30 joint meeting between the CBOC and the Board of Education

08.10.20~Future Agenda Items Log (short list)

W) ADJOURNMENT

NEXT SCHEDULED CBOC MEETING: September 14, 2020

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.

Facilities Master Plan Projects Update

Citizens' Bond Oversight Committee
August 10, 2020

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Bond Project Status Update
August 2020

	SITE	PROJECT	REVISED CONTRACT AMOUNT	STATUS
CONSTRUCTION	Michelle Obama School	New Campus	$ 37,763,093*	Under Construction
	Richmond HS	Critical Needs	$ 19,932,841*	Under Construction
	Fairmont ES	Critical Needs Phase 2	$ 1,363,095	Under Construction
	Korematsu MS	Fall Protection	$255,000	Contract Awarded
	SITE	**PROJECT**	**BUDGET**	**STATUS**
PROCUREMENT	Pinole Valley HS	Fields Restoration & Bleachers	$ 19,000,000	Bleachers pending DSA approval
	Riverside ES	Critical Needs (Soils Stabilization)	$ 6,900,000	RFP issuance to prequalified Design Build firms
	E-Rate Year 23	Wireless Upgrades at Various Sites	$ 650,000	Awarded; pending Erate approval
	SITE	**PROJECT**	**BUDGET**	**STATUS**
DESIGN	Lake ES	Campus Replacement	$ 1,000,000	Bridging Documents being prepared
	Stege ES	Critical Needs	$ 2,900,000	Scope of Work confirmation

LEGEND & ACRONYMS

(DSA) Division of the State Architect

*Contract funding includes non-bond funding sources

Michelle Obama School



42nd Street Dropoff AC Paving



Retaining Wall Ramp

Michelle Obama School



Learning Suite North Flooring



Stage Flooring

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Richmond High School Critical Needs



Gym Main Entrance

Richmond High School Critical Needs

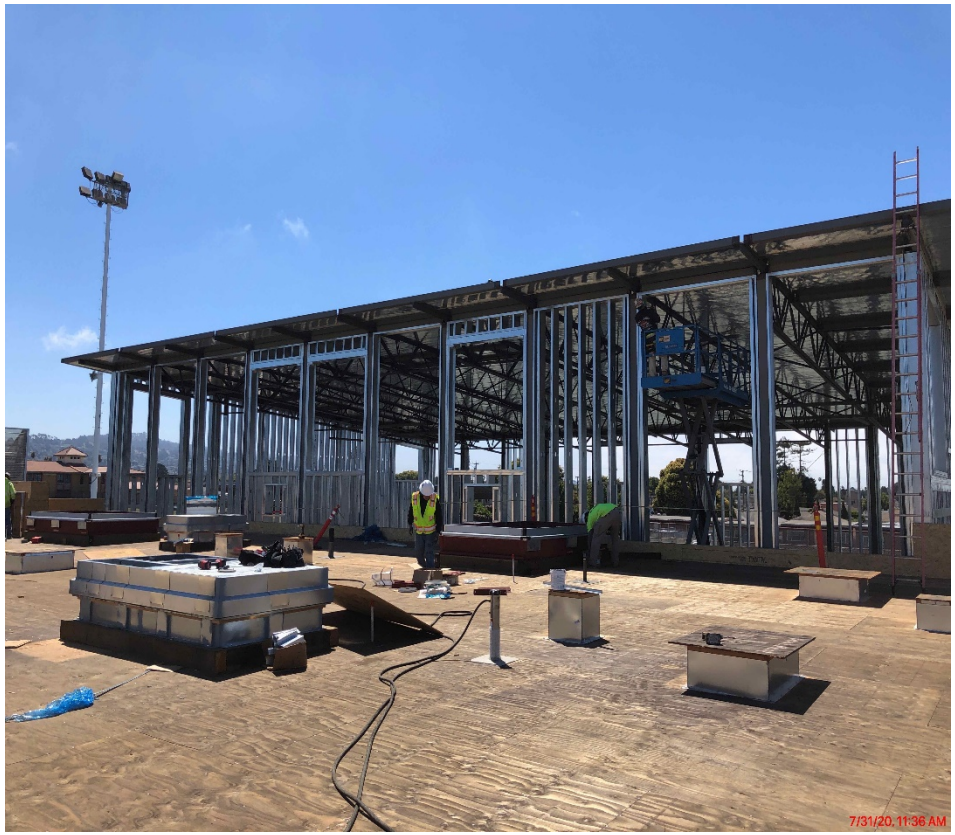




Gym Weight Room Flatwork & Hardscape

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Richmond High School Critical Needs





Aux Gym Framing

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Richmond High School Critical Needs



Science Building Flooring



Science Building Exterior Paint

Page 16 of 133

Richmond High School Critical Needs



New Gas Meter



New Storm Drain Sump Pumps

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Fairmont Elementary School Critical Needs Modernization Phase 2





Building 500 – Hallway & New Classroom Tile Floor

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MICHELLE OBAMA SCHOOL August 2020

CONSTRUCTION NEWS

OVERVIEW

Welcome to our monthly newsletter issued to inform neighbors and the campus community about construction activities and updates to the **Michelle Obama School Reconstruction project.**

We understand that a construction project does not make the best neighbor. While we strive to make the experience as pleasant as possible, we are working hard to reach the long-term goal of providing a new 21st century Elementary School for our community here in Richmond.

Please don't hesitate to email us at facilitiesplanning@wccusd.net to request to be removed or added to this newsletter mailing list.

UPCOMING ACTIVITIES

PLANNED CONSTRUCTION WORK THIS MONTH

- Complete the Learning Suite finishes
- Install walkway canopy
- Permanent utilities from PG&E and EBMUD

POTENTIAL IMPACTS TO NEIGHBORS

- ***Truck traffic on 41st and 42nd Street***
- ***Noise due to construction***
- ***Increased site security patrols***

MITIGATION MEASURES

- Water down the soil for dust control
- Maintain gravel at construction entry/ exit for tracking control

COMPLETED WORK

- Paving in north areas
- Transformer pad installation
- Flooring in Learning Suites 2nd floor
- Light fixtures in various buildings

North Paving:



Learning Suite South, 2nd Floor:



CONTACT INFORMATION

Contractor: C. Overaa Construction, Inc.

Frank Driscoll 510-234-0926
Niall Walsh 510-234-0926

Construction Manager: Swinerton Management & Consulting

Peter Hempel 415-516-1250

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RHS CONSTRUCTION NEWS | NUMBER 13, AUGUST, 2020



Gym / Main Entry & Student Quad

CONSTRUCTION ACTIVITIES

Previous Month:

Metal Decking completed
Metal Stud Wall Framing Continued
MEP Rough-in continued

Science Bldg Door installation, epoxy flooring, interior and exterior painting, 2nd floor flooring replacement and MEP Finish Trim occurred during the month.

Site Grading & Lime Treat/ Rock Placement, PG&E gas main & enclosure, Elevator foundations and Site retaining wall work occurred during the month.

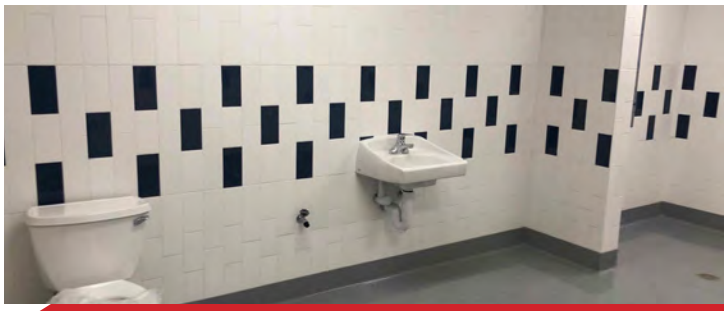
Upcoming Month:

Metal Stud Wall Framing at GYM to complete
MEP Rough-In to continue
Plaster Mock-Up to continue

Science Building 2nd Floor flooring replacement to complete and Final Clean to occur.

Asphalt Paving scheduled for around the Science building, earthwork and site concrete work to continue during the month.





PROJECT FACTS

New Auxiliary Gym Square Footage: 15,500

Completion: The Science Classroom Building is scheduled to be substantially complete for occupancy for the Fall 2020 semester, and the new Auxiliary Gym in the first quarter of 2021.

Design Build Contractor:
Lathrop Construction Associates
www.lathropconstruction.com

Design Build Architect:
HKIT Architects
www.hkit.com

CONTACT INFORMATION

To subscribe to this monthly newsletter or to submit project questions, please email:
Facilitiesplanning@wccusd.net

Construction Manger
Peter Hempel
Project Manager
Swinerton Management & Consulting
415.516.1250

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Project Status Report: 08/03/2020

Fairmont Elementary School
Critical Needs Modernization Phase 2

724 Kearney Street
El Cerrito, CA 94530

Project No: **1000003356** DSA No: **01-117906**

Project Scope

Replacement of fire alarm system, three new ADA compliant restrooms, replace classroom flooring.

Project Team

Owner	WCCUSD
Architect	HY Architects
Construction Manager	Lisa Nagai
Contractor	Mar Con Builder, CA
Inspector	Brad Williamson

Schedule

NTP	06/08/2020	
Original Project Duration	60	
Final Completion	08/07/2020	
Approved Time Extensions	0	
Revised Project Duration	**60**	
Revised Completion Date	**08/07/2020**	
Calendar Days Lapsed	56	93%



Contract Summary

Original Contract Amount	$ 1,363,095		
BOE Executed Cos	**0**	**$ 0**	**0%**
Unforeseen Conditions	0	$ 0	0%
Owner Requested	0	$ 0	0%
Design Changes	0	$ 0	0%
Outside Agency/Other	0	$ 0	0%
Revised Contract Amount (Contract + $ Executed CO)	**$ 1,363,095**		
No. of PCOs	**0**	**$ 0**	**0%**
Pending PCOs		$ 0	0%
Rejected PCOs	0	$ 0	0%
Contractor Net $ Billed to Date		**$ 90,908**	**7%**
Stop Notices		$ 0	

Project Status

Completed Work:

Multi-Use Building floor Prep for tiles installation.
Building 400 floor tile installation in all classrooms and hallway completed.
Building 500 floor tile installation in all classrooms and hallway completed.
New Fire Alarm conduit in portables, 400 and 500 completed.
New Fire Alarm cable continue to be installed.
Building 500 Staff and Special Ed restroom new plumbing installed, insulation and sheet rock completed.
Boys and Girls restroom cut-in roof penetration & installed blocking for new exhaust fans.

Upcoming Work:

Multi-use Building floor installation.
Building 400 and 500 continues Installation for new fire alarm cables.
Building 500 Staff and Special Ed restroom: Installing Ceramic tiles, and new cabinet for Special Ed restroom.
Girls and Boys restroom: Install new exhaust fans, epoxy floor and new partition.

Project Issues:

None

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Project Status Report: 8/4/2020

Michelle Obama School Campus Replacement

629 42nd Street
Richmond CA 94805

Project No: 1000002635 DSA No: 01-117849

Project Scope

New construction of single and two story k-6 academic buildings. The buildings include kindergarten/pre-kindergarten classrooms, administration office/reception, library, community rooms, multi-purpose room, kitchen, special education, flex office, learning suites, and supporting space. Site design includes public quads, parking, library patio, outdoor learning spaces, outdoor student dining, court and play yards.

Project Team

Owner	WCCUSD
DBE	C.Overaa & Co.
Construction Manager	Swinerton
Inspector	Structure Groups

Schedule

NTP	8/2/2019	
Original Project Duration	362	
Final Completion	7/28/2020	
Approved Time Extensions	0	
Revised Project Duration	**362**	
Revised Completion Date	**7/28/2020**	
Calendar Days Lapsed	369	102%



Contract Summary

Original Scope		$33,441,281	
District Contingency		$836,032	
Project Contingency		$836,032	
Original Contract Amount		**$35,113,345**	
Amendment to Scope		$849,748	
Amendment to District Contingency		$1,800,000	
Amendment to Project Contingency		$0	
Amendments to Date		**$2,649,748**	
Revised Contract Amount		**$37,763,093**	
District Contingency		**$2,636,032**	
Executed CO	6	$816,247	31%
Remaining Contingency		$1,819,785	69%
Project Contingency		**$836,032**	
Executed CO	4	$550,853	66%
Remaining Contingency		$285,179	34%
Pending PCOs (District)	10	$881,102	33%
Pending PCOs (Project)	16	$310,585	37%
Rejected PCOs (District)	5	$70,487	3%
Rejected PCOs (Project)	2	$181,047	22%
Completed & Stored $ Billed to Date		**$29,783,494**	**79%**
Stop Notices		$0	

Project Status

Completed Work:

Kinder. N. Bldg – Electrical trim,Glazing, Door Hardware. Tackable wall panels
Kinder. E. Bldg – Electrical trim,Glazing, Door Hardware. Tackable wall panels
Admin. Bldg -- Glazing/ storefront. Flooring. Electrical and Lighting Controls. Doors Frames and Hardware. Partition doors.
MPR Bldg – Glazing. Stage Flooring. Lighting Controls. Doors Frames and hardware. Epoxy flooring.
Learning Suite S. – Glazing and Exterior Storefront. Flooring in progress. Doors Frames and Hardware ongoing. Exterior seismic control joint. MEP trim ongoing
Learning Suite N. – Glazing and Exterior Storefront. Flooring in progress. Doors Frames and Hardware ongoing. Lighting. Partition Doors. Elevator install.
Site - Irrigation mains. Bioswales in progress. AC paving in Central Site, 42nd St dropoff. Curbs and Seat walls at outdoor learning. Pole lighting. Transformer Pad. Backflow Preventors. Excavation for Fire line.
EBMUD crews started 7/27. Fiber from AT&T 7/23.

Upcoming Work:

Kinder. N. Bldg – HVAC startup. Lighting Testing and Troubleshooting. Punchlist Items.
Kinder. E. Bldg – HVAC startup. Lighting Testing and Troubleshooting. Punchlist Items.
Admin. Bldg – Electrical trim. HVAC startup. Lighting Testing and Troubleshooting. AV System.
MPR Bldg – Paint exposed ductwork. Acoustical Panels. Stage Curtains. Interior seismic control joint.
Learning Suite S. – Wood Doors. Partition Doors. Seismic control joint. MEP Trim. Flooring. Acoustical Panels. Lighting Testing and Troubleshooting.
Learning Suite N. – Acoustical Panels. Flooring. MEP trim. Fire alarm. Lighting testing and troubleshooting. Elevator Inspection.
Site - Landscaping planting, Play area Safety Surfacing, Walkway Canopy, Site fencing. Overexcavate South Site.Shade structure. Stair 1 and covered walkway. Trash enclosure.
PG&E Provide Power and Gas. Domestic water and irrigation Back Flow Preventer. Fire water mainline.

Project Issues:

Electrical and gas service - Permanent power from PG&E projected for 9/14. Transformer arrived unexpectedly 8/3; work in progress.
Fire water service - Installation in progress, beginning 7/27.
Site compaction - poor soils anticipated to be encountered during site work.
COVID 19 Pandemic - Impact to site productivity. Electricians returned 7/6.

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Project Status Report: 8/3/2020

Richmond High School
Critial Needs Project

1250 23rd Street
Richmond CA 94804

Project No: 1000003023 DSA No: 01-118099

Project Scope

New construction of a single story gymnasium, demolition of old gymnasium and new plaza sitwork. Seismic upgrade of existing two-story Science Building and sitwork surrounding the building, including adding a new exterior elevator to the building. Demolition of existing Building A (old auto-shop building) and repavment of area to prepare for new Health Clinic portable buildings.

Project Team

Owner	WCCUSD
DBE	Lathrop Construction
Construction Manager	Swinerton
Inspector	Structure Groups

Schedule

NTP	11/11/2019	
Original Project Duration	459	
Final Completion	2/11/2021	
Approved Time Extensions	0	
Revised Project Duration	**459**	
Revised Completion Date	**2/11/2021**	
Calendar Days Lapsed	268	58%



Contract Summary

Original Scope		$16,399,899	
District Contingency		$0	
Project Contingency		$1,639,990	
Original Contract Amount		**$18,039,889**	
Amendment to Scope		$1,092,952	
Amendment to District Contingency		$800,000	
Amendment to Project Contingency		$0	
Amendments to Date		**$1,892,952**	
Revised Contract Amount		**$19,932,841**	
District Contingency		**$800,000**	
Executed CO	3	$274,151	34%
Remaining Contingency		$525,849	66%
Project Contingency		**$1,639,990**	
Executed CO	2	$107,761	7%
Remaining Contingency		$1,532,229	93%
Pending PCOs (District)	14	$229,706	29%
Pending PCOs (Project)	9	$140,172	9%
Rejected PCOs (District)	0	$0	0%
Rejected PCOs (Project)	0	$0	0%
Completed & Stored $ Billed to Date		**$8,352,005**	**42%**
Stop Notices		$0	

Project Status

Completed Work:

At new Auxiliary Gymnasium:
Installed metal decking on high gym roof.
Continued rough plumbing and electrical in walls and ceiling.
Installed roof curbs and roof drains in low roof.
Installed most metal stud wall framing at high gym side.

At Science Building:
Installed interior doors and hardware.
Completed interior wall patching and painting.
Completed interior bathroom tile work and plumbing fixtures.

At Quad:
Completed underground utility work at Sci Quad.
Completed geogrid and baserock installation, and concrete at Sci Quad.
Completed lime treatment of soil at Gym Quad.
Started underground utility work at Gym Quad, including set new gas meter.

Upcoming Work:

At new Auxiliary Gymnasium:
Complete metal stud framing at high gym side.
Continue MEP rough-in.
Install exterior wall sheathing on high gym side.
Complete exterior plaster mock-up.

At Quad:
Complete asphalt paving around Science Bldg.

At Science Building:
Complete painting of buildig exterior.
Complete patch and paint interior rooms.
Complete install of new flooring on 2nd floor.
Complete door harware installation.

Project Issues:

PG&E completed new gas meter install so issue is settled.

Campus confirmed start of Fall Semester will be distance learning, but some faculty will utilize classrooms to host web based instruction.

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Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

Budget vs. Commitments and Expenditures

Fund 21 and Fund 35

Data as of 07/31/2020

	Budget	Commitments			Expenditures	
School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
1 Bayview Elementary School						
Legacy Project	19,850,802	19,850,802	100.0%	-	19,850,802	100.0%
	19,850,802	***19,850,802***	***100.0%***	***-***	***19,850,802***	***100.0%***
1 Cameron						
+ Critical Needs	-	-		-	-	
Legacy Project	122,195	122,195	100.0%	-	122,195	100.0%
	122,195	***122,195***	***100.0%***	***-***	***122,195***	***100.0%***
1 Castro Elementary School						
Legacy Project	620,944	620,944	100.0%	-	620,944	100.0%
	620,944	***620,944***	***100.0%***	***-***	***620,944***	***100.0%***
1 Chavez Elementary School						
Critical Needs	72,847	72,847	100.0%	-	72,847	100.0%
Legacy Project	985,387	985,387	100.0%	-	985,387	100.0%
	1,058,234	***1,058,234***	***100.0%***	***-***	***1,058,234***	***100.0%***
1 Collins Elementary School						
+ Critical Needs	-	-		-	-	
Legacy Project	1,638,871	1,638,871	100.0%	-	1,638,871	100.0%
	1,638,871	***1,638,871***	***100.0%***	***-***	***1,638,871***	***100.0%***
1 Coronado Elementary School						
Legacy Project	43,022,627	43,022,627	100.0%	-	43,022,627	100.0%
	43,022,627	***43,022,627***	***100.0%***	***-***	***43,022,627***	***100.0%***
1 Dover Elementary School						
Legacy Project	35,095,267	35,095,267	100.0%	-	35,095,267	100.0%
	35,095,267	***35,095,267***	***100.0%***	***-***	***35,095,267***	***100.0%***
1 Downer Elementary School						
Legacy Project	33,415,902	33,415,902	100.0%	-	33,415,902	100.0%
	33,415,902	***33,415,902***	***100.0%***	***-***	***33,415,902***	***100.0%***
1 El Sobrante Elementary School						
Legacy Project	536,231	536,231	100.0%	-	536,231	100.0%
	536,231	***536,231***	***100.0%***	***-***	***536,231***	***100.0%***
1 Ellerhorst Elementary School						
Legacy Project	13,931,806	13,931,806	100.0%	-	13,931,806	100.0%
	13,931,806	***13,931,806***	***100.0%***	***-***	***13,931,806***	***100.0%***
1 Fairmont Elementary School						
* Critical Needs	3,000,000	2,327,457	77.6%	672,543	948,705	31.6%
Legacy Project	3,864,259	3,864,259	100.0%	-	3,864,259	100.0%
	6,864,259	***6,191,716***	***90.2%***	***672,543***	***4,812,963***	***70.1%***
1 Ford Elementary School						
Legacy Project	30,817,526	30,817,526	100.0%	-	30,817,526	100.0%
	30,817,526	***30,817,526***	***100.0%***	***-***	***30,817,526***	***100.0%***
1 Grant Elementary School						
Critical Needs	211,467	211,467	100.0%	-	211,467	100.0%
Legacy Project	1,944,098	1,944,098	100.0%	-	1,944,098	100.0%
	2,155,565	***2,155,565***	***100.0%***	***-***	***2,155,565***	***100.0%***
1 Hanna Ranch Elementary School						
Legacy Project	783,349	783,349	100.0%	-	783,349	100.0%
	783,349	***783,349***	***100.0%***	***-***	***783,349***	***100.0%***
1 Harbour Way						
Legacy Project	121,944	121,944	100.0%	-	121,944	100.0%
	121,944	***121,944***	***100.0%***	***-***	***121,944***	***100.0%***

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School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
1 Harding Elementary School						
Legacy Project	22,632,446	22,632,446	100.0%	-	22,632,446	100.0%
	22,632,446	***22,632,446***	***100.0%***	***-***	***22,632,446***	***100.0%***
1 Harmon Knolls						
Critical Needs	406,946	406,946	100.0%	-	406,946	100.0%
Soil Testing	41,489	41,489	100.0%	-	41,489	100.0%
	448,435	***448,435***	***100.0%***	***-***	***448,435***	***100.0%***
1 Highland Elementary School						
* Water & Power Upgrade	747,125	-	0.0%	747,125	-	0.0%
Critical Needs	52,875	52,875	100.0%	-	52,875	100.0%
Legacy Project	1,879,839	1,879,839	100.0%	-	1,879,839	100.0%
	2,679,839	***1,932,714***	***72.1%***	***747,125***	***1,932,714***	***72.1%***
1 Kensington Elementary School						
Legacy Project	19,343,892	19,343,892	100.0%	-	19,343,892	100.0%
	19,343,892	***19,343,892***	***100.0%***	***-***	***19,343,892***	***100.0%***
1 King Elementary School						
Legacy Project	25,342,166	25,342,166	100.0%	-	25,342,166	100.0%
	25,342,166	***25,342,166***	***100.0%***	***-***	***25,342,166***	***100.0%***
1 Lake Elementary School						
* Campus Replacement	1,000,000	175,650	17.6%	824,350	97,650	9.8%
Legacy Project	1,500,322	1,500,322	100.0%	-	1,500,322	100.0%
Portable Demolition	147,501	147,501	100.0%	-	147,501	100.0%
	2,647,823	***1,823,473***	***68.9%***	***824,350***	***1,745,473***	***65.9%***
1 Lincoln Elementary School						
Legacy Project	17,676,561	17,676,561	100.0%	-	17,676,561	100.0%
	17,676,561	***17,676,561***	***100.0%***	***-***	***17,676,561***	***100.0%***
1 Lupine Hills Elementary School						
Legacy Project	15,395,678	15,395,678	100.0%	-	15,395,678	100.0%
	15,395,678	***15,395,678***	***100.0%***	***-***	***15,395,678***	***100.0%***
1 Madera Elementary School						
Legacy Project	12,233,801	12,233,801	100.0%	-	12,233,801	100.0%
	12,233,801	***12,233,801***	***100.0%***	***-***	***12,233,801***	***100.0%***
1 Michelle Obama School						
* Campus Replacement	40,300,000	39,601,358	98.3%	698,642	33,472,863	83.1%
Legacy Project	3,829,324	3,829,324	100.0%	-	3,829,324	100.0%
	44,129,324	***43,430,682***	***98.4%***	***698,642***	***37,302,187***	***84.5%***
1 Mira Vista K-8						
Legacy Project	16,651,130	16,651,130	100.0%	-	16,651,130	100.0%
	16,651,130	***16,651,130***	***100.0%***	***-***	***16,651,130***	***100.0%***
1 Montalvin K-8						
Additional New Classrooms	4,028,011	4,028,011	100.0%	-	4,028,011	100.0%
Legacy Project	12,763,017	12,763,017	100.0%	-	12,763,017	100.0%
	16,791,028	***16,791,028***	***100.0%***	***-***	***16,791,028***	***100.0%***
1 Murphy Elementary School						
Legacy Project	15,619,655	15,619,655	100.0%	-	15,619,655	100.0%
	15,619,655	***15,619,655***	***100.0%***	***-***	***15,619,655***	***100.0%***
1 Nystrom Elementary School						
Classroom Renovation	30,233,455	30,233,455	100.0%	-	30,233,455	100.0%
Demo Portable and Sitework	518,285	518,285	100.0%	-	518,285	100.0%
Legacy Project	5,442,234	5,442,234	100.0%	-	5,442,234	100.0%

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School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
Multi-purpose Room	11,606,839	11,606,839	100.0%	-	11,606,839	100.0%
	47,800,813	***47,800,813***	***100.0%***	***-***	***47,800,813***	***100.0%***
1 Ohlone Elementary School						
Classroom and Admin Building	24,508,510	24,508,510	100.0%	-	24,508,510	100.0%
Critical Needs	623,885	623,885	100.0%	-	623,885	100.0%
Legacy Project	3,962,598	3,962,598	100.0%	-	3,962,598	100.0%
Portable Removal and Playground	5,397,758	5,397,758	100.0%	-	5,397,758	100.0%
	34,492,752	***34,492,752***	***100.0%***	***-***	***34,492,752***	***100.0%***
1 Olinda Elementary School						
Critical Needs	793,247	793,247	100.0%	-	793,247	100.0%
Legacy Project	1,286,942	1,286,942	100.0%	-	1,286,942	100.0%
	2,080,188	***2,080,188***	***100.0%***	***-***	***2,080,188***	***100.0%***
1 Peres K-8						
Legacy Project	21,424,293	21,424,293	100.0%	-	21,424,293	100.0%
	21,424,293	***21,424,293***	***100.0%***	***-***	***21,424,293***	***100.0%***
1 RCP Charter School						
Legacy Project	4,415,204	4,415,204	100.0%	-	4,415,204	100.0%
	4,415,204	***4,415,204***	***100.0%***	***-***	***4,415,204***	***100.0%***
1 Riverside Elementary School						
* Critical Needs	6,900,000	299,540	4.3%	6,600,460	130,220	1.9%
Legacy Project	14,611,005	14,611,005	100.0%	-	14,611,005	100.0%
	21,511,005	***14,910,545***	***69.3%***	***6,600,460***	***14,741,225***	***68.5%***
1 Seaview Elementary School						
Legacy Project	499,116	499,116	100.0%	-	499,116	100.0%
	499,116	***499,116***	***100.0%***	***-***	***499,116***	***100.0%***
1 Shannon Elementary School						
+ Critical Needs	-	-		-	-	
Legacy Project	1,555,163	1,555,163	100.0%	-	1,555,163	100.0%
	1,555,163	***1,555,163***	***100.0%***	***-***	***1,555,163***	***100.0%***
1 Sheldon Elementary School						
Legacy Project	15,102,837	15,102,837	100.0%	-	15,102,837	100.0%
	15,102,837	***15,102,837***	***100.0%***	***-***	***15,102,837***	***100.0%***
1 Stege Elementary School						
* Critical Needs	2,900,000	35,900	1.2%	2,864,100	35,900	1.2%
Legacy Project	3,445,886	3,445,886	100.0%	-	3,445,886	100.0%
	6,345,886	***3,481,786***	***54.9%***	***2,864,100***	***3,481,786***	***54.9%***
1 Stewart K-8						
Legacy Project	16,737,037	16,737,037	100.0%	-	16,737,037	100.0%
	16,737,037	***16,737,037***	***100.0%***	***-***	***16,737,037***	***100.0%***
1 Tara Hills Elementary School						
Legacy Project	14,975,067	14,975,067	100.0%	-	14,975,067	100.0%
	14,975,067	***14,975,067***	***100.0%***	***-***	***14,975,067***	***100.0%***
1 TLC Elementary School						
Legacy Project	116,673	116,673	100.0%	-	116,673	100.0%
	116,673	***116,673***	***100.0%***	***-***	***116,673***	***100.0%***
1 Valley View Elementary School						
Critical Needs	1,091,447	1,091,447	100.0%	-	1,091,447	100.0%
Existing Campus Demo	33,096	33,096	100.0%	-	33,096	100.0%
Legacy Project	3,908,093	3,908,093	100.0%	-	3,908,093	100.0%
Portables	5,189,726	5,189,726	100.0%	-	5,189,726	100.0%

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School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
	10,222,362	***10,222,362***	***100.0%***	***-***	***10,222,362***	***100.0%***
1 Verde K-8						
Legacy Project	16,065,870	16,065,870	100.0%	-	16,065,870	100.0%
	16,065,870	***16,065,870***	***100.0%***	***-***	***16,065,870***	***100.0%***
1 Washington Elementary School						
Legacy Project	15,322,847	15,322,847	100.0%	-	15,322,847	100.0%
	15,322,847	***15,322,847***	***100.0%***	***-***	***15,322,847***	***100.0%***
1 West Hercules						
Legacy Project	56,847	56,847	100.0%	-	56,847	100.0%
	56,847	***56,847***	***100.0%***	***-***	***56,847***	***100.0%***
2 Adams Middle School						
Legacy Project	691,211	691,211	100.0%	-	691,211	100.0%
	691,211	***691,211***	***100.0%***	***-***	***691,211***	***100.0%***
2 Crespi Middle School						
* Critical Needs	5,300,000	5,026,555	94.8%	273,445	4,972,871	93.8%
Legacy Project	1,245,896	1,245,896	100.0%	-	1,245,896	100.0%
	6,545,896	***6,272,450***	***95.8%***	***273,445***	***6,218,766***	***95.0%***
2 DeJean Middle School						
Legacy Project	381,209	381,209	100.0%	-	381,209	100.0%
	381,209	***381,209***	***100.0%***	***-***	***381,209***	***100.0%***
2 Helms Middle School						
Legacy Project	83,432,888	83,432,888	100.0%	-	83,432,888	100.0%
	83,432,888	***83,432,888***	***100.0%***	***-***	***83,432,888***	***100.0%***
2 Hercules Middle School						
Legacy Project	699,000	699,000	100.0%	-	699,000	100.0%
	699,000	***699,000***	***100.0%***	***-***	***699,000***	***100.0%***
2 Korematsu Middle School						
* New Buildings	53,439,076	52,979,318	99.1%	459,758	52,714,188	98.6%
Legacy Project	19,943,103	19,943,103	100.0%	-	19,943,103	100.0%
	73,382,179	***72,922,421***	***99.4%***	***459,758***	***72,657,291***	***99.0%***
2 Pinole Middle School						
Legacy Project	56,689,430	56,689,430	100.0%	-	56,689,430	100.0%
	56,689,430	***56,689,430***	***100.0%***	***-***	***56,689,430***	***100.0%***
3 De Anza High School						
Legacy Project	132,236,248	132,236,248	100.0%	-	132,236,248	100.0%
	132,236,248	***132,236,248***	***100.0%***	***-***	***132,236,248***	***100.0%***
3 DELTA NSS						
Legacy Project	152,226	152,226	100.0%	-	152,226	100.0%
	152,226	***152,226***	***100.0%***	***-***	***152,226***	***100.0%***
3 El Cerrito High School						
Legacy Project	128,477,500	128,477,500	100.0%	-	128,477,500	100.0%
Stadium	18,372,605	18,372,605	100.0%	-	18,372,605	100.0%
	146,850,105	***146,850,105***	***100.0%***	***-***	***146,850,105***	***100.0%***
3 Greenwood High School						
Legacy Project	79,583,607	79,583,607	100.0%	-	79,583,607	100.0%
	79,583,607	***79,583,607***	***100.0%***	***-***	***79,583,607***	***100.0%***
3 Hercules High School						
+ Critical Needs	-	-		-	-	
Legacy Project	3,295,019	3,295,019	100.0%	-	3,295,019	100.0%
	3,295,019	***3,295,019***	***100.0%***	***-***	***3,295,019***	***100.0%***

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School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
3 KAPPA NSS						
Legacy Project	109,831	109,831	100.0%	-	109,831	100.0%
	109,831	***109,831***	***100.0%***	***-***	***109,831***	***100.0%***
3 Kennedy High School						
+ Critical Needs	-	-		-	-	
Legacy Project	33,854,981	33,854,981	100.0%	-	33,854,981	100.0%
	33,854,981	***33,854,981***	***100.0%***	***-***	***33,854,981***	***100.0%***
3 North Campus High School						
Legacy Project	205,450	205,450	100.0%	-	205,450	100.0%
	205,450	***205,450***	***100.0%***	***-***	***205,450***	***100.0%***
3 OMEGA NSS						
Legacy Project	118,313	118,313	100.0%	-	118,313	100.0%
	118,313	***118,313***	***100.0%***	***-***	***118,313***	***100.0%***
3 Pinole Valley High School						
* Campus Replacement	154,564,387	154,153,249	99.7%	411,139	154,077,486	99.7%
* Fields/Sitework	19,184,130	188,760	1.0%	18,995,370	179,780	0.9%
* Interim Campus Demo	3,628,014	3,628,013	100.0%	1	3,628,013	100.0%
* Site Design	17,935,216	17,935,214	100.0%	2	17,264,427	96.3%
Detention Basin and Paving	3,517,521	3,517,521	100.0%	-	3,517,521	100.0%
Existing Building Demolition	2,511,397	2,511,397	100.0%	-	2,511,397	100.0%
Hillside Stabilization	2,199,821	2,199,821	100.0%	-	2,199,821	100.0%
Interim Campus	8,796,248	8,796,248	100.0%	-	8,796,248	100.0%
Legacy Furniture & Equipment	36,520	36,520	100.0%	-	36,520	100.0%
Legacy Program Cost	696,938	696,938	100.0%	-	696,938	100.0%
Legacy Restroom Renovation	167,601	167,601	100.0%	-	167,601	100.0%
Legacy Technology	37,165	37,165	100.0%	-	37,165	100.0%
Legacy Track	1,676,771	1,676,771	100.0%	-	1,676,771	100.0%
Off Site Parking and Traffic	1,240,584	1,240,584	100.0%	-	1,240,584	100.0%
Video Surveillance System	357,268	357,268	100.0%	-	357,268	100.0%
	216,549,580	***197,143,068***	***91.0%***	***19,406,512***	***196,387,539***	***90.7%***
3 Richmond High School						
* Gym and Seismic Classroom	21,000,000	20,695,863	98.6%	304,137	8,937,012	42.6%
Legacy Project	21,622,087	21,622,087	100.0%	-	21,622,087	100.0%
	42,622,087	***42,317,951***	***99.3%***	***304,137***	***30,559,099***	***71.7%***
3 SIGMA NSS						
Legacy Project	110,949	110,949	100.0%	-	110,949	100.0%
	110,949	***110,949***	***100.0%***	***-***	***110,949***	***100.0%***
3 Vista High School						
Legacy Project	7,236,543	7,236,543	100.0%	-	7,236,543	100.0%
	7,236,543	***7,236,543***	***100.0%***	***-***	***7,236,543***	***100.0%***
4 Technology						
* Infrastructure	15,004,976	14,299,306	95.3%	705,670	14,299,306	95.3%
Computer Common Core	3,903,858	3,903,858	100.0%	-	3,903,858	100.0%
District Network Backbone	568,416	568,416	100.0%	-	568,416	100.0%
IT Data Center	1,400,746	1,400,746	100.0%	-	1,400,746	100.0%
Teacher Equipment	112,360	112,360	100.0%	-	112,360	100.0%
Tech Communication	1,130,966	1,130,966	100.0%	-	1,130,966	100.0%
Technology Equipment	1,885,661	1,885,661	100.0%	-	1,885,661	100.0%
Technology Wireless	10,993,016	10,993,016	100.0%	-	10,993,016	100.0%
	35,000,000	***34,294,330***	***98.0%***	***705,670***	***34,294,330***	***98.0%***

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	Budget	Commitments			Expenditures	
School/Project Name	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
4 Central						
District Support	54,739,766	52,691,711	96.3%	2,048,056	52,691,711	96.3%
Program Coordination	48,091,868	46,486,239	96.7%	1,605,629	45,920,421	95.5%
	102,831,634	***99,177,950***	***96.4%***	***3,653,684***	***98,612,131***	***95.9%***
Totals	***1,652,929,646***	***1,615,719,220***	***97.7%***	***37,210,426***	***1,594,565,639***	***96.5%***

Note 1: * Site Projects are under planning, construction or in closeout.
Note 2: + Site Projects approved by the Board 2016 Master Plan to commence in the future.
Note 3: 1 School Name - Elementary school site name
Note 4: 2 School Name - Middle school site name
Note 5: 3 School Name - High school site name
Note 6: 4 Central/Program Name
Note 7: BOE approved supplemental funds for Michelle Obama school: Fund 25 of $1.75M and Fund 01 MRAD of $0.85M on 6/26/19
Note 8: BOE approved supplemental funds for Richmond HS: Fund 40 of $1M on 11/06/19
Note 9: BOE approved supplementat fund for Michelle Obama school: Fund 25 of $2M on 06/24/20
Note 10: Measure 1998E is not covered under Proposition 39 regulations for school bonds, and is not ordinarily reported in the Bond Program expenditure reports. The following report shows Measure 1998E projects by site with state funded DeJean middle school project.

Measure 1998E Project						
DeJean Middle School	36,836,215.33	36,836,215.33	100.0%	-	36,836,215.33	100.0%
1998E Project	*23,994,285.33*	*23,994,285.33*	*100.0%*	-	*23,994,285.33*	*100.0%*
State Fund Project	*12,841,930.00*	*12,841,930.00*	*100.0%*	-	*12,841,930.00*	*100.0%*
Pinole Valley High School	190,570.61	190,570.61	100.0%	-	190,570.61	100.0%
Central Program Coordination	16,276,517.57	16,276,517.57	100.0%	-	16,276,517.57	100.0%
Total	***53,303,303.51***	***53,303,303.51***	***100.0%***	***-***	***53,303,303.51***	***100.0%***

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Budget vs. Commitments and Expenditures

2016 MASTER PLAN PROJECT

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School/Project Name	Budget			Commitments			Expenditures	
	Original Budget	Approved Budget Changes	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
1 Cameron								
+ Critical Needs	-	-	-	-		-	-	
	-	**-**	**-**	**-**		**-**	**-**	
1 Chavez Elementary School								
Critical Needs	600,000	(527,153)	72,847	72,847	100.0%	-	72,847	100.0%
	600,000	***(527,153)***	***72,847***	***72,847***	***100.0%***	***-***	***72,847***	***100.0%***
1 Collins Elementary School								
+ Critical Needs	-	-	-	-		-	-	
	-	**-**	**-**	**-**		**-**	**-**	
1 Fairmont Elementary School								
* Critical Needs	3,000,000	-	3,000,000	2,327,457	77.6%	672,543	948,705	31.6%
	3,000,000	***-***	***3,000,000***	***2,327,457***	***77.6%***	***672,543***	***948,705***	***31.6%***
1 Grant Elementary School								
Critical Needs	900,000	(688,533)	211,467	211,467	100.0%	-	211,467	100.0%
	900,000	***(688,533)***	***211,467***	***211,467***	***100.0%***	***-***	***211,467***	***100.0%***
1 Harmon Knolls								
Critical Needs	200,000	206,946	406,946	406,946	100.0%	-	406,946	100.0%
Soil Testing	100,000	(58,511)	41,489	41,489	100.0%	-	41,489	100.0%
	300,000	***148,435***	***448,435***	***448,435***	***100.0%***	***-***	***448,435***	***100.0%***
1 Highland Elementary School								
* Water & Power Upgrade	-	747,125	747,125	-	0.0%	747,125	-	0.0%
Critical Needs	800,000	(747,125)	52,875	52,875	100.0%	-	52,875	100.0%
	800,000	***-***	***800,000***	***52,875***	***6.6%***	***747,125***	***52,875***	***6.6%***
1 Lake Elementary School								
* Campus Replacement	1,000,000	-	1,000,000	175,650	17.6%	824,350	97,650	9.8%
Portable Demolition	500,000	(352,499)	147,501	147,501	100.0%	-	147,501	100.0%
	1,500,000	***(352,499)***	***1,147,501***	***323,151***	***28.2%***	***824,350***	***245,151***	***21.4%***
1 Michelle Obama School								
* Campus Replacement	40,300,000	-	40,300,000	39,601,358	98.3%	698,642	33,472,863	83.1%
	40,300,000	***-***	***40,300,000***	***39,601,358***	***98.3%***	***698,642***	***33,472,863***	***83.1%***
1 Ohlone Elementary School								
Critical Needs	800,000	(176,115)	623,885	623,885	100.0%	-	623,885	100.0%
	800,000	***(176,115)***	***623,885***	***623,885***	***100.0%***	***-***	***623,885***	***100.0%***
1 Olinda Elementary School								
Critical Needs	1,000,000	(206,753)	793,247	793,247	100.0%	-	793,247	100.0%
	1,000,000	***(206,753)***	***793,247***	***793,247***	***100.0%***	***-***	***793,247***	***100.0%***
1 Riverside Elementary School								
* Critical Needs	6,900,000	-	6,900,000	299,540	4.3%	6,600,460	130,220	1.9%
	6,900,000	***-***	***6,900,000***	***299,540***	***4.3%***	***6,600,460***	***130,220***	***1.9%***
1 Shannon Elementary School								
+ Critical Needs	-	-	-	-		-	-	
	-	**-**	**-**	**-**		**-**	**-**	
1 Stege Elementary School								
* Critical Needs	2,900,000	-	2,900,000	35,900	1.2%	2,864,100	35,900	1.2%
	2,900,000	***-***	***2,900,000***	***35,900***	***1.2%***	***2,864,100***	***35,900***	***1.2%***
1 Valley View Elementary School								
Critical Needs	1,000,000	91,447	1,091,447	1,091,447	100.0%	-	1,091,447	100.0%
	1,000,000	***91,447***	***1,091,447***	***1,091,447***	***100.0%***	***-***	***1,091,447***	***100.0%***
2 Crespi Middle School								
* Critical Needs	3,100,000	2,200,000	5,300,000	5,026,555	94.8%	273,445	4,972,871	93.8%
	3,100,000	***2,200,000***	***5,300,000***	***5,026,555***	***94.8%***	***273,445***	***4,972,871***	***93.8%***

Consolidated Budget Status Report

Budgets versus Commitments and Expenditures for multiple Projects

Budget vs. Commitments and Expenditures

2016 MASTER PLAN PROJECT

Fund 21 and Fund 35

Data as of 07/31/2020

School/Project Name	Budget			Commitments			Expenditures	
	Original Budget	Approved Budget Changes	Total Budget	Total Commitments	% Budget Commited	Remaining Against Budget	Total Expenditures	% Budget Spent
3 Hercules High School								
+ Critical Needs	-	-	-	-		-	-	
	-	**-**	**-**	**-**		**-**	**-**	
3 Kennedy High School								
+ Critical Needs	-	-	-	-		-	-	
	-	**-**	**-**	**-**		**-**	**-**	
3 Richmond High School								
* Gym and Seismic Classroom	15,100,000	5,900,000	21,000,000	20,695,863	98.6%	304,137	8,937,012	42.6%
	15,100,000	***5,900,000***	***21,000,000***	***20,695,863***	***98.6%***	***304,137***	***8,937,012***	***42.6%***
4 Central								
Program Coordination (Ed Specs & School Size)	200,000	-	200,000	148,128	74.1%	51,872	148,128	74.1%
	200,000	***-***	***200,000***	***148,128***	***74.1%***	***51,872***	***148,128***	***74.1%***
Totals	***78,400,000***	***6,388,828***	***84,788,828***	***71,752,154***	***84.6%***	***13,036,674***	***52,185,051***	***61.5%***

Note 1: * Site Projects are under planning, construction or in closeout.
Note 2: + Site Projects approved by the Board 2016 Master Plan to commence in the future.
Note 3: 1 School Name - Elementary school site name
Note 4: 2 School Name - Middle school site name
Note 5: 3 School Name - High school site name
Note 6: 4 Central/Program Name
Note 7: BOE approved supplemental fund for Michelle Obama school: Fund 25 of $1.75M and Fund 01 MRAD of $0.85M on 6/26/19
Note 8: BOE approved supplemental fund for Richmond HS: Fund 40 of $1M on 11/06/19
Note 9: BOE approved supplementat fund for Michelle Obama school: Fund 25 of $2M on 06/24/20

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WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 07/31/2020 with FY 2020 Preliminary Closing

Updated 08/03/2020

Site Name	Original Budget *	Board Approved Budget 02/26/20	Expended FY 99-01 thru FY 18-19	Expended FY 19-20 Jul-Jun	Expended FY 20-21 Jul	Expended Total thru 07/31/20	Committed Balance as of 07/31/20	Budget Balance as of 07/31/20	Notes
BAYVIEW	**17,732,392**	**19,850,802**	19,850,802	-	-	**19,850,802**	**-**	**-**	Footnote 1
CHAVEZ	**1,339,784**	**1,058,234**	1,058,234	-	-	**1,058,234**	**-**	**-**	Footnote 1
COLLINS	**993,294**	**1,638,871**	1,638,871	-	-	**1,638,871**	**-**	**-**	Footnote 4
CORONADO	**11,278,047**	**43,022,627**	43,022,627	-	-	**43,022,627**	**-**	**-**	Footnote 1
DOVER	**13,070,243**	**35,095,267**	35,095,267	-	-	**35,095,267**	**-**	**-**	Footnote 1
DOWNER	**28,819,079**	**33,415,902**	33,415,902	-	-	**33,415,902**	**-**	**-**	Footnote 1
ELLERHORST	**11,238,341**	**13,931,806**	13,931,806	-	-	**13,931,806**	**-**	**-**	Footnote 1
FAIRMONT	**10,971,356**	**6,864,259**	4,213,128	596,814	3,021	**4,812,963**	**1,378,752**	**672,543**	Footnote 3
FORD	**11,839,322**	**30,817,526**	30,817,526	-	-	**30,817,526**	**-**	**-**	Footnote 1
GRANT	**1,409,600**	**2,155,565**	2,155,565	-	-	**2,155,565**	**-**	**-**	Footnote 1
HANNA RANCH	**680,923**	**783,349**	783,349	-	-	**783,349**	**-**	**-**	Footnote 1
HARDING	**15,574,211**	**22,632,446**	22,632,446	-	-	**22,632,446**	**-**	**-**	Footnote 1
HARMON KNOLLS	**-**	**448,435**	448,435	-	-	**448,435**	**-**	**-**	Footnote 1
HIGHLAND	**13,504,714**	**2,679,839**	1,932,714	-	-	**1,932,714**	**-**	**747,125**	Footnote 3
KENSINGTON	**16,397,920**	**19,343,892**	19,343,892	-	-	**19,343,892**	**-**	**-**	Footnote 1
KING	**16,688,732**	**25,342,166**	25,342,166	-	-	**25,342,166**	**-**	**-**	Footnote 1
LAKE	**822,657**	**2,647,823**	1,647,823	97,650	-	**1,745,473**	**78,000**	**824,350**	Footnote 3
LINCOLN	**15,225,821**	**17,676,561**	17,676,561	-	-	**17,676,561**	**-**	**-**	Footnote 1
LUPINE HILLS	**16,111,242**	**15,395,678**	15,395,678	-	-	**15,395,678**	**-**	**-**	Footnote 1
MADERA	**11,088,764**	**12,233,801**	12,233,801	-	-	**12,233,801**	**-**	**-**	Footnote 1
MICHELLE OBAMA**	**13,673,885**	**44,129,324**	9,664,279	27,637,908	-	**37,302,187**	**6,128,495**	**698,642**	Footnote 3
MIRA VISTA	**13,928,364**	**16,651,130**	16,651,130	-	-	**16,651,130**	**-**	**-**	Footnote 1
MONTALVIN	**15,904,716**	**16,791,028**	16,791,028	-	-	**16,791,028**	**-**	**-**	Footnote 1
MURPHY	**13,554,495**	**15,619,655**	15,619,655	-	-	**15,619,655**	**-**	**-**	Footnote 1
NYSTROM	**20,999,690**	**47,800,813**	45,461,314	2,339,500	-	**47,800,813**	**-**	**(0)**	Footnote 1
OHLONE	**14,174,928**	**34,492,752**	34,492,752	-	-	**34,492,752**	**-**	**-**	Footnote 1
OLINDA	**1,170,596**	**2,080,188**	1,582,078	498,111	-	**2,080,188**	**-**	**-**	Footnote 1
PERES	**19,752,789**	**21,424,293**	21,424,293	-	-	**21,424,293**	**-**	**-**	Footnote 1
RIVERSIDE	**13,439,831**	**21,511,005**	14,723,012	18,213	-	**14,741,225**	**169,320**	**6,600,460**	Footnote 3
SHANNON	**1,157,736**	**1,555,163**	1,555,163	-	-	**1,555,163**	**-**	**-**	Footnote 4
SHELDON	**14,968,745**	**15,102,837**	15,102,837	-	-	**15,102,837**	**-**	**-**	Footnote 1
STEGE	**13,000,749**	**6,345,886**	3,481,786	-	-	**3,481,786**	**-**	**2,864,100**	Footnote 3
STEWART	**12,710,427**	**16,737,037**	16,737,037	-	-	**16,737,037**	**-**	**-**	Footnote 1
TARA HILLS	**14,160,935**	**14,975,067**	14,975,067	-	-	**14,975,067**	**-**	**-**	Footnote 1
VALLEY VIEW	**11,117,405**	**10,222,362**	10,222,362	-	-	**10,222,362**	**-**	**-**	Footnote 1
VERDE	**15,709,690**	**16,065,870**	16,065,870	-	-	**16,065,870**	**-**	**-**	Footnote 1
WASHINGTON	**14,051,720**	**15,322,847**	15,322,847	-	-	**15,322,847**	**-**	**-**	Footnote 1
Elementary Total	**438,263,142**	**623,862,105**	**572,509,101**	**31,188,196**	**3,021**	**603,700,318**	**7,754,568**	**12,407,220**	
CRESPI MS	**1,205,711**	**6,545,896**	2,553,745	3,665,021	-	**6,218,766**	**53,684**	**273,445**	Footnote 3
DEJEAN MS	**64,929**	**381,209**	381,209	-	-	**381,209**	**-**	**-**	Footnote 1
HELMS MS	**61,287,986**	**83,432,888**	83,432,888	-	-	**83,432,888**	**-**	**-**	Footnote 1
HERCULES MS	**602,982**	**699,000**	699,000	-	-	**699,000**	**-**	**-**	Footnote 1
KOREMATSU MS	**37,937,901**	**73,382,179**	72,655,201	2,090	-	**72,657,291**	**265,130**	**459,758**	Footnote 2
PINOLE MS	**38,828,979**	**56,689,430**	56,689,430	-	-	**56,689,430**	**-**	**-**	Footnote 1
Middle Sch Total	**139,928,488**	**221,130,602**	**216,411,473**	**3,667,111**	**-**	**220,078,584**	**318,814**	**733,204**	

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Spending to Date by Site
Data as of 07/31/2020 with FY 2020 Preliminary Closing

Updated 08/03/2020

Site Name	Original Budget *	Board Approved Budget 02/26/20	Expended FY 99-01 thru FY 18-19	Expended FY 19-20 Jul-Jun	Expended FY 20-21 Jul	Expended Total thru 07/31/20	Committed Balance as of 07/31/20	Budget Balance as of 07/31/20	Notes
DE ANZA HS	**105,389,888**	**132,236,248**	132,236,248	-	-	**132,236,248**	**-**	**-**	Footnote 1
EL CERRITO HS	**93,605,815**	**146,850,105**	146,850,105	-	-	**146,850,105**	**-**	**-**	Footnote 1
GREENWOOD	**35,315,772**	**79,583,607**	79,583,607	-	-	**79,583,607**	**-**	**-**	Footnote 1
HERCULES HS	**12,603,343**	**3,295,019**	3,295,019	-	-	**3,295,019**	**-**	**-**	Footnote 4
KENNEDY HS	**89,903,130**	**33,854,981**	33,854,981	-	-	**33,854,981**	**-**	**-**	Footnote 4
PINOLE VALLEY HS	**124,040,286**	**216,549,580**	185,963,019	10,424,520	-	**196,387,539**	**755,529**	**19,406,512**	Footnote 2
RICHMOND HS	**94,720,910**	**42,622,087**	22,854,818	7,704,281	-	**30,559,099**	**11,758,852**	**304,137**	Footnote 3
VISTA HS	**3,566,208**	**7,236,543**	7,236,543	-	-	**7,236,543**	**-**	**0**	Footnote 1
High Sch Total	**559,145,352**	**662,228,170**	**611,874,340**	**18,128,801**	**-**	**630,003,141**	**12,514,381**	**19,710,648**	
ADAMS MS	**703,660**	**691,211**	691,211	-	-	**691,211**	**-**	**-**	Footnote 1
CAMERON	**284,012**	**122,195**	122,195	-	-	**122,195**	**-**	**-**	Footnote 4
CASTRO	**11,901,504**	**620,944**	620,944	-	-	**620,944**	**-**	**-**	Footnote 1
DELTA NSS	**152,564**	**152,226**	152,226	-	-	**152,226**	**-**	**-**	Footnote 1
EL SOBRANTE	**187,343**	**536,231**	536,231	-	-	**536,231**	**-**	**-**	Footnote 1
HARBOUR WAY	**121,639**	**121,944**	121,944	-	-	**121,944**	**-**	**-**	Footnote 1
KAPPA NSS	**109,809**	**109,831**	109,831	-	-	**109,831**	**-**	**-**	Footnote 1
NORTH CAMPUS	**169,849**	**205,450**	205,450	-	-	**205,450**	**-**	**-**	Footnote 1
OMEGA NSS	**117,742**	**118,313**	118,313	-	-	**118,313**	**-**	**-**	Footnote 1
SEAVIEW	**178,534**	**499,116**	499,116	-	-	**499,116**	**-**	**-**	Footnote 1
SIGMA NSS	**110,728**	**110,949**	110,949	-	-	**110,949**	**-**	**-**	Footnote 1
TLC	**118,020**	**116,673**	116,673	-	-	**116,673**	**-**	**-**	Footnote 1
WEST HERCULES	**-**	**56,847**	56,847	-	-	**56,847**	**-**	**-**	Footnote 1
Closed/Program Total	**14,155,404**	**3,461,930**	**3,461,930**	**-**	**-**	**3,461,930**	**-**	**-**	
CENTRAL	**67,713,312**	**102,831,634**	94,934,549	3,531,471	146,111	**98,612,131**	**565,818**	**3,653,684**	Budget thru 20-21
RCP CHARTER	**8,148,550**	**4,415,204**	4,415,204	-	-	**4,415,204**	**-**	**-**	Footnote 1
TECHNOLOGY	**35,000,000**	**35,000,000**	34,294,330	-	-	**34,294,330**	**-**	**705,670**	Footnote 2
Admin/Other Total	**110,861,862**	**142,246,838**	**133,644,083**	**3,531,471**	**146,111**	**137,321,665**	**565,818**	**4,359,354**	
GRAND TOTAL	**1,262,354,248**	**1,652,929,646**	**1,537,900,927**	**56,515,579**	**149,132**	**1,594,565,639**	**21,153,581**	**37,210,426**	

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

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

Footnote 1: Site projects are completed.
Footnote 2: Site Legacy projects are under planning, construction or in closeout.
Footnote 3: Site Legacy projects are completed and 2016 Facilities Master Plan Projects are under planning, construction or in closeout.
Footnote 4: Site projects are part of the 2016 Facilities Master Plan Projects to commence in future.

Note:. Measure 1998E is not covered under Proposition 39 regulations for school bonds, and is not ordinarily reported in the Bond Program expenditure reports.
The following report shows Measure 1998E projects by site with state funded DeJean middle school project.

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

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

Cash Projection to June-2021

				Notes
Adjusted Cash Balance			**158,432,779**	**1**
Projected Revenues				
Bond Sales 2010 Measure D	$	-		**2**
Bond Sales 2012 Measure E	$	-		**2**
Less: Cost of Issuance	$	-		**2**
Interest Earning & Other Revenue	$	3,370,000	$ 3,370,000	**2**
Projected Available Funds			**$ 161,802,779**	
Budget Balance				
Board Approved Budget			$ 1,652,929,646	**3**
Less Expenses to Date			$ (1,594,565,639)	**3**
Current budget balance			**$ 58,364,007**	
Projected Cash Balance June 2021			**$ 103,438,772**	

State Facility Grants Pending State Approval

Estimated during current planning period:	$	23,400,090	**4**
Estimated after current planning period:	$	7,615,578	**4**

Items Pending Board Approval

Future Facilities Master Plan Projects	$	103,400,000	**5**
Future Bond Sale 2020 Measure R	$	575,000,000	
2022-2023 Estimated Central Cost	$	5,963,011	**6**
2022-2023 Estimated Other Revenue	$	2,530,000	**2**

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

Note 1 Adjusted Cash Balance

Description		Amount	Comments
Cash & Equivalents Building Fund 21	$	158,691,125	**A**
Cash & Equivalents County School Facilities Fund 35	$	-	**B**
Cash with Fiscal Agent (contract retentions)	$	5,998,532	**C** 3rd-Party held Retention
Accounts Receivable	$	-	
Accounts Payable	$	-	**D**
Contract Retention	$	(6,256,878)	**C** District held Retention
Adjusted Cash Balance	**$**	**158,432,779**	

Comments

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

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

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

D. Accounts payable is reflective of financial data from MUNIS.

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

Note 2 Projected Revenues

Fiscal Year	Bond Sales 2010 Measure D	Bond Sales 2012 Measure E	Less: Cost of Bond Issuance	Interest Earnings & Other Revenue	Total
FY2020					$ -
FY2021				$ 3,370,000	$ 3,370,000
Sub-Totals	$ -	$ -	$ -	$ 3,370,000	$ 3,370,000
FY2022				$ 1,530,000	$ 1,530,000
FY2023				$ 1,000,000	$ 1,000,000
Sub-Total	$ -	$ -	$ -	$ 2,530,000	$ 2,530,000
Grand Total	**$ -**	**$ -**	**$ -**	**$ 5,900,000**	**$ 5,900,000**

Note 3 Budget Balance

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

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

Note 4 State Facility Grants

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

School	Funding	OPSC * Status	SAB** Approval[1]	SAB** Funded	Amount
Pinole Valley HS	Modernization	Unfunded Approval 8/28/19	May 27, 2020	July 23, 2020	$ 23,400,090
Helms MS	Modernization	On Workload List	Est: 01/23-06/23	Est: Jul-23	$ 4,133,414
Crespi MS	Modernization	On Workload List	Est: 07/23-12/23	Est: Feb-24	$ 3,482,164
				Total	**$ 31,015,668**

***Office of Public School Construction - OPSC**
****State Allocation Board - SAB**
[1] Last updated 05/27/20

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

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

School	Project Type	FMP 2016	Current Budget
Ed Specs & School Size		$ 200,000	$ 200,000
Chavez Elementary School	Critical Needs	$ 600,000	$ 72,847
Crespi Middle School	Critical Needs	$ 3,100,000	$ 5,300,000
Fairmont Elementary School	Critical Needs	$ 3,000,000	$ 3,000,000
Grant Elementary School	Critical Needs	$ 900,000	$ 211,467
Harmon Knolls	Critical Needs	$ 200,000	$ 406,946
Harmon Knolls	Soils Testing	$ 100,000	$ 41,489
Highland Elementary School	Critical Needs	$ 800,000	$ 800,000
Lake Elementary School	Critical Needs	$ -	$ 147,501
Lake Elementary School	RS Replacement	$ -	$ 1,000,000
M Obama Elementary School*	RS Replacement	$ 40,300,000	$ 40,300,000
Ohlone Elementary School	Critical Needs	$ 800,000	$ 623,885
Olinda Elementary School	Critical Needs	$ 1,000,000	$ 793,247
Richmond High School**	Critical Needs	$ 15,100,000	$ 21,000,000
Riverside Elementary School	Critical Needs	$ 6,900,000	$ 6,900,000
Stege Elementary School	Critical Needs	$ 2,900,000	$ 2,900,000
Valley View Elementary School	Critical Needs	$ 1,000,000	$ 1,091,447
Sub Total		**$ 76,900,000**	**$ 84,788,828**

Note 5: Future Facilities Master Plan Projects

School	Project Type	FMP 2016	Current Budget
Cameron School	Critical Needs	$ 1,300,000	$ 1,300,000
Collin Elementary School	Critical Needs	$ 3,500,000	$ 3,500,000
Hercules Middle School	Critical Needs	$ 7,500,000	$ 7,500,000
Hercules High School	Critical Needs	$ 7,200,000	$ 7,200,000
Kennedy High School	Critical Needs	$ 12,200,000	$ 12,200,000
Lake Elementary School-Campus Replace	RS Replacement	$ 66,100,000	$ 64,600,000
Shannon Elementary School	Critical Needs	$ 7,100,000	$ 7,100,000
Sub Total		**$ 104,900,000**	**$ 103,400,000**
TOTAL IMPLEMENTATION PLAN MODEL 1		**$ 181,800,000**	**$ 188,188,828**

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Bond Program Financial Status
As of July 31, 2020 with FY 2020 Preliminary Closing

** BOE approved supplemental funds for Obama ES: Fund 25 of $1.75M and Fund 01 MRAD of $0.85M on 06/26/19*
** BOE approved supplemental funds for Obama ES: Fund 25 of $2M on 06/24/20*
*** BOE approved supplemental funds for Richmond HS: Fund 40 of $1M on 11/06/19*

Definition of ROM[1]

Five percent inflation has been applied from mid-2016 to the scheduled midpoint of construction, compounded yearly, to account for inflation. These "Rough Order of Magnitude" (R.O.M.) cost estimates, which are based on general cost per square foot, do not include market-based contract escalation (if any) above 5% annual inflation.
Additionally, the cost of temporary housing has been included where it was known to be required at the time of the Master Plan (e.g., at Lake Elementary). It has not been included where it was not anticipated prior to the release of the Master Plan (e.g., at M Obama Elementary).
Note that further Architectural and Engineering studies are required, including scoping and budgeting, for all Critical Needs.
*In June 2016 the Board approved $181,800,000 FMP since then the following budget revisions have been approved by the Board:
- Harmon Knolls $250,000 and Valley View $150,000 on 08/09/17; Grant <$688,533>, Harmon Knolls <$101,565>, Lake <$352,499>, Ohlone <$176,115>, & Valley View <$58,553> on 07/25/18; Richmond $3,900,000 on 11/14/18; Crespi $2,200,000 on 03/20/19; Chavez <$572,153> on 06/26/19; Richmond $2,000,000 on 11/06/19; Olinda <$206,753.35> on 02//26/20

Note 6 Unbudgeted Central Services Projected Expenses FY2021-22 & 2022-23

Description		FY 2021-22		FY 2022-23		Total
Salaries & Benefits	$	1,530,600	$	1,591,344	$	3,121,944
Services & Other Cost	$	1,550,177	$	1,290,890	$	2,841,067
Total Projection	**$**	**3,080,777**	**$**	**2,882,234**	**$**	**5,963,011**

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
Financial Impact of Report 13 Analysis
From June 2020 to July 2020 with FY 2020 Preliminary Closing

Updated 08/03/2020

Items	Beginning Balance	Ending Balance	Variance	Notes
Adjusted Cash Balance	**162,950,339**	**158,432,779**	**(4,517,560)**	**<$4,359,932.83> expended in June Accrual.2020 <$149,132.00> expended in July.2020 <$8,494.81> QTR 4 Negative Pooled Earning**
Projected Revenue				
Bond Sales 2010 Measure D	-	-	-	
Bond Sales 2010 Measure E	-	-	-	
Less: Cost of Issuance	-	-	-	
Other Revenues estimated to 2021	3,519,000	3,370,000	(149,000)	<$149,000> FY 2020 QTR 4 Other Revenue Removed
Projected Revenue Total	**3,519,000**	**3,370,000**	**(149,000)**	
Projected Available Funds	**166,469,339**	**161,802,779**	**(4,666,560)**	**<$4,359,932.83> expended in June Accrual.2020 <$149,132.00> expended in July.2020 <$8,494.81> QTR 4 Negative Pooled Earning <$149,000> FY 2020 QTR 4 Other Revenue Removed**
Budget Balance				
Board Approved Budget	1,652,929,646	1,652,929,646	-	
Less Expenses to Date	(1,590,056,574)	(1,594,565,639)	(4,509,065)	
Budget Balance Total	**62,873,072**	**58,364,007**	**(4,509,065)**	**<$4,359,932.83> expended in June Accrual.2020 <$149,132.00> expended in July.2020**
Projected Cash Balance June 2021	**103,596,266**	**103,438,772**	**(157,495)**	**<$8,494.81> QTR 4 Negative Pooled Earning <$149,000> FY 2020 QTR 4 Other Revenue Removed**
State Facility Grants				
Estimated during current planning period	23,400,090	23,400,090	-	
Estimated after current planning period	7,615,578	7,615,578	-	
Future Facilities Master Plan Projects	103,400,000	103,400,000	-	
Future Bond Sale 2020 Measure R	575,000,000	575,000,000	-	
2022-2023 Estimated Central Cost	5,927,011	5,963,011	36,000	FY 2022 & 2023 Central Cost Revised
2022-2023 Estimated Other Revenue	2,530,000	2,530,000	-	

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A/P Check List

July, 2020 with FY 2020 Preliminary Closing

Fund 21

Updated 08/03/2020

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						**186,038.48**	
3D DATACOM	196396	07/29/20	21-9745-9570-000	1000002773-6	07/23/20	18,107.63	Contract 1000002773 retainage 07/01/2018 to
C OVERAA & CO	196260	07/21/20	21-9745-9135-000	1000002635-23 TRUST	07/16/20	121,569.85	Contract 1000002635 retainage 07/01/2020 to
LATHROP CONSTRUCTION ASSOCIATE	196264	07/21/20	21-9745-9135-000	100000302300019TRUST	07/16/20	46,361.00	Contract 1000003023 retainage 07/01/2020 to
Site 123 - FAIRMONT						**112,553.45**	
ACHIEVEMENT ENGINEERING CORP	196269	07/29/20	21-9745-5890-123	6198	06/30/20	4,150.00	FAIRMONT ES CAMPUS EXPANSION T
BIZON GROUP INC	196181	07/21/20	21-9748-5610-123	INV-048194	06/30/20	1,398.51	FAIRMONT ES CNP CONTAINERS LEA
BRADLEY J WILLIAMSON	196394	07/29/20	21-9745-6214-123	1776	06/30/20	1,330.00	FAIRMONT ES PROJECT INSPECTOR
CROWN WORLDWIDE MOVING AND STO	196048	07/14/20	21-9745-5890-123	123571REV	06/30/20	13,795.60	FAIRMONT ES MOVING SERVICES
CROWN WORLDWIDE MOVING AND STO	196404	07/29/20	21-9745-5890-123	122937	07/17/20	3,020.94	FAIRMONT ES MOVING SERVICES
HIBSER YAMAUCHI ARCHITECTS INC	195818	07/07/20	21-9745-6201-123	491024	06/30/20	1,520.71	FAIRMONT ES - DESIGN SERVICES
MAR CON BUILDERS	195834	07/07/20	21-9745-6211-123	1000003356-1	06/24/20	86,362.69	FAIRMONT ES CRITICAL NEEDS PH
VISTA ENVIRONMENTAL INC	196393	07/29/20	21-9745-6207-123	INV-19702	06/30/20	975.00	FAIRMONT ES - HAZARDOUS MATERI
Site 134 - LAKE						**39,925.00**	
ALAN KROPP AND ASSOCIATES INC	195765	07/07/20	21-9745-6190-134	27025	06/12/20	17,500.00	LAKE ES GEOTECHNICAL ENGINEERI
ALAN KROPP AND ASSOCIATES INC	196164	07/21/20	21-9745-6190-134	27064	06/30/20	7,000.00	LAKE ES GEOTECHNICAL ENGINEERI
PERKINS EASTMAN ARCHITECTS, D.	195843	07/07/20	21-9745-6201-134	85400.00.0-2	06/30/20	15,425.00	LAKE ES CAMPUS REPLACEMENT BRI
Site 165 - MICHELLE OBAMA*						**2,420,746.26**	
C OVERAA & CO	196034	07/14/20	21-9745-6201-165	1000002635-23A	06/30/20	29,533.00	WILSON ES - DESIGN & CONSTRUCT
C OVERAA & CO	196034	07/14/20	21-9745-6201-165	14-STOP NOTICE	06/04/20	31,876.49	WILSON ES - DESIGN & CONSTRUCT
C OVERAA & CO	196034	07/14/20	21-9745-6211-165	1000002635-23B	06/30/20	2,309,827.20	WILSON ES - DESIGN & CONSTRUCT
INSPECTION SERVICES INC	196086	07/14/20	21-9745-5890-165	256315	06/30/20	24,109.57	WILSON ES DSA SPECIAL TESTING
STRUCTURE GROUPS	196386	07/29/20	21-9745-6214-165	190933-11	06/30/20	25,400.00	WILSON ES PROJECT INSPECTOR SE
Site 206 - CRESPI JR HIGH						**124,583.12**	
INSPECTION SERVICES INC	196338	07/29/20	21-9745-5890-206	256401A	06/30/20	1,975.00	CRESPI MS GYM SEISMIC RETROFIT
KLEINFELDER INC	196213	07/21/20	21-9745-6190-206	001289695	06/30/20	470.75	CRESPI MS GYM GEOTECHNICAL ENG
KLEINFELDER INC	196213	07/21/20	21-9745-6190-206	001289705	06/30/20	572.00	CRESPI MS GYM GEOTECHNICAL ENG
STRAWN CONSTRUCTION INC	196135	07/14/20	21-9745-6211-206	1000003031-12	06/27/20	53,266.23	CRESPI MS GYM SEISMIC RETROFIT
STRAWN CONSTRUCTION INC	196385	07/29/20	21-9745-6211-206	1000003031-13	06/30/20	50,399.14	CRESPI MS GYM SEISMIC RETROFIT
TERRACON CONSULTANTS, INC.	195876	07/07/20	21-9745-6207-206	TC22573A	06/30/20	17,900.00	CRESPI MS GYM ABATEMENT MONITO
Site 214 - KOREMATSU MIDDLE						**380.00**	
BRADLEY J WILLIAMSON	195890	07/07/20	21-9748-6214-214	1778	06/30/20	380.00	KOREMATSU MS PROJECT INSPECTOR
Site 362 - PINOLE VALLEY HIGH						**113,198.68**	
3D DATACOM	196159	07/21/20	21-9745-6460-362	1000002773-5	06/30/20	100,491.43	PINOLE VALLEY HS SECURITY VIDE
JENSEN HUGHES INC	195826	07/07/20	21-9745-5890-362	INV-2715288	03/11/20	6,125.00	PVHS - SMOKE CONTROL SPECIAL I
WLC ARCHITECTS INC	196257	07/21/20	21-9745-6201-362	0101970106	06/09/20	6,361.75	PINOLE VALLEY DESIGN CONTRACT
WLC ARCHITECTS INC	196395	07/29/20	21-9745-6201-362	0101970107	06/16/20	220.50	PINOLE VALLEY DESIGN CONTRACT
Site 364 - RICHMOND HIGH						**971,888.64**	
ALAN KROPP AND ASSOCIATES INC	196164	07/21/20	21-9745-6190-364	27057	06/30/20	4,896.25	RICHMOND HS GEOTECHNICAL INVES
AQUATECH CONSULTANCY, INC	196026	07/14/20	21-9745-5860-364	48337	06/30/20	840.00	RICHMOND HS WATERPROOFING CONS
INSPECTION SERVICES INC	195822	07/07/20	21-9745-5890-364	256244	06/25/20	2,674.76	RHS SPECIAL INSPECTION AND MAT
INSPECTION SERVICES INC	196086	07/14/20	21-9745-5890-364	256311	06/30/20	1,456.00	RHS SPECIAL INSPECTION AND MAT
INSPECTION SERVICES INC	196203	07/21/20	21-9745-5890-364	256347	06/30/20	2,940.88	RHS SPECIAL INSPECTION AND MAT
LATHROP CONSTRUCTION ASSOCIATE	196096	07/14/20	21-9745-6201-364	1000003023-00019A	06/30/20	46,221.68	RICHMOND HS - DESIGN-BUILD FOR
LATHROP CONSTRUCTION ASSOCIATE	196096	07/14/20	21-9745-6211-364	1000003023-00019B	06/30/20	880,859.07	RICHMOND HS - DESIGN-BUILD FOR
STRUCTURE GROUPS	196386	07/29/20	21-9745-6214-364	190934-8	06/30/20	15,200.00	RICHMOND HS DSA PROJECT INSPEC
STRUCTURE GROUPS	196386	07/29/20	21-9745-6214-364	190934-9	06/30/20	16,800.00	RICHMOND HS DSA PROJECT INSPEC

A/P Check List

July, 2020 with FY 2020 Preliminary Closing

Fund 21

Updated 08/03/2020

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 615 - OPERATIONAL SUPPT SRVS CE						**537,100.64**	
AA OFFICE EQUIPMENT CO INC	196020	07/14/20	21-9745-5640-615	AR74804	06/30/20	52.18	FOC COPIERS- SERVICE MAINT. AG
BPXPRESS REPROGRAPHICS	196031	07/14/20	21-9748-6207-615	BE00148222	06/30/20	1,592.47	FOC - DOCUMENT REPRODUCTION SE
COLBI TECHNOLOGIES	196155	07/14/20	21-9745-5850-615	5939	07/01/20	75,000.00	FOC-PROGRAM MANAGEMENT SOFTWAR
EDUARDO DONOSO	196053	07/14/20	21-9745-5210-615	06/02/20-06/26/20	06/26/20	74.08	JUNE 2020 - MILEAGE REIMBURSEMENT
EMPLOYERS ADVOCATE INC	196190	07/21/20	21-9748-5890-615	11253	06/30/20	220.00	PROGRAM-WIDE PROJECT LABOR AGR
INTEGRATED EDUCATIONAL PROGRAM	196087	07/14/20	21-9748-5860-615	1000002979-11	06/30/20	27,300.00	STAFF AUGMENTATION - VARIOUS P
LISA NAGAI	196107	07/14/20	21-9745-6217-615	44	06/30/20	9,525.00	CONSTRUCTION MANAGEMENT-PROJEC
MELISSA TRUITT	196145	07/14/20	21-9745-6203-615	0046	06/30/20	15,400.00	PROGRAM MANAGEMENT- PLANNING/C
ORACLE AMERICA INC	195841	07/07/20	21-9745-5850-615	44712795	06/30/20	3,244.82	FOC - PRIMAVERA RENEWAL LICENS
ORBACH HUFF AND SUAREZ LLP	196230	07/21/20	21-9745-5895-615	90803	06/30/20	4,578.59	CONTINUING AGREEMENT
ORBACH HUFF AND SUAREZ LLP	196230	07/21/20	21-9745-5895-615	90804	06/30/20	16,163.00	CONTINUING AGREEMENT
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6202-615	18100022-011r	06/23/20	58,569.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6202-615	18100022-012r	06/23/20	53,838.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6202-615	18100022-013	06/24/20	47,537.50	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6217-615	18100022-011r	06/23/20	35,138.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6217-615	18100022-012r	06/23/20	39,481.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	195872	07/07/20	21-9745-6217-615	18100022-013	06/24/20	41,452.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	196244	07/21/20	21-9745-6202-615	18100022-014	06/30/20	53,543.00	FOC - STAFF AUGMENTATION
SWINERTON MANAGEMENT & CONSULT	196244	07/21/20	21-9745-6217-615	18100022-014	06/30/20	54,392.00	FOC - STAFF AUGMENTATION
Grand Total						**4,506,414.27**	

AP CHECKS TOTAL	**4,506,414.27**
Non expense account - RETENTION TO VENDOR'S ESCROW ACCOUNT	(167,930.85)
Non expense account - RETENTION PAID TO VENDOR	(18,107.63)
unpaid RETENTION WITHHELD AMOUNT	183,221.36
Jul.2020 PAYROLL	74,436.85
MANUAL JOURNAL ENTRY	(68,969.17)
TOTAL Jun.2020 ACCRUAL EXPENSE AMOUNT	**4,359,932.83**
TOTAL Jul.2020 EXPENSE AMOUNT	**149,132.00**

-

Object 9570 - Retention withheld amount:

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
MAR CON BUILDERS	195834	07/07/20	21-9745-6211-123	1000003356-1	06/24/20	4,545.41	FAIRMONT ES CRITICAL NEEDS PH
C OVERAA & CO	196034	07/14/20	21-9745-6211-165	1000002635-23B	06/30/20	121,569.85	WILSON ES - DESIGN & CONSTRUCT
STRAWN CONSTRUCTION INC	196135	07/14/20	21-9745-6211-206	1000003031-12	06/27/20	2,803.49	CRESPI MS GYM SEISMIC RETROFIT
STRAWN CONSTRUCTION INC	196385	07/29/20	21-9745-6211-206	1000003031-13	06/30/20	2,652.59	CRESPI MS GYM SEISMIC RETROFIT
3D DATACOM	196159	07/21/20	21-9745-6460-362	1000002773-5	06/30/20	5,289.02	PINOLE VALLEY HS SECURITY VIDE
LATHROP CONSTRUCTION ASSOCIATE	196096	07/14/20	21-9745-6211-364	1000003023-00019B	06/30/20	46,361.00	RICHMOND HS - DESIGN-BUILD FOR
Grand Total						**183,221.36**	

Payroll

Project#	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Notes
66901396-01		07/18/20				1,657.61	Facility Program Staff June Accrual Pay
67001396-01		07/18/20				1,668.18	Assoc Supt Operation Staff Prior Year Vacation Accrual Pay
66901396-01		07/31/20				51,869.76	Facility Program Staff July Pay
67001396-01		07/31/20				20,232.78	Assoc Supt Operation Staff July Pay

A/P Check List

July, 2020 with FY 2020 Preliminary Closing

Fund 21

Updated 08/03/2020

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
67701396-01		07/31/20				(991.48)	Business Services Staff prior year adjustment
Grand Total						**74,436.85**	

Manual Journal

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Notes
June 2020 Facility Staff Salary							
Regular Payroll $63,955.16 - Adjustment $22,218.59 = Revised $41,736.57						(22,218.59)	June Payroll adjustment thru Time Study
June 2020 Assoc Supt Operat Staff Salary							
Regular Payroll $22,964.64 - Adjustment $12,495.10 = Revised $10,469.54						(12,495.10)	June Payroll adjustment thru Time Study
66901396-01		06/30/20				(9,437.15)	Long-Term Leave Employee Adjustment
66901396-01		06/30/20				(24,818.33)	Year-End Closing Adjustment to Other Funding
Grand Total						**(68,969.17)**	

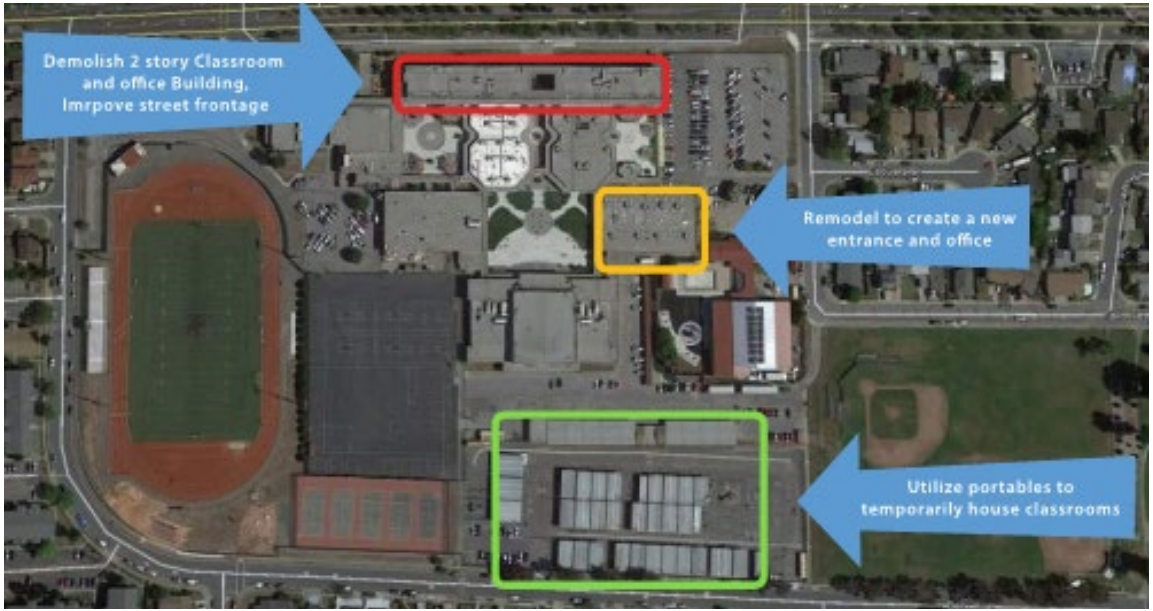
* Board approved renaming of Wilson Elementary School to Michelle Obama school on 02/12/20.

WCCUSD
Final Phase Facilities Master Plan 2016 – Critical Needs Projects

August 2020

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Kennedy High School



FMP Scope of Work

Kennedy High – Critical Needs Project

- Master plan scope includes demolishing the front building, reorienting the campus and using the portables on site as a temporary campus until a larger rebuild could occur

Budget: $12.2M

Next Steps

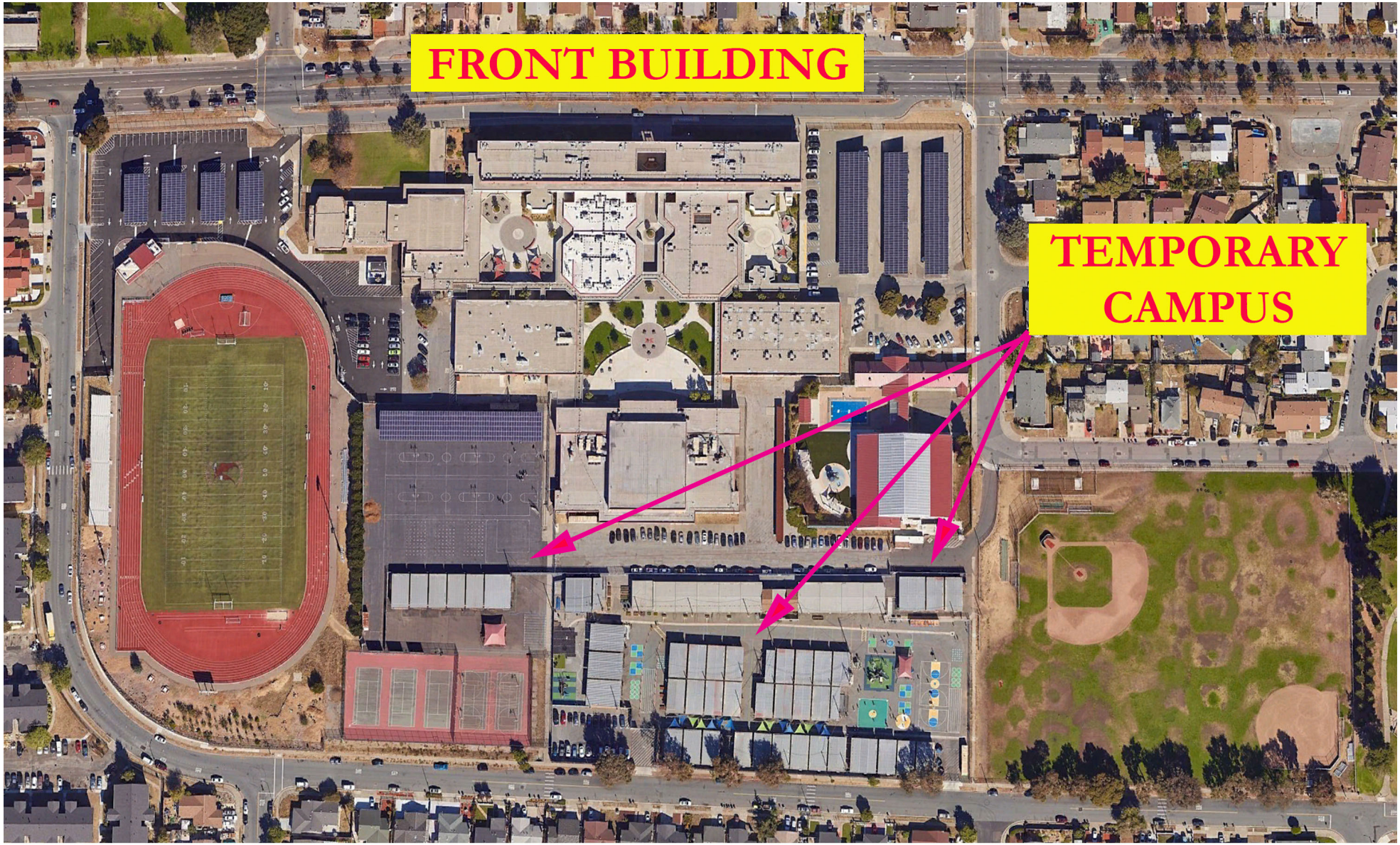
1. Confirm program requirements and define scope

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John F. Kennedy HS

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John F Kennedy HS
Front Building Location
Temporary Campus

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JFK Temporary Campus



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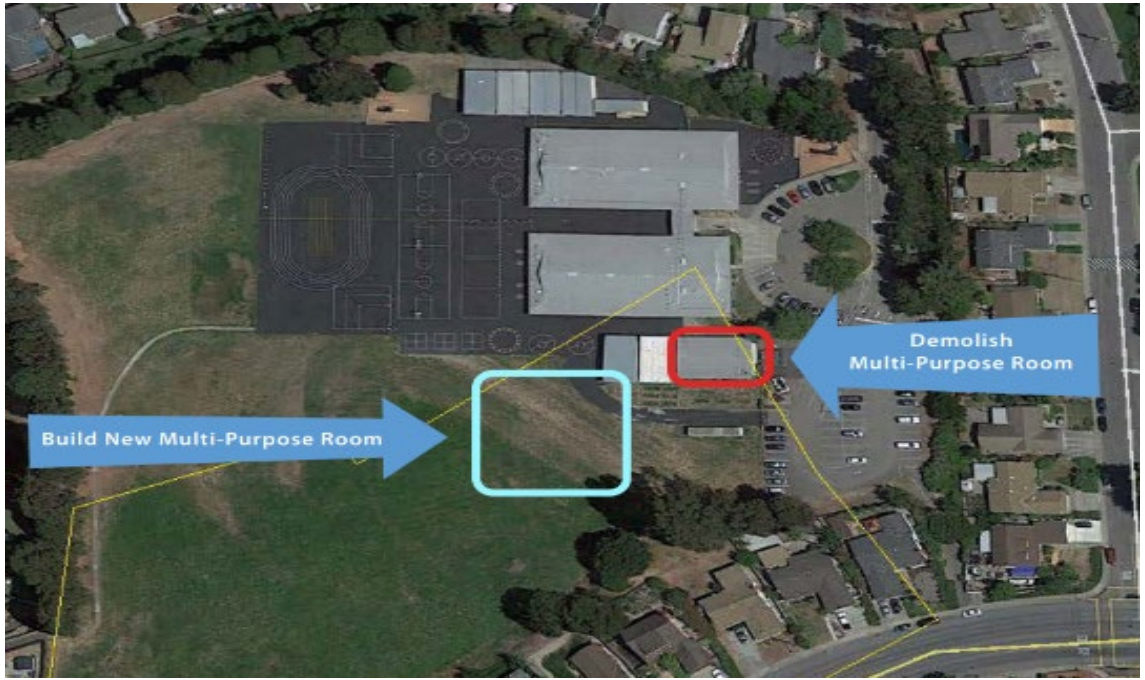
Hercules Middle and High



FMP Scope of Work
Hercules Middle & High – Critical Needs Project • Replace portables and build modern science building shared by Hercules Middle and High School Hercules Middle School Budget: $7.5M Hercules High School Budget: $7.2M
Next Steps
1. Confirm program requirements and define scope

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Shannon Elementary School



FMP Scope of Work

Shannon Elementary – Critical Needs Project

- Replace multipurpose room in a new location.

Budget: $7.1M

Next Steps

1. Confirm program requirements and define scope

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Collins Elementary School



FMP Scope of Work

Collins Elementary – Critical Needs Project

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

Budget: $3.5M

Next Steps

1. Investigate and select best option for HVAC system replacement

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Cameron School



FMP Scope of Work
Cameron – Critical Needs Project • Critical Needs: ~$1M for various critical needs Budget: $1.3M
Next Steps
1. Prioritize facilities needs and define scope

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WCCUSD
Updating the 2016 Facilities Master Plan

July 2020



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Project Updates & Next Steps

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

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Legacy Project: PVHS Fields & Bleachers



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

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2016 Facilities Master Plan
Project Updates & Next Steps

Page 56 of 133

2016 Facilities Master Plan Project Status

Board Approved 2016 Facilities Master Plan Implementation Project Status					
School	Project Type	R.O.M. Cost (In Millions)	Total BOE Adjustments	Revised BOE Approved 02/26/20	Status
Ed Specs & School Size		0.2		0.2	Completed
Including All Sites in Master		TBD			
Cameron School	Critical Needs	1.3		1.30	Future Project
Chavez ES	Critical Needs	0.6	-0.53	0.07	Completed
Collins ES	Critical Needs	3.5		3.50	Future Project
Crespi MS	Critical Needs	3.1	2.20	5.30	Construction
Fairmont ES	Critical Needs	3		3.00	Construction
Grant ES	Critical Needs	0.9	-0.69	0.211	Completed
Harmon Knolls	Critical Needs	0.2	0.21	0.407	Completed
Harmon Knolls	Soils Testing	0.1	-0.06	0.041	Completed
Hercules HS	Critical Needs	7.2		7.20	Future Project
Hercules MS	Critical Needs	7.5		7.50	Future Project
Highland ES	Critical Needs	0.8		0.80	Design/Planning
Kennedy HS	Critical Needs	12.2		12.20	Future Project
Lake ES	RS Replacement	66.1	-1.50	64.60	Future Project
Lake ES	RS Replacement		1.00	1.00	Design/Planning
Lake ES	Critical Needs		0.15	0.148	Completed
Ohlone ES	Critical Needs	0.8	-0.18	0.624	Completed
Obama ES	RS Replacement	40.3		40.30	Construction
Olinda ES	Critical Needs	1.0	-0.21	0.793	Completed
Richmond HS	Critical Needs	15.1	5.9	21.00	Construction
Riverside ES	Critical Needs	6.9		6.90	Design/Planning
Shannon ES	Critical Needs	7.1		7.10	Future Project
Stege ES	Critical Needs	2.9		2.90	Design/Planning
Valley View ES	Critical Needs	1	0.09	1.091	Completed
To		81.	6.389	188.189	

Projects in Construction or Closeout

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

Projects in Planning or Design

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

Projects to Commence FY 2021

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

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Michelle Obama School





























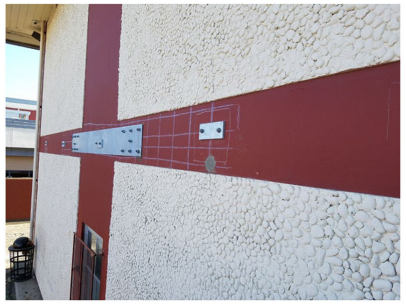


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Richmond High School Critical Needs

Seismic retrofit & ADA upgrades







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



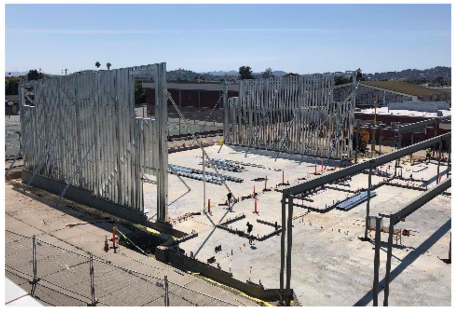


New Gym, weight, dance, & locker room













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Fairmont Elementary Critical Needs

Fairmont Site Expansion



Fairmont Critical Needs Project



Project Scope	Next Steps
Fairmont Site Expansion (non-bond) • Demolish unoccupied senior center • Install new playground structure with safety mat • Install 6 portables (providing space for special programs and additional restrooms)	Finalize Utility and connect to PG&E currently under construction
Fairmont - FMP Critical Needs Project • ADA stage lift • Replace existing fire alarm (campus-wide) • Add new staff and special education restrooms • Classrooms Improvements ○ Plumbing repairs ○ Improve ADA accessibility in student restrooms ○ Replace existing classroom whiteboards ○ Paint classrooms & replace flooring	Remaining interior improvements currently under construction

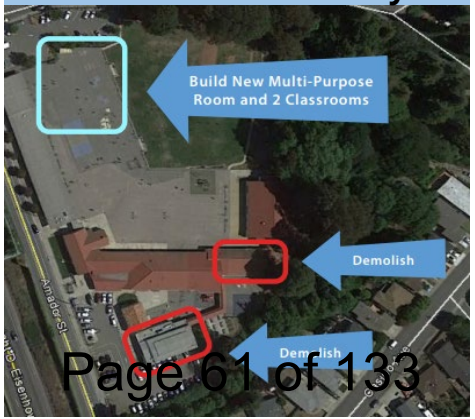
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Design Build Projects: Lake ES & Riverside ES

Lake Elementary



Riverside Elementary

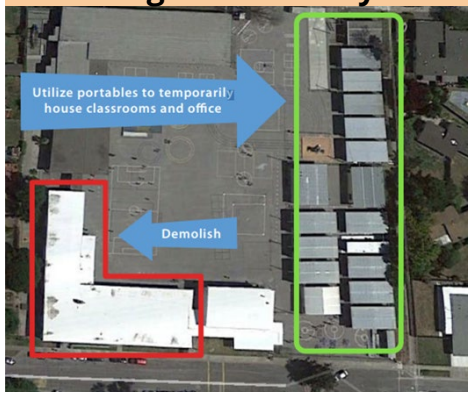


FMP Scope of Work & Current Work	Next Steps
Lake Elementary – Campus Replacement • Architect is developing bridging documents including phased construction options • Stakeholder meetings are being conducted • Survey and other site investigation being conducted Remaining Budget: $65.6M	1. BOE Approval of Remaining Project Budget Allocation 2. Complete the RFQ/RFP process for a design build team – **Fall 2020** 3. Design Build Entity's execution of design and construction – **Construction timeline will be dependent on phasing**
Riverside Elementary – Critical Needs Project • FMP scope included resolving soil stabilization by relocating the multipurpose room and some of the classroom buildings • Staff is pursuing a soil stabilization scope which will create stable soil and mitigate the need to relocate buildings Budget $6.9M	1. Complete the RFQ/RFP process for a design build team 2. Design Build Entity's approval and execution of stabilization measures and completion of the project

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Scope of Work Confirmation

Stege Elementary



Highland Elementary

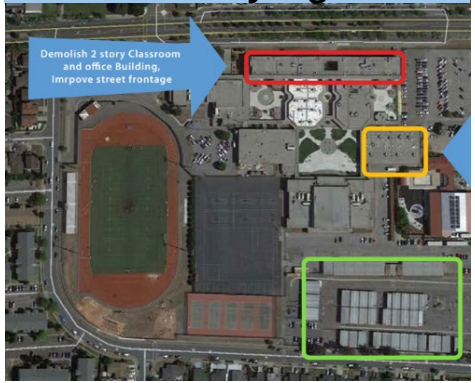


FMP Scope of Work	Next Steps
Stege Elementary – Critical Needs Project • Master plan scope included moving school functions to existing portables and demolish Building 1 • Creating a new drop off and portable office location • Interior improvements to the existing building Budget: $2.9M	Confirm program requirements and finalize scope
Highland Elementary – Critical Needs Project • FMP scope of work was completed in 2018 for a total cost of $53K. • Remaining Project budget to replace water main and update PG&E transformer to extend the useful life of facility Remaining Budget: $747,125	Confirm power and water needs and finalize scope

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Next Phase of 2016 Master Plan Projects

Kennedy High



Hercules Middle & High

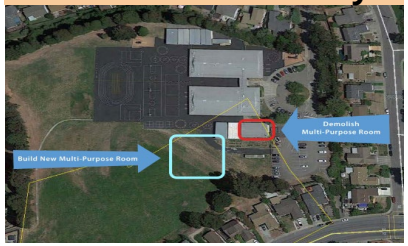


FMP Scope of Work	Next Steps
Kennedy High – Critical Needs Project • Master plan scope includes demolishing the front building, reorienting the campus and using the portables on site as a temporary campus until a larger rebuild could occur Budget: $12.2M	1. Confirm program requirements and define scope 2. Request Board approval of project budget
Hercules Middle & High – Critical Needs Project • Replace portables and build modern science building shared by Hercules Middle and High School Hercules Middle School Budget: $7.5M Hercules High School Budget: $7.2M	1. Confirm program requirements and define scope 2. Request Board approval of project budget

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Next Phase of 2016 Master Plan Projects

Shannon Elementary



Collins Elementary



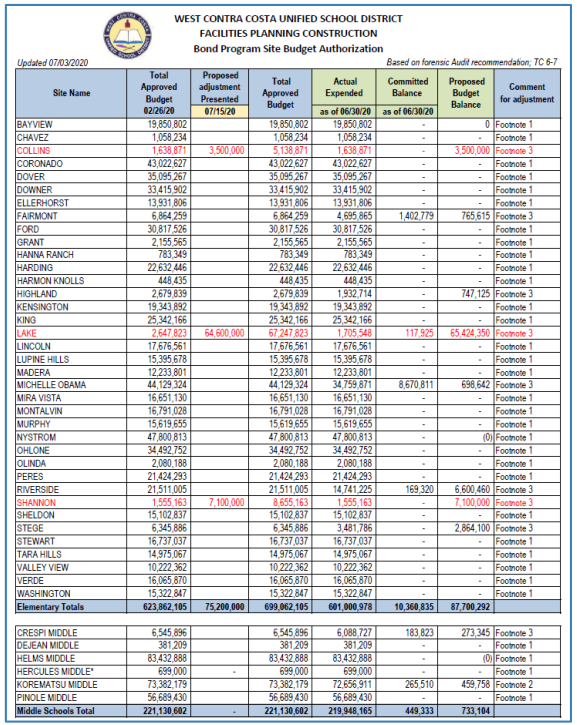
Cameron



FMP Recommendations	Next Steps
Shannon Elementary – Critical Needs Project • Replace multipurpose room in a new location. Budget: $7.1M	1. Confirm program requirements and define scope 2. Request Board approval of project budget
Collins Elementary – Critical Needs Project • Install new heating, ventilation, and air conditioning to replace boiler system • Remove or repair stage in Multipurpose Room Budget: $3.5M	1. Investigate and select best option for HVAC system replacement 2. Request Board approval of project budget
Cameron – Critical Needs Project • Critical Needs: ~$1M for various critical needs Budget: $1.3M	1. Prioritize facilities needs and define scope 2. Request Board approval of project budget

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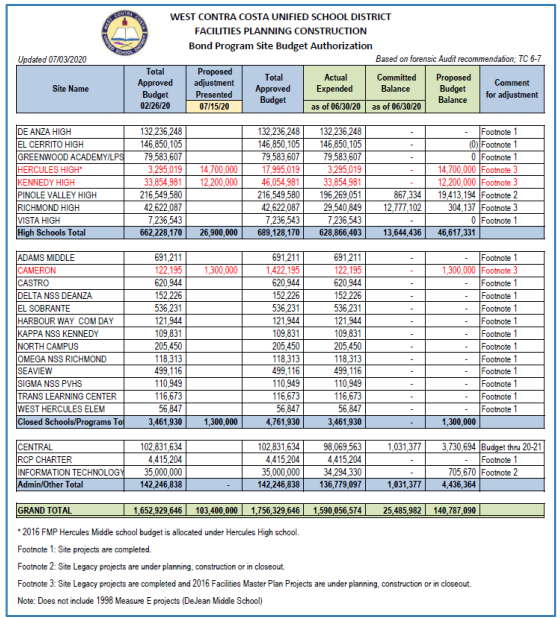
Site Budget Authorization



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

Updated 07/03/2020 — Based on forensic Audit recommendation; TC 6-7

Site Name	Total Approved Budget 02/26/20	Proposed adjustment Presented 07/15/20	Total Approved Budget	Actual Expended as of 06/30/20	Committed Balance as of 06/30/20	Proposed Budget Balance	Comment for adjustment
BAYVIEW	19,850,802		19,850,802	19,850,802	-	0	Footnote 1
CHAVEZ	1,058,234		1,058,234	1,058,234	-	-	Footnote 1
COLLINS	1,638,871	3,500,000	5,138,871	1,638,871	-	3,500,000	Footnote 3
CORONADO	43,022,627		43,022,627	43,022,627	-	-	Footnote 1
DOVER	35,095,267		35,095,267	35,095,267	-	-	Footnote 1
DOWNER	33,415,902		33,415,902	33,415,902	-	-	Footnote 1
ELLERHORST	13,931,806		13,931,806	13,931,806	-	-	Footnote 1
FAIRMONT	6,864,259		6,864,259	4,695,865	1,402,779	765,615	Footnote 3
FORD	30,817,526		30,817,526	30,817,526	-	-	Footnote 1
GRANT	2,155,565		2,155,565	2,155,565	-	-	Footnote 1
HANNA RANCH	783,349		783,349	783,349	-	-	Footnote 1
HARDING	22,632,446		22,632,446	22,632,446	-	-	Footnote 1
HARMON KNOLLS	448,435		448,435	448,435	-	-	Footnote 1
HIGHLAND	2,679,839		2,679,839	1,932,714	-	747,125	Footnote 3
KENSINGTON	19,343,892		19,343,892	19,343,892	-	-	Footnote 1
KING	25,342,166		25,342,166	25,342,166	-	-	Footnote 1
LAKE	2,647,823	64,600,000	67,247,823	1,705,548	117,925	65,424,350	Footnote 3
LINCOLN	17,676,561		17,676,561	17,676,561	-	-	Footnote 1
LUPINE HILLS	15,395,678		15,395,678	15,395,678	-	-	Footnote 1
MADERA	12,233,801		12,233,801	12,233,801	-	-	Footnote 1
MICHELLE OBAMA	44,129,324		44,129,324	34,759,871	8,670,811	698,642	Footnote 3
MIRA VISTA	16,651,130		16,651,130	16,651,130	-	-	Footnote 1
MONTALVIN	16,791,028		16,791,028	16,791,028	-	-	Footnote 1
MURPHY	15,619,655		15,619,655	15,619,655	-	-	Footnote 1
NYSTROM	47,800,813		47,800,813	47,800,813	-	(0)	Footnote 1
OHLONE	34,492,752		34,492,752	34,492,752	-	-	Footnote 1
OLINDA	2,080,188		2,080,188	2,080,188	-	-	Footnote 1
PERES	21,424,293		21,424,293	21,424,293	-	-	Footnote 1
RIVERSIDE	21,511,005		21,511,005	14,741,225	169,320	6,600,460	Footnote 3
SHANNON	1,555,163	7,100,000	8,655,163	1,555,163	-	7,100,000	Footnote 3
SHELDON	15,102,837		15,102,837	15,102,837	-	-	Footnote 1
STEGE	6,345,886		6,345,886	3,481,786	-	2,864,100	Footnote 3
STEWART	16,737,037		16,737,037	16,737,037	-	-	Footnote 1
TARA HILLS	14,975,067		14,975,067	14,975,067	-	-	Footnote 1
VALLEY VIEW	10,222,362		10,222,362	10,222,362	-	-	Footnote 1
VERDE	16,065,870		16,065,870	16,065,870	-	-	Footnote 1
WASHINGTON	15,322,847		15,322,847	15,322,847	-	-	Footnote 1
Elementary Totals	**623,862,105**	**75,200,000**	**699,062,105**	**601,000,978**	**10,360,835**	**87,700,292**	
CRESPI MIDDLE	6,545,896		6,545,896	6,088,727	183,823	273,345	Footnote 3
DEJEAN MIDDLE	381,209		381,209	381,209	-	-	Footnote 1
HELMS MIDDLE	83,432,888		83,432,888	83,432,888	-	(0)	Footnote 1
HERCULES MIDDLE*	699,000	-	699,000	699,000	-	-	Footnote 1
KOREMATSU MIDDLE	73,382,179		73,382,179	72,656,911	265,510	459,758	Footnote 2
PINOLE MIDDLE	56,689,430		56,689,430	56,689,430	-	-	Footnote 1
Middle Schools Total	**221,130,602**	-	**221,130,602**	**219,948,165**	**449,333**	**733,104**	



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

Updated 07/03/2020 — Based on forensic Audit recommendation; TC 6-7

Site Name	Total Approved Budget 02/26/20	Proposed adjustment Presented 07/15/20	Total Approved Budget	Actual Expended as of 06/30/20	Committed Balance as of 06/30/20	Proposed Budget Balance	Comment for adjustment
DE ANZA HIGH	132,236,248		132,236,248	132,236,248	-	-	Footnote 1
EL CERRITO HIGH	146,850,105		146,850,105	146,850,105	-	(0)	Footnote 1
GREENWOOD ACADEMY/LPS	79,583,607		79,583,607	79,583,607	-	0	Footnote 1
HERCULES HIGH*	3,295,019	14,700,000	17,995,019	3,295,019	-	14,700,000	Footnote 3
KENNEDY HIGH	33,854,981	12,200,000	46,054,981	33,854,981	-	12,200,000	Footnote 3
PINOLE VALLEY HIGH	216,549,580		216,549,580	196,269,051	867,334	19,413,194	Footnote 2
RICHMOND HIGH	42,622,087		42,622,087	29,540,849	12,777,102	304,137	Footnote 3
VISTA HIGH	7,236,543		7,236,543	7,236,543	-	0	Footnote 1
High Schools Total	**662,228,170**	**26,900,000**	**689,128,170**	**628,866,403**	**13,644,436**	**46,617,331**	
ADAMS MIDDLE	691,211		691,211	691,211	-	-	Footnote 1
CAMERON	122,195	1,300,000	1,422,195	122,195	-	1,300,000	Footnote 3
CASTRO	620,944		620,944	620,944	-	-	Footnote 1
DELTA NSS DEANZA	152,226		152,226	152,226	-	-	Footnote 1
EL SOBRANTE	536,231		536,231	536,231	-	-	Footnote 1
HARBOUR WAY COM DAY	121,944		121,944	121,944	-	-	Footnote 1
KAPPA NSS KENNEDY	109,831		109,831	109,831	-	-	Footnote 1
NORTH CAMPUS	205,450		205,450	205,450	-	-	Footnote 1
OMEGA NSS RICHMOND	118,313		118,313	118,313	-	-	Footnote 1
SEAVIEW	499,116		499,116	499,116	-	-	Footnote 1
SIGMA NSS PVHS	110,949		110,949	110,949	-	-	Footnote 1
TRANS LEARNING CENTER	116,673		116,673	116,673	-	-	Footnote 1
WEST HERCULES ELEM	56,847		56,847	56,847	-	-	Footnote 1
Closed Schools/Programs To	**3,461,930**	**1,300,000**	**4,761,930**	**3,461,930**	-	**1,300,000**	
CENTRAL	102,831,634		102,831,634	98,069,563	1,031,377	3,730,694	Budget thru 20-21
RCP CHARTER	4,415,204		4,415,204	4,415,204	-	-	Footnote 1
INFORMATION TECHNOLOGY	35,000,000		35,000,000	34,294,330		705,670	Footnote 2
Admin/Other Total	**142,246,838**	-	**142,246,838**	**136,779,097**	**1,031,377**	**4,436,364**	
GRAND TOTAL	**1,652,929,646**	**103,400,000**	**1,756,329,646**	**1,590,856,574**	**25,485,982**	**140,787,090**	

* 2016 FMP Hercules Middle school budget is allocated under Hercules High school.

Footnote 1: Site projects are completed.

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

Footnote 3: Site Legacy projects are completed and 2016 Facilities Master Plan Projects are under planning, construction or in closeout.

Note: Does not include 1998 Measure E projects (DeJean Middle School)

Projects Budget Allocations
Lake ES Campus Replacement Budget
Kennedy HS Critical Needs Project
Cameron Critical Needs Project
Hercules MS/HS Critical Needs Project
Collins ES Critical Needs Project
Shannon ES Critical Needs Project

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

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Review of the 2016 Facilities Master Plan

Process & Progression

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Long Range Facilities Master Plan

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

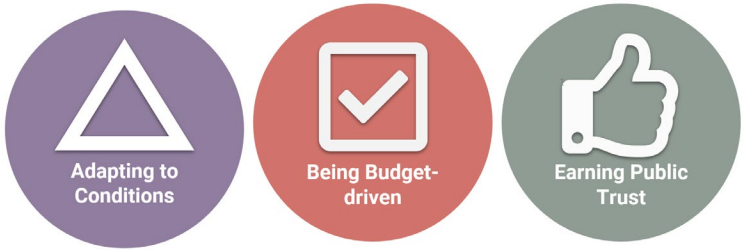
"Our Children, Our Schools, Our Future"

Available Online
https://www.wccusd.net/domain/1417

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Stewarding Bond Funds

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



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

Define construction projects with budgets

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

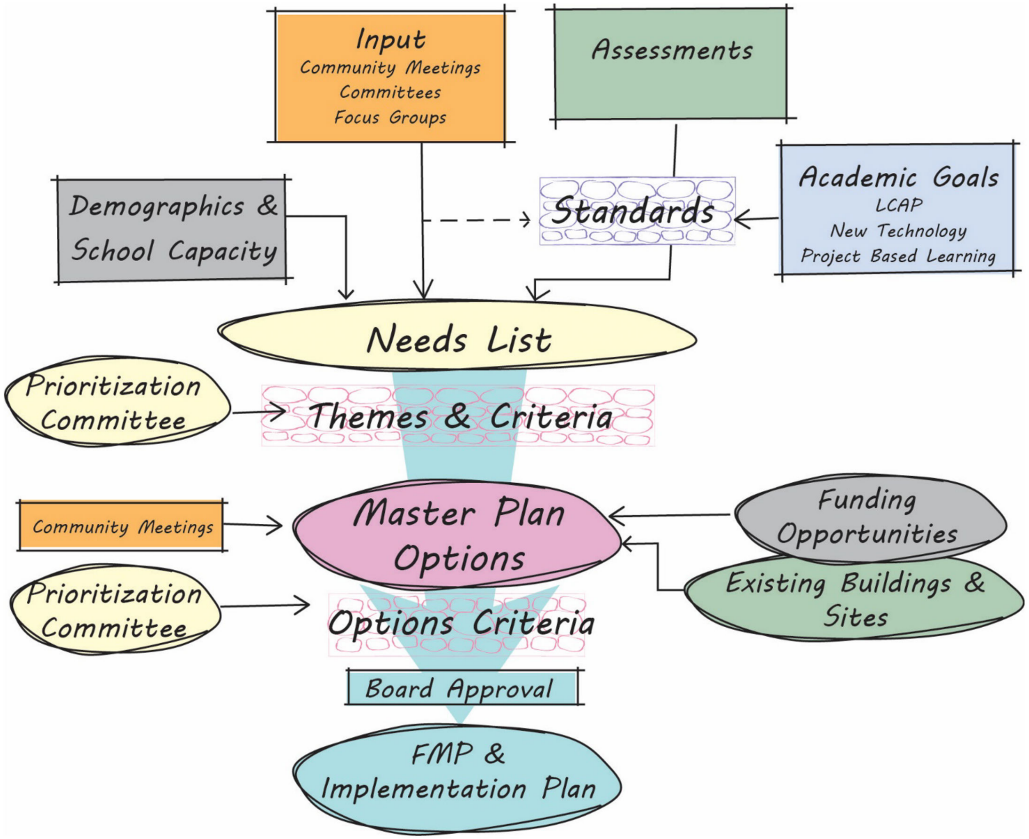
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2016 Facilities Master Plan
Process & Progression





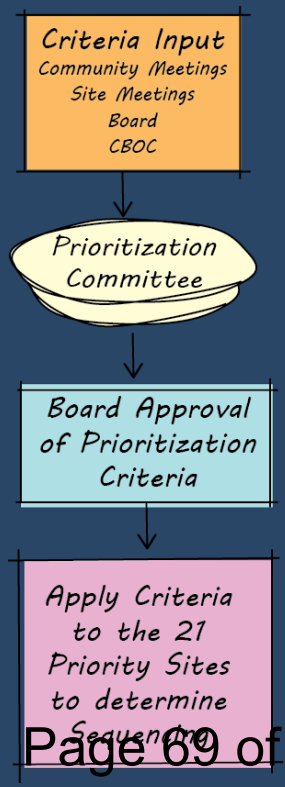




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2016 Facilities Master Plan Process & Progression



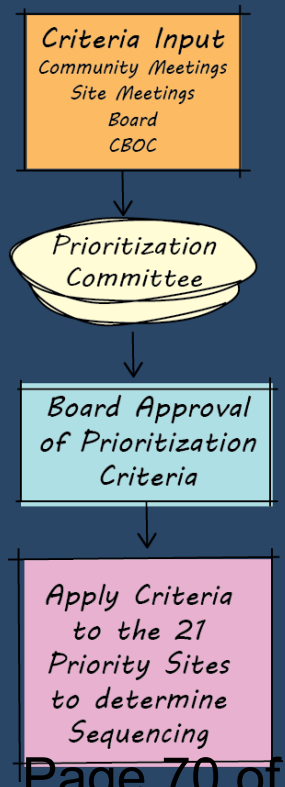
Prioritization Committee Purpose & Membership

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

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

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2016 Facilities Master Plan Process & Progression



2016 Prioritization Criteria

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

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

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Updating the 2016 Facilities Master Plan

Incorporating Measure R

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Measure R Ballot Language

21 Priority School Projects

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

Campus Replacement part of 2016 Implementation Plan

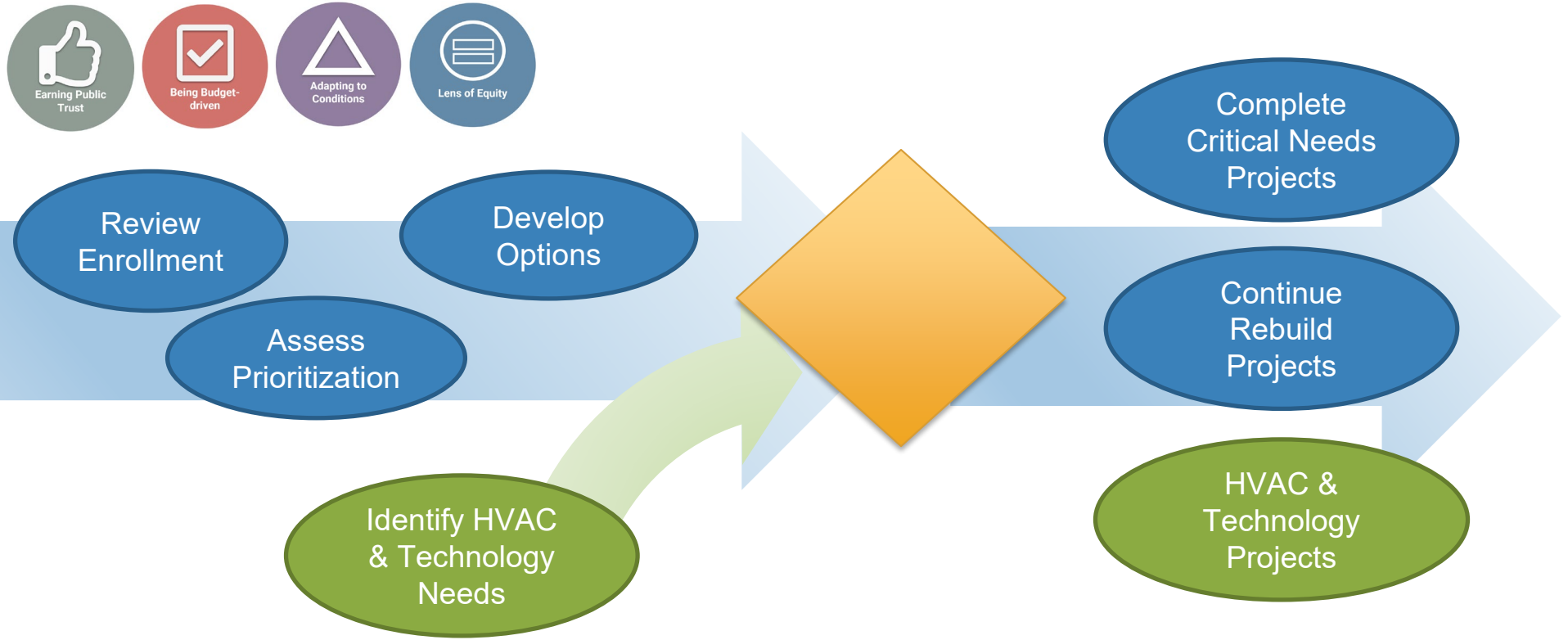
- Wilson Elementary School
- Lake Elementary School

Types of Projects



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Master Plan Update – Incorporating Measure R



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2020 Facilities Master Plan

Driving Philosophies & Strengths









Reforming the Prioritization Committee

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

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

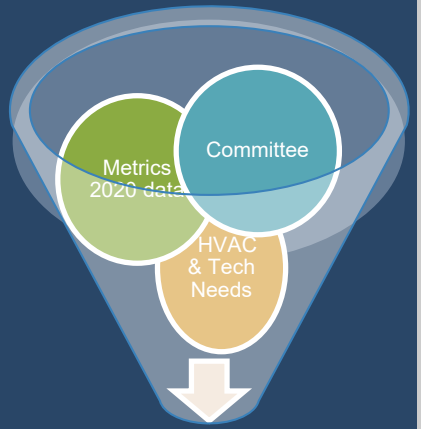
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Updating our Metrics to Reflect 2020 Data

Seismic Needs	• Structural reports prepared for the District in 2002
Completed Phases of Design	• No Design, Master Plan, Schematic Design, Design Development, Construction Drawings, DSA set
Economically Disadvantaged Area	• Median Income of the Census Track
Eligible for State Funding	• Eligibility for state funding
% of Enrollment ESL, Foster or Low Income	• LCAP unduplicated count
Lack of Technology Infrastructure	• Assessment scores prepared by Technology department
Over or Nearing Capacity	• Utilization using capacity without portables

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2020 Facilities Master Plan Next Steps



Develop Options for Board

Assessing Prioritization and Incorporating Measure R Timeline

July 2020	August 2020	September 2020	October 2020
Board Approval of the Site Budget Authorization for next phase 2016 Facilities Master Plan Projects	Reforming the Prioritization Committee & Commencing Engagement Process	Present the Criteria for Prioritization to the Board	Present the options to the Board based on updated metrics to the new Prioritization criteria

Update the Metrics to reflect 2020 data

Conduct HVAC Study

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DRAFT MINUTES

Meeting of July 13, 2020

A) OPENING PROCEDURES

Note: this meeting was held on line using the Zoom platform and was open to the public to attend.

B) CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mr. Gosney called the meeting to order at 2:13 pm.

C) ROLL CALL

Present: John Anderson, Maisha Cole, Sallie DeWitt, Guadalupe Enllana, Don Gosney, Vanessa Hill, Lorraine Humes, Anton Jungherr, Cameron Moore

Absent: Ken Burns

10 members ~ 6 required for a quorum; a quorum was present.

Staff Present: Luis Freese, Melissa Payne, SeungJa Cha

Board Liaison: Absent

D) APPROVAL OF AGENDA

Mr. Gosney noted that this was Ms. Hill's last meeting and thanked her for her service to the Committee. Mr. Jungherr suggested that the agenda be rearranged so that the District reports would be presented last. After some discussion, it was decided to leave the agenda as is, and it was approved by consent.

E) PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

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

F) BOND PROGRAM PROJECTS STATUS and FINANCIAL REPORTS (Luis Freese/Melissa Payne)

Mr. Freese presented the project reports. Items of note:

Covid-19 continues to impact the program, primarily the Obama School project. Four workers tested positive, which has led to delay as the electricians are off the site for 2 weeks. There was a discussion of PPE and safety protocols at the site. Mr. Freese was asked whether the $1.8 million in additional District contingency added to the project budget would be sufficient; he stated there were still too many unknowns to be sure.

The District will be requesting a special Board meeting on July 29 to request budget approval for the remaining 7 projects on the near-term Facilities Master Plan (FMP) and to present the District's plan for the comprehensive update to the FMP. The budget request for the 7 near-term projects would be the same as the estimates from the 2016 FMP. The District characterized the plan for the comprehensive update as building on the work done in 2016: 1) reforming the prioritization

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committee (made up of members of the schools community) and conducting a community survey to review 2016 project ranking criteria/metrics and updating them as needed, 2) presenting the new criteria/metrics to the Board for approval, 3) update the project prioritization ranking based on the approved criteria, 4) refine the 2016 project scopes for the priority schools and incorporate new projects related to ventilation and air conditioning, and new technology needs, 5) present options to the Board for approval, and 6) finally, present an implementation plan based on the approved option for Board approval. On the other hand, the District does not intend to revisit the school design and materials standards established as a part of the 2016 plan and while 2016 project scopes would be reviewed and updated as needed, there would not be a "fresh sheet of paper" approach to needs assessment and scoping. A discussion followed where members debated whether the proposed update was in line with the FAI recommendation for a comprehensive update to the FMP every 5 years.

Ms. Payne presented an update on progress of the Program Management Plan (PMP). The overall progress has fallen behind schedule yet there is a target to present the full PMP to the Board for approval by the end of the summer. She noted that there have been 111 individual public comments (included in the agenda packet) on the PMP draft sections, and the District plans to respond to every comment and suggestion.

G) BOARD OF EDUCATION LIAISON REPORT (Consuelo Lara)

No report.

C B O C R E P O R T S

CONSENT ITEMS

The consent items were approved with no objections.

H) ADOPTION OF MINUTES (Cameron Moore)
06.08.20 CBOC Draft Minutes

I) CBOC MEMBER INFORMATION REQUEST LOG (Don Gosney)
07.13.20 CBOC Member Information Requests Status Log

J) APPROVED RECOMMENDATIONS BY THE CBOC (Don Gosney)
07.13.20 CBOC Approved Recommendations

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

K) MEMBERSHIP (Cameron Moore)

Mr. Gosney presented refinements to the attendance report, which members supported. They will be incorporated in the report going forward.

L) MEMBERSHIP ROSTER (Don Gosney)

Mr. Gosney noted the current roster.

M) CHAIRPERSON REPORTS (Don Gosney)

Mr. Gosney summarized his reports to the Board, which were included in the agenda packet.

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N) CAPITAL IMPROVEMENT BUDGET CONTROL AND EFFECTIVE BOND OVERSIGHT
(Anton Jungherr and Sallie DeWitt)

Ms. DeWitt and Mr. Jungherr presented a summary of the proposed resolution (see below). Mr. Jungherr made a motion to approve the resolution, seconded by Mr. Anderson. Mr. Gosney recommended some formatting/language clarification changes which Mr. Jungherr and Mr. Anderson agreed to as a part of the motion.

Resolved: that in the CBOC's opinion:

The current Board Policy BP 7100 Facilities Planning, Facilities Master Plan should be amended by adding the following Section:

1. A Five-Year Capital Improvement Budget shall be prepared by the Superintendent or designee and presented to the Board of Education in July of each year for action. Said budget will reference the Facilities Master Plan. The Capital Improvement Budget shall include by fiscal year for each of the next five fiscal years all capital improvement projects funded by:

- *Fund 21 Building Fund.*
- *Fund 25 Capital Facilities Fund.*
- *Fund 35 County School Facilities Fund.*
- *Fund 40 Special Reserve Fund for Capital Outlay Projects.*

2. The Board of Education has not yet implemented the 2016 Forensic Accounting Investigation recommendation TC 2-1, nor the District's own recommendation, made in 2016 in response to TC 2-1, specifically to "…complete a comprehensive update of the Facilities Master Plan in 2020."

3. 2020 Measure R bond ballot measure language cannot be used as the basis for effective bond oversight and, therefore, the Board of Education has not yet effectively implemented the 2016 Forensic Accounting Investigation recommendation TC 2-2.

There were extensive discussions regarding these resolutions. Mr. Moore made a motion to table the proposed motion until our next meeting and requested that the proponents provide a list of deficiencies in the existing FMP, and encouraged other members to review the FMP and Measure R language so that we could discuss whether improvements could be made in the update to the FMP or if new planning documents are required, seconded by Ms. Humes. Roll call vote: Yes (8), No (0), Abstain (1, DeWitt), Absent (1, Burns). The motion to table passed.

O) ANNUAL REPORT UPDATE (Sallie DeWitt and Don Gosney)

Ms. DeWitt provided an update on the 2019 annual report process and outlined proposed report section writing assignments.

P) AUDIT SCHEDULES (Anton Jungherr)

Mr. Jungherr made a motion that in the CBOC's opinion, the performance of Christy White Associates (financial auditor) and Moss Adams, LLP (performance auditor) for FY2019 was satisfactory, seconded by Ms. Hill. Roll call vote: Yes (8), No (0), Abstain (0), Absent (2, Burns, Humes). The motion passed.

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Mr. Jungherr noted for the record that in his opinion the Board was in violation of the Education Code by not providing the CBOC with responses to any and all findings, recommendations, and concerns addressed in the performance audit within the prescribed 3 months of receiving the audits (per Education Code 15280(a)(2)).

Mr. Jungherr requested schedules for the FY2020 financial and performance audits so the CBOC could coordinate the entrance conferences. Mr. Gosney asked Mr. Jungherr, working through staff, to obtain schedules and coordinate entrance conference dates with the auditors. Mr. Jungherr also requested a copy of the RFP for the performance auditor before it is released, and asked whether the District had established a plan for re-verification of the 29 recommendations deemed not fully verified in Moss Adams Phase I review of FAI recommendations implementation.

Q) BOARD POLICY 7214.2 UPDATE (Don Gosney)

Mr. Gosney noted that there was no new action by the Board on the BP 7214.2 update. Mr. Jungherr suggested we add this as a topic to discuss at the joint meeting with the Board in September if such a meeting is scheduled.

R) RECRUITMENT OF NEW CBOC MEMBERS (Don Gosney)

Mr. Gosney outlined his efforts to recruit new members. Mr. Jungherr suggested each member be assigned one open position to recruit. Mr. Gosney indicated he would follow up with an email to members with this request. Ms. Enllana suggested we produce a simplified flyer that could be distributed to our networks. Ms. Humes suggested members that represent an organization could recruit within their organization.

S) NEW MEMBER ORIENTATION PRIMER (Don Gosney)

Mr. Gosney highlighted the financial report descriptions in the agenda packet that would be added to the orientation primer, and the Committee discussed other suggestions for new member orientation.

T) MOVING THE CBOC FORWARD (Don Gosney and Lorraine Humes)

Deferred to a future meeting.

U) WCCUSD ELECTIONS AND CBOC INDEPENDENCE (Cameron Moore)

Mr. Moore provided background on the issues and his concerns regarding appearance of conflicts of interest or public perception of lack of CBOC independence from the Board due to members running for the Board or acting as officers of candidate campaign committees. He requested feedback from other members, who indicated that they felt that the issues could be managed as long as we kept vigilant and consider potential recusals depending on specific circumstances.

V) CALENDAR (Don Gosney)

No new updates.

W) FUTURE AGENDA TOPICS (Don Gosney)

No new topics.

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X) ADJOURNMENT

The meeting was adjourned at 5:36 pm.

Submitted by: Cameron M. Moore, Secretary

August 7, 2020

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CBOC MEMBER RECORDS REQUEST AND STATUS LOG

08/10/20

REQUESTER	DATE REC'D	SUBJECT	FORWARDED FOR RESPONSE	RESPONSE DATE	RESPONSE
111) Anton Jungherr	3/16/19	Copy of 03/20/19 Closed Session referenced case and District's related cross-action	03/18/19 to L. LeBlanc	04/02/19 emailed A. Jungherr documents requested	04/02/19
112) Anton Jungherr	4/15/19	Copy of Riverside RFQ Design Build	4/15/19 to L. LeBlanc	4/17/19 emailed A. Jungherr requested documents	4/17/19
113) Anton Jungherr	4/15/19	Disclosure Procedures	5/15/19 to J. al-Amin	4/17/19 emailed A. Jungherr requested documents	4/17/19
114) Anton Jungherr	5/2/19	Parley Pro agreement	5/2/19 to M. Payne	5/6/19 emailed A. Jungherr requested documents	5/6/19
115) Anton Jungherr	5/6/19	Copy of Moss Adams proposal for systems and procedures services	5/6/19 to L. LeBlanc	5/6/19 emailed A. Jungherr requested documents	5/6/19
116) Anton Jungherr	5/5/19	Copy of DDLN agreement and amendments 1-6	5/6/19 to M. Payne	5/9/19 emailed A. Jungherr requested documents	5/9/19
117) Anton Jungherr	5/16/19	Details for 4 items discussed at FSC meeting -5-15-19	5/16/19	6-17-19 emailed A. Jungherr documents	6/17/19
118) Anton Jungherr	5/16/19	Details of Bond Program Cash Position Projection Summary	5/16/19 to M. Payne	6/17/19 emailed A. Jungherr documents(duplicate of #117)	6/17/19
119) Anton Jungherr	5/16/19	Melissa Truitt Project Administration Agreement	5/17/19 to M. Payne	6/17/19 emailed agreement to A. Jungherr	6/17/19
120) Anton Jungherr	5/17/19	Lisa Nagai Consulting Project Agreement	5/17/19-to M. Payne	6/17/19 emailed agreement to A. Jungherr	6/17/19
121) Anton Jungherr	5/17/19	Colbi Implementation Survey	5/17/19-to M. Payne	6/24/19 emailed A. Jungherr survey	6/24/19

CBOC MEMBER RECORDS REQUEST AND STATUS LOG

08/10/20

REQUESTER	DATE REC'D	SUBJECT	FORWARDED FOR RESPONSE	RESPONSE DATE	RESPONSE
122) Anton Jungherr	5/17/19	Bond Program Management Plan table of contents	5/17/19 to M. Payne	7/15/19 Emailed Jungherr and Gosney	7/25/19
123) Anton Jungherr	5/17/19	Current version of Bond Program Budget Practices and Procedures (duplicate from 4.16.19)	5/17/19 to M. Payne	Withdrawn by A. Jungherr	7/27/19
124) Anton Jungherr	5/17/19	Copies of Adam Ferber's invoices for assorted listed months	5/20/19 to S. Garfield	5/28/19 emailed copies of invoices to A. Jungherr	5/28/19
125) Anton Jungherr	5/24/19	Bond Program staffing positions for 2015-16 and 2016-17.	5/24 to Payne 10/16 to Bueno/Wold	2/10/20 emailed A. Jungherr & D. Gosney updated report	2/10/20
126) Anton Jungherr	5/26/19	Current version of Munis Training Manual	5/28/19 to S. Garfield	5/28/19 emailed response to A. Jungherr to access manual through the District's website under Purchasing Dept.	5/28/19
127) Anton Jungherr	5/1/19	Copies of sample reports provided by Colbi	5/1/19 to M. Payne	5/1/19 emailed reports to G. Visineau, A. Jungherr, D. Gosney	5/1/19
127A) Anton Jungherr	6/22/19	Explanation in Variance between Report 13 and staff report	6/24/19 to M. Payne	Emailed information to Jungherr and Gosney to share with CBOC	6/28/19
128) Anton Jungherr	6/30/19	Master List Numbers for various Phase 1 & Phase 2 recommendations	7/1/19 to M. Payne	04/13/20 ~ A. Jungherr requested for it to be marked Completed	04/13/20
129) Anton Jungherr	6/30/19	Completed version of the Colbi District information document.	7/1/19 to M. Payne	2-7-20 emailed Jungherr/Gosney requested information	2/7/20
130) Gregg Visineau	7/4/19	Questions on KNN schedules & clarification on previously answered inquiries.	7/8/19 to M. Payne	7/19/19 emailed to G. Visineau with comments and documents	7/19/19

CBOC MEMBER RECORDS REQUEST AND STATUS LOG

08/10/20

REQUESTER	DATE REC'D	SUBJECT	FORWARDED FOR RESPONSE	RESPONSE DATE	RESPONSE
131) Sallie DeWitt	7/16/19	Asked for staff to review and comment on the variance report she prepared for Annual Report	7/16/19 to M. Payne	7/17/19 emailed S. DeWitt with comments and document	7/17/19
132) Anton Jungherr	8/16/19	Copy of Riverside ES Soils Stabilization Project RFP	8/19 to L. Freese	9/3/19 emailed Jungherr & Gosney requested documents	9/3/19
133) Don Gosney	9/19/19	RFP for Wilson Project	9/19 to L. Freese	10/09/19 emailed record to Gosney	10/09/19
134) Anton Jungherr	10/11/19	District's CBOC budget for FY 2019	10/14 to L. Freese & T. Wold	10/16 Emailed response to A. Jungherr	10/16/19
135) Anton Jungherr	1/15/20	Request for copies of Orbach's invoices for check #190261	1/15/20 S. Cha	1/21/20 emailed Jungherr/Gosney	1/21/20
136) Anton Jungherr	2/2/20	Detailing variances from Report 13A	2/2/20 M. Payne	2/7/20 emailed Jungherr/Gosney Requested information	2/7/20
137) Gregg Visineau	2/12/20	Settlement agreement District & RCI for Nystrom	2/13/20 to M. Mayne	2/25/20 emailed G. Visineau and D. Gosney with copy of settlement	2/25/20

West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Per Board of Education Policy #7214.2: "All recommendations approved by the Committee (CBOC) shall be presented to the Board of Education. The Board shall respond to the Committee's recommendation(s) within sixty (60) days after receipt of the recommendation(s)."

The purpose of this log is to document recommendations made by the CBOC to the Board of Education

Item No.	Recommendation	Date CBOC Approved	District's Response
1	Proposed Board Policy 7161.1 Lesson Learned Process	12.21.16	"...not needed at this time … ."
2	Eight standard Financial Impact Statement formats for Board of Education agenda precis on bond Program budget approval and expenditure authorizations.	07.30.18 09.12.18 discussed joint CBOC/Board meeting	Currently being reviewed as part of the drafting of Bond Program Management Plan
3	Amendments to Board Policy BP 7214.2 Citizens' Bond Oversight Committee	03.14-27.19 discussed joint CBOC/Board meeting 05.15.19 Governance Committee	Discussion but no action when discussed by Board on 05.27.20
4	Facilities Road Map 2023 be approved by the Board of Education. Discuss at the Joint Board/CBOC September 11, 2019.	06.20.19	Currently under review Done

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
5	That the Board of Education ensure that an independent 3rd party determine the amount of FY2019 salaries & benefits that can be legally charged to Fund 21 Building Fund based on California Attorney General Opinion No. 04-110.	06.20.19	IMPLEMENTED on 03.01.20
6	That the Board of Education ensure that only legally appropriate amount of FY2020 salaries & benefits are charged to Fund 21 Building Fund.	06.20.19	IMPLEMENTED on 03.01.20
7	District staff include Board Program Financial Status Reports (Report 12 and 13A) in the Board of Education agenda packet for one meeting each month under agenda item E.2, Standing Reports.	07.30.18	REPORTED MONTHLY TO FACILITIES COMMITTEE
8	Amend Director Internal Audit job description to report functionally to the Board of Education and administratively to the Superintendent.	12.19.18	REJECTED
9	That the District prepare a plan to update 2016 Master Plan cost estimates.	03.14.19	DONE

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
10	That the Board provide a response to the CBOC by June 28, 2019 to the 24 recommendations in the FY2018 Board Program Performance Audit marked "TBD" including a responsible official and a planned resolution date.	04.18.19	NOT DONE
11	Appoint an appropriate Business Services member to the 2016 FAI Recommendation Implementation Task Force.	12.19.18	DONE
12	Have Moss Adams, LLP forensic accounting review cycle align with their bond program performance audit cycle.	12.18.18	REJECTED
13	Have Moss Adams, LLP review forensic accounting investigation implementation status as of June 30, 2019 and June 30, 2020.	03.14.19	REJECTED
14	Have Director Internal Audit dedicate full time on the implementation of the forensic investigation recommendations.	03.14.19	NOT DONE.

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
15	Amend Director Internal Audit job description to include responsibility for auditing the implementation of the forensic review and performance audit recommendations.	04.18.19	NOT DONE
16	Fill the position of Director Internal Audit as soon as possible.	04.18.19	Filled on 07.01.20 [lower level classification of Lead Internal Auditor without Certified Public Accountant license requirement]
17	That the Board of Education take formal action to accept the March 20, 2019 Phase 1 Forensic Accounting Investigation Implementation Review report. Furthermore, that the Board of Education advise when the 29 unvalidated recommendations from Phase 1 will be reviewed and validated as effectively implemented; and by whom.	05.16.19	NOT DONE

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
18	Review three job descriptions: • Associate Superintendent of Business and Operations • Associate Superintendent of Facilities, Maintenance, Operations and Bond Program Director of Internal Audit (including reporting relationship to Board of Education)	08.15.19	DONE
19	Include these three planning elements in the scope of the Lake Elementary School planning report: • Alternatives, if any, to the replacement of this school. • Elementary schools current design capacities, enrollments, projected enrollments and excess capacities. • Options for redrawing elementary school attendance boundaries and closing elementary schools.	08.15.19	Need Response
20	Make format changes to the Bond Program Financial Status (Report #13) as displayed in August 15, 2019 CBOC Minutes.	08.15.19	Done

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
21	Immediate fulfillment of the role of Director of Internal Audit for purpose of independent review of the implementation of internal controls improvement recommendations in preparation for the Moss Adams final review.	12.10.19	Filled on 07.01.20 [lower level classification of Lead Internal Auditor without Certified Public Accountant license requirement]
22	That the Superintendent direct that additional revenue sources to finance bond Fund 21 Building Fund projects be transferred to Fund 21 Building Fund.	12.10.19	Done via footnotes on Fund 21 Financial reports
23	That the District modify the format for the Colbi Technologies Consolidated Budget Status Report to include a column for the "original budget" and that Measure E budget and actual expenditures be added.	12.10.19	District and CBOC agreed that the Bond Program Spending to Date by Site (Report #2) would continue to display "Original Budget" and include a footnote on Measure E budget and actual expenditures. Therefore, the current Colbi financial reports do not need to be modified.

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
24	That the District negotiate with Moss Adams LLP a three-year extension to their current agreement to prepare Proposition 39 school construction performance audits for FY2020, FY2021 and FY2022. Further, that the audit objectives include compliance, effectiveness and results.	01.13.20	Needs Response
25	That the District submit the following financial reports to the CBOC on the frequency displayed in the table below:	03.09.20	DONE

25 Table	REPORT TITLE	FREQUENCY
	• Consolidated Budget Status Report (Colbi)	Monthly
	• Consolidated Budget Status Report ~ 2016 Master Plan Projects (Colbi)	Monthly
	• Bond Program Spending to Date by Site (Report #2)	Monthly
	• Bond Program Financial Status (Report #13)	Monthly
	• Financial Impact of Report #13 Analysis (Report #13A)	Monthly
	• A/P (Accounts Payable) Check List	Monthly
	• Bond Program KPI Summary (Report #1)	Annually
	• Report #13A Annual Variance	Annually

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
26	The CBOC supports the staff recommendation that an RFP be issued for Proposition 39 school bond performance audit services for FY2020 through 2022. The audit scope should include compliance (California Guide for Annual Audits, Appendix A) and program effectiveness and results (Government Auditing Standards 2018 Revision, section 1.22 a).	05.11.20	Needs Response
27	That an RFP be solicited for performance audit services to verify the 29 forensic investigation recommendations that were not verified in the Moss Adams. LLP Phase 1 report and are not covered in their Phase 2 Report contract.	05.11.20	Needs Response
28	That FY2021 salaries and benefits charged to Fund 21 Building Fund shall have a beneficial relationship to the Bond Program and be supported by a timekeeping system reviewed by the District's independent performance auditor.	05.11.20	Done

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West Contra Costa Unified School District

Citizens' Bond Oversight Committee

CBOC Approved Recommendations

08.10.20

Item No.	Recommendation	Date CBOC Approved	District's Response
29	That Board of Education support these Little Hoover Commission legislative changes to enhance the independence of the CBOC and provide authority for CBOC "best practices": • effectiveness and results performance audits. • advise on selection of auditors. • change appointment authority for CBOC members. • CBOC budgets. • CBOC website	06.08.20	Yet to be addressed
30	Request District to provide to the CBOC responses to FY2019 performance audit recommendations as required by Ed Code Section 15280(a)(2).	07.13.20	Not completed by 06.30.20 legal deadline

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WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE

ATTENDANCE REPORT for PREVIOUS 12 MONTHS
08.10.20

	2019						2020						
	8/15	9/10	9/11	10/15	11/7	12/10	1/13	2/10	3/9	4/13	5/11	6/8	7/13
John Anderson										CANCELLED			
Ken Burns													UA
Maisha Cole													
Sallie DeWitt													
Guadalupe Enllana		EA			EA								
Kathy Fleming					EA								
Don Gosney													
Vanessa Hill													
Lorraine Humes					EA			EA	EA				
Anton Jungherr													
Cameron Moore													
Gregg Visineau		EA	EA	EA	EA			EA					
BOE Liason*						UA	UA	EA	UA		UA	UA	UA

Key Codes:
EA = Excused Absence (contacted CBOC Chair or Secretary in advance of absence)
UA = Unexcused Absence (absent but did not contact CBOC Chair or Secretary in advance of absence)
TOO MANY ABSENCES – Too many absences (>=5 absences)
WARNING OF ABSENCES – Warning on absences (4 absences)

*** Consuelo Lara from 02.13.19. Tom Panas attended in her absence on 6.20.19**

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CITIZENS' BOND OVERSIGHT COMMITTEE MEMBERSHIP ROSTER
08/10/20

Categories per BP 7214.2 Effective December 9, 2015					
#	Category	Name	Term Start Date	Term Ends	Term #
1	Business Organization*	Sallie DeWitt	01/18/19	01/17/21	2
2	Senior Citizen Organization*	Don Gosney	05/24/19	05/23/21	3
3	Taxpayers Organization*	Lorraine Humes	03/06/19	03/05/21	1
4	Parent or Guardian*	Vanessa Hill	07/25/18	07/24/20	1
5	Parent or Guardian & PTA*	Cameron Moore	04/27/20	04/26/22	3
6	El Cerrito Resident	Vacant	—	—	—
7	Hercules Resident	Anton Jungherr	02/11/19	02/10/21	3
8	Pinole Resident	Vacant	—	—	—
9	Richmond Resident	Guadalupe Enllana	08/07/19	08/06/21	1
10	Richmond Resident	John Anderson	06/10/20	06/09/22	1
11	Richmond Resident	Maisha Cole	06/10/20	06/09/22	1
12	San Pablo Resident	Vacant	—	—	—
13	Unincorporated Area Resident	Vacant	—	—	—
14	Unincorporated Area Resident	Vacant	—	—	—
15	Building Trades Council	Ken Burns	06/24/20	06/23/22	1
16	WCCUSD Employee Unions**	Veronica Diaz	Pending	—	—
17	WCCUSD Student	Vacant	—	—	—

The Proposition 39 WCCUSD CBOC was established by the Board of Education on April 9, 2003. All appointments are made by the Board of Education per BP 7214.2. Terms are for two (2) years with a maximum of three consecutive two (2) year terms.

The date appointments were approved by the Board of Education is the same as the "Term Start" date.

* Legally required category under Proposition 39, California Education Code Section 15282 (a).
**One member, who is not a current WCCUSD employee, representing the five WCCUSD employee unions: United Teachers of Richmond, Teamsters Local 856, School Supervisors Association, West Contra Costa Administrators Association and Adult School Teachers United.

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CHAIRPERSON'S REPORT
7/15/20

The Citizens' Bond Oversight Committee met at their regular monthly meeting just two days ago.

While we welcomed our new members, we bade farewell to another member. Vanessa Hill has served us extremely well these past two years as the Parent or Guardian representative. Vanessa's expertise in finance has made her a valuable asset on our Audit Subcommittee and the Annual Report Committee.

I tried to convince her to reapply but she needs to put her family first. Like many members of the District's committees—and the general public—as a parent and a member of the CBOC, Vanessa was frustrated with the District and the District's leadership. We will miss Vanessa and continue our search for a replacement.

Just a reminder to the Board and the throngs of fans watching this at home, we still need volunteers to serve on the CBOC to oversee the Bond Program. If you'd like to learn more or to receive an application, please feel free to call me at (510) 685-2403 or email me at dongosney@comcast.net.

Like most communities, the West County community demands oversight of their nearly $2.4 billion investment in rebuilding our educational facilities. By the time the interest is paid on the voter approved bonds, each and every member of this community—whether they're a voter, a nonvoter, a taxpayer or even small children, they still get to dig in their pockets for nearly $14,000 each to pay for the schools needed to house the young people of West County as you make every effort to educate them.

With that kind of an ongoing expenditure it should be easy to understand why the people investing so heavily might demand oversight.

Oversight is merely a set of checks and balances and, when everyone is conducting their affairs honestly and above board, there is nothing to fear.

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The WCCUSD Board of Education has always conducted their affairs openly and publicly. Individual members of the community might disagree with the decisions of the Board or might feel that the Board isn't listening but their business is conducted openly and the public is always encouraged to lobby for their preferences—even if their lobbying is limited to just 60 seconds.

Even though the Board approves the nominations of the CBOC members, the CBOC's responsibility isn't to represent the Board—it's to stand up for the people of West County—to be their eyes, ears and voices.

During the recent campaign for Measure R, District staff routinely used the CBOC as an assurance to the voters that this set of checks and balances was in place and they could rest assured that their investment is safe.

The volunteer members of the CBOC take this responsibility seriously.

At our CBOC meeting last Monday, we had a 67 minute discussion about the need for an updated Facilities Master Plan. One of the 112 recommendations included in the Forensic Accounting Investigation was that the FMP should be updated every five years. Even though the FMP was drafted in 2015, it wasn't until 2016 that it was approved. The lengthy discussion by the CBOC focused on making sure that the Board knew that people were looking at the calendar to ensure that the update was progressing so the finalized update could be used before the Measure R bond funds were allocated.

Several members of the CBOC also expressed their continuing disappointment in the District for their failure to be extremely explicit when it comes to bond measure ballot language so the public would know with some exactitude how the funds would be spent. I suppose there will always be differences of opinion on whether the District should be allowed latitude about how funds might be spent 10-12 years after the bond measure was passed but, as Chair of the CBOC, I want to be sure that it's not just my own opinions that are reported to the Board and the public. Just as the Board may not agree on every issue, every viewpoint needs to be heard.

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Another issue of concern is the normally scheduled joint meeting between the Board and the CBOC that, per Board Policy, is held in the third quarter of the year. You might recall that we had a joint meeting scheduled for the end of March but because of the shelter in place orders at the time, that meeting was cancelled. When the Board recently approved their schedule for the rest of the year, the September joint meeting must have fallen off of that calendar. I recently sent the Board and senior staff a formal letter asking that they work with the CBOC to schedule a September meeting. That invitation has, so far, gone unanswered but still stands.

These joint meetings are an important tool where the two bodies—and the public that we all represent—can have discussions on the critical issues of the day—and without the looming clock that shuts down our end of the discussions when we come before you at YOUR meetings.

As another reminder, I've extended an invitation several times this year to meet with me individually so I might learn more about your issues with the CBOC and the oversight of the Bond Program. I extend that invitation again. Just because the Board could not come to an agreement with the CBOC when we proposed the amendments to Board Policy 7214.2, this didn't mean that the problems went away.

And lastly, that same board policy says that the Board will have a liaison attend our meetings. We'd love to have a representative of the Board that wants to work with us attend our meetings in a collaborative partnership.

As another reminder, our next meeting will be hosted at 2 PM on Monday afternoon, August 10th. All are welcome.

As another reminder, our next meeting will be hosted at 2 PM on Monday afternoon, July 13th. All are welcome.

Don Gooney

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CHAIRPERSON'S REPORT

07/23/20

Comments on Agenda Item D.1 from the Facilities Committee Meeting

RELEVANT SECTION OF PROPOSED RFQ/P

EXHIBIT A

Scope of Services

1. PERFORMANCE AUDIT STANDARDS: Consultant's audit must satisfy all of the following criteria:
1.1. Compliance – Audit against compliance criteria established by laws, regulations, contract provisions and other requirements. Compliance work scope provides the minimum amount of performance audit coverage required to comply with Proposition 39, the State Constitution and the Education Code.

In the run up to the March 3 vote for Measure R, our neighbors heard District staff and Board members reassure them with reports about oversight by the CBOC and intensive and exhaustive audits. It may have been campaign rhetoric but some voters actually believed what they were being told.

But since the County Elections Division certified the election results, we've seen the very same Board and Staff try to undercut the oversight and the audits.

I worry when I read what's included in Appendix A. There's no there there.

I'm concerned when I read Exhibit A of the RFQ/P looking for a Bond Program Performance Auditor. Section 1.1 seems rather scant on detail. I'm largely a trusting person but there have been too many times dealing with District management that allows me to issue a blanket trust. Trust needs to

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be earned and while Dr. Wold is doing a great job, the rebuilding process is ongoing.

The goals of the District, the goals of the CBOC and the goals of the community aren't always the same. The District is flat busted broke and wants to cut costs anywhere and everywhere while the CBOC and the community believes they need proper oversight of their freshly approved $575 million Measure R bond (on top of the $150 or so million left in previous bond measures).

To the untrained eye, this has the appearance of a performance audit where the auditors drive through West County on I-80, look out the window, write up their report and submit a bill. There doesn't appear to be any depth to what the District is expecting of the next three performance audits. This looks even leaner than a 'bare bones' audit—even the bone seems to be missing.

Quite frankly, at first glance it appears that we can forgo the RFP process and just go to Walmart.com and order up a prewritten audit [insert names and numbers here].

It would go a long way towards endearing that trust if Exhibit A was more expansive. If the community demands more detail and explicit language when it comes to ballot measure text, wouldn't it stand to reason that they'd expect more detail in explaining what we expect from a performance auditor?

If you've been listening to my reports, you may have heard me complain that the scope of the performance auditors last contract kept them from even picking up the phone when I called to schedule a meeting. We need more than that and we deserve more than that.



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CHAIRPERSON'S REPORT

08/05/20

As reported in earlier reports, at the July meeting of the CBOC, we spoke for about an hour about a proposed resolution with one of the three issues being the need to update the 2016 Facilities Master Plan.

For those at home that may not know, over a very lengthy time period in 2015 and 2016 a District consultant hosted nearly 90 community meetings with parents, school employees, staff and even students to learn about the status of their school facility.

Many different components were fit into different categories, the scores tallied and a ranking of the schools was made to determine which schools would be the recipients of bond funds. Some schools were in much worse shape than others and were more deserving of attention from the District.

The plan has ALWAYS been to amend this Facilities Master Plan every five years. Since the beginning of this process was five years ago, several members of the CBOC were concerned that the District and the Board were not giving this component of the Bond Program it's due relevance.

I'm sure that the CBOC will be pleased to learn that Luis Freese and Melissa Payne with the Facilities Division have drafted a proposed plan for addressing this. This was brought up at the last public Facilities Meeting and was also brought up at the last Board meeting on July 29th.

There are still a lot of questions about the process that need answering. These questions were brought up at the meetings but, due to the rules in place where questions from the public cannot be responded to at the meeting, the questions are still floating about.

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The CBOC doesn't operate under the same kinds of rules and we encourage interaction with the people we're supposed to be representing. I expect that we will have a very brief presentation of this plan that will then allow members of the CBOC and the public to ask questions and expect answers at the same time.

When the updating process was brought up at the last Board meeting, and this has been a topic of discussion social media, it was announced by a Board member that he wanted to ensure that social equity was a consideration when ranking the schools so facilities that had a higher percentage of students from a specific ethnicity would be given more weight than schools heavy with a different ethnic demographic. Part of that social equity would also give a higher weight to schools located in less affluent parts of the District.

Since it's also election season with candidates weighing in on issues, this concept has grown legs and may be brought up more frequently as the terms of the updating process are hammered out.

At our next meeting the CBOC and the public hopes to get a more detailed report on the $103 million authorized for Critical Needs projects. Even though these were included in the Facilities Master Plan, not much had been discussed about them until the authorization was placed on the consent calendar of the Board meeting of July 29. Some people were surprised that an authorization of that magnitude was placed on the consent calendar and some people were surprised at some of the projects included in that list.

Tearing down the front building of Kennedy High was one of those surprises.

In any case, a brief presentation, explanation and discussion will be on the agenda for the next CBOC meeting.

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The CBOC has ALWAYS been keen on transparency. Going along with that thought, the CBOC will be spending a lot of their off time over the next few months going over the CBOC web site to make sure that the items already on the site are good and then to determine if other information needs to be inserted.

We plan to break up the tasks to spread the work out so no one or two CBOC members has to carry all of the water.

For example, we'll go over all of the links for the agenda packets to make sure they're all there, that the links are live, that any hotlinks included in the packets are live and valid. We'll take a look at the minutes to be sure that the posted minutes are FINALs and not DRAFT minutes. We'll make sure that the various bond measure ballot texts are included, a copy of the Brown Act and any supplemental tutorials, financial reports, and links to audio and video files of the CBOC meetings. We're even looking into new member orientation tutorial videos so any new members will be able to hit the ground running instead of hoping to pick up on things in the next year or two.

Along with those tutorial videos, we're working on a written tutorial manual to explain what each of the reports are, what each of our subcommittees does, basic parliamentary procedures, an explanation of the duties of the three officers and a more specific explanation of the role of the CBOC. It will be a lot of work and will take many months but all of this is long overdue.

The District, the Board and the CBOC needs to do a better job of interacting with the public so they understand better about the Bond Program. It was just a couple of weeks ago that two of the Board candidates were talking about how they thought that I—as the CBOC Chair—was spending too much of their money, doling out contracts to my friends and wasting their money. It's bad enough when Internet trolls put out information like that but when candidates for the Board are so badly misinformed, it should worry us all—because some of them might get elected.

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WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE

One of the negatives affixed to our CBOC meetings is that they last too long. As someone who emails you all multiple times during each of your meetings about the length of the Board meetings, it would be hypocritical of me if I didn't work even harder to listen to my people and do what I can to conduct our affairs in less time. They're right in their complaints.

As my little bit to shorten this meeting, instead of a full five minutes this report is only about 4 minutes—so we can all get home before midnight.

As another reminder, our next meeting will be hosted at 1 PM on Monday afternoon, August 10th. Because of a staff scheduling conflict, this is a start time one hour earlier than normal. All are welcome.



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RESOLUTION 20-2
Capital Improvement Budget Control and Effective Bond Oversight

Whereas: A Capital Improvement Budget identifies community goals and needs and can ensure major capital expenditures are in line with community expectations, anticipated growth, and project financial capability.

Whereas: A Capital Improvement Budget contains all the individual capital projects in conjunction with construction and completion schedules, and in consort with financing plans. It coordinates strategic planning, financing capacity, and physical development. It should institutionalize collaboration among departments and enable links between annual budgets and long-term infrastructure plans. The capital budget is typically five to ten years; and

Whereas: WCCUSD currently does not have a Board Policy on five-year capital improvement budget for the four capital improvement funding sources:

- Fund 21 Building Fund.
- Fund 25 Capital Facilities Fund.
- Fund 35 County School Facilities Fund.
- Fund 40 Special Reserve Fund for Capital Outlay Projects.

and

Whereas: A Capital Improvement Budget Board Policy has the following benefits:

- Systematically evaluates competing demands for resources.
- Identifies, prioritizes, and optimizes the financing of capital projects.

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- Links strategic and comprehensive plans with fiscal capacity.
- Informs the public about WCCUSD investment in infrastructure.
- Provides a capital program budget control management process.

and

Whereas: The CBOC's Compliance Opinion concerning Accountability Requirement B of CA Ed Code 15278, released in the CBOC's 2018 Annual Report, was that compliance "Cannot be determined" because "... Measures D and E both passed without a list of "specific school facilities projects to be funded....". WCCUSD's prior CBOC's gave the same opinion in 2016 and 2017.

Whereas: In 2016, 2017 and 2018, in stating their Compliance Opinion, the CBOC cited guidelines and best practices for strong bond oversight put forth in Report #236 released in 2017, by the **Little Hoover Commission**, a bipartisan state board which works to foster economy, efficiency and improved services in the use of public funds; and

Whereas: The **Little Hoover Commission's** 2017 Report #236 included the following concerning the need for specificity in bond measure language as the basis for effective bond oversight:

- Concerns shared by other CBOC's in California that "… districts are not following Proposition 39 requirements to specifically list projects that will be paid for with local bond proceeds. Some expressed concerns about the role that bond counsel, bond issuers and construction companies – all who stand to profit when a bond measure is enacted – play in supporting bond measures, often called "pay-to- play" practices. When bond measures are vague about what is going to be paid for with bond proceeds, it adds yet another hurdle to effective oversight by the bond oversight committees."[1]

[1] **Borrowed Money: Opportunities for Stronger Bond Oversight** , Report #236, February 2017, **by The Little Hoover Commission**, formally known as the Milton Marks "Little Hoover"

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- Particular improvements in natural resource bond oversight—which could be a "model" for school bonds—including a three-part "accountability framework" implemented by executive order in 2006, by Governor Schwarzenegger. This framework required development of a strategic plan before bond money is spent, documentation to ensure projects stayed within cost and scope, and audits to check whether expenditures were in line with the strategic plan.[2]
- Recommended improvements be made in bond oversight, including that California's Governor and Legislature "update and overhaul the education code related to the Strict Accountability in Local School Construction Bonds Act of 2000", for example, "Require bond measures proposed to voters under the reduced threshold to include specific project lists."[3]

Whereas: In 2016, WCCUSD Board of Education approved a comprehensive Facility Master Plan (FMP). Moss Adams & Assoc who completed the District's "effectiveness and results" performance audit of the bond program in 2017, 2018 and 2019, called this plan "…a highly integrated process that included several community meetings, focus groups, surveys, and school site and steering committee meetings, which included a prioritization committee…." adding, "…The prioritization of projects is clearly defined and an integral part of the master plan."[4]; and

Whereas: The 2016 Forensic Accounting Investigation (FAI) Phase II Final Report by Vicenti, Lloyd, Stutzman (VLS) was approved by WCCUSD's Board of Education in September 2016. It included 112 recommendations made by VLS to improvement oversight of WCCUSD's bond program. One related to regular and

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Commission on California State Government Organization and Economy, an independent state oversight agency. See section, Limited Progress Improving Bond Oversight, pg. 17.

[2] **Ibid**. pg. 8

[3] **Ibid**. See 2017 Recommendations for Local Bond Oversight # 7, pg. 20.

[4] **Proposition 39 Bond Performance Audit Report for the Fiscal Year Ended June 30, 2018** by Moss Adams (March 19, 2019), pg. 16-17.

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comprehensive updates to the Facility Master Plan (TC 2-1), and another called for language in future bond measures, "…that specifically refers to the Board approved Long- Range Facilities Master Plan…." (TC 2-2)[5] Both recommendations related to Conflict of Interest (COI) allegations which were deemed "medium"[6] risk to the District—i.e., "… the dollar impact may be large, and there may be an impact on public perception/trust."; and

Whereas: **WCCUSD Staff's initial response to FAI recommendations TC 2-1 and TC 2-2**, as quoted in VLS' final report in 2016:

"…Pursuant to the recommended implementation timeline in the Facilities Master Plan and subject to available funding and Board approval, District Staff will complete a comprehensive update of the Facilities Master Plan in 2020, which will include all District sites. Every five years thereafter, staff will recommend to the Board a comprehensive update of all District sites. If any event occurs that potentially could impact availability of funding resources or project timelines, updates will be provided to the Facilities Subcommittee and Board, if needed and/or required.

"In the event of a future Bond Measure, District staff will recommend to the Board that the Facilities Master Plan is referenced in the bond measure language. The recommendation will also include

[5] VLS recommendation TC2-2/ITF Master List Recommendation #3:"When the District seeks the passage of a future bond measure(s), include language in the bond measure that specifically refers to the Board approved Long- Range Facilities Master Plan. Adding this language to the bond measure will afford the District increased transparency, allow the voters to better understand the projects and timeline of the projects that will be undertaken with the bond proceeds, and will hold the District and Board members accountable to the public. The language added to the bond measure should include a statement that provides the District with some flexibility in the event of an unforeseen or catastrophic event, requires that the Board approve revisions made to the Facilities Master Plan, and indicates the means by which the public could obtain a copy of the approved Facilities Master Plan." This was related allegations of Conflict of Interest (COI), deemed "medium" risk:

[6] VLS defines risk assessments on page 16 of the VLS 2016 FAI report. "**Medium** – It is possible that the District may be at risk for waste, improper expenditure or fraud (financial irregularity) related to the Bond Program expenditures, the dollar impact may be large, and there may be an impact on public perception/trust."

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that projects in the Facilities Master Plan whose construction schedules fit within the timeframe of the bond measure be placed in the bond measure language. Language shall be recommended to the Board to provide the District with flexibility in the event of a catastrophic event. The Facilities Master Plan contains specific projects with estimated costs and recommended schedules. Any revision of the recommended scope of the Facilities Master Plan will be recommended to and approved by the Board and those changes can be reflected in the bond measure language, if applicable."[7]

Whereas: In June 2019, the CBOC approved **Facilities Roadmap 2023 Excellence Every Day** included the following provisions under Features of a Transparent Bond Measure:

- Specified prioritized Project List with estimated cost of each project and a commitment to build the projects in the priority order promised.
- A statement in the ballot language that includes the total amount of bonds to be issued, the duration of the bonds debt service, an estimate of average annual tax rate provided by an official source; and

Whereas: The ballot summary statement ("The Question") for Measure R, passed in March 2020, **does not reference WCCUSD's Facility Master Plan at all**; and

Whereas: The full text of Measure R totals 2550 words, **only 10% of which reference WCCUSD's Facility Master Plan**. The full text includes a long list of generalized "projects" and allowances that go far beyond what one might reasonably consider necessary in case of "unexpected catastrophes". For example, among many other allowances, Measure R funds can be used for "a theater with stage, backstage, scene shop, costume shop, dressing rooms, lighting system, sound system, recording system, orchestra pit, public lobby, box office, and other

[7] VLS PHASE II REPORT OF FORENSIC ACCOUNTING INVESTIGATION September 16, 2016 FINAL REPORT, pg. 41.

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related services.." and "…completion of projects authorized under [bond measures] previously approved by the voters."[8]; therefore be it

Resolved: that in the CBOC's opinion:

The current Board Policy BP 7100 Facilities Planning, Facilities Master Plan should be amended by adding the following Section:

1. A Five-Year Capital Improvement Budget shall be prepared by the Superintendent or designee and presented to the Board of Education in July of each year for action. Said budget will reference the Facilities Master Plan. The Capital Improvement Budget shall include by fiscal year for each of the next five fiscal years all capital improvement projects funded by:
   - Fund 21 Building Fund.
   - Fund 25 Capital Facilities Fund.
   - Fund 35 County School Facilities Fund.
   - Fund 40 Special Reserve Fund for Capital Outlay Projects.

2. The Board of Education has not yet implemented the 2016 Forensic Accounting Investigation recommendation **TC 2-1**, nor the District's own recommendation, made in 2016 in response to **TC 2-1**, specifically to "…complete a comprehensive update of the Facilities Master Plan in 2020."

3. 2020 Measure R bond ballot measure language cannot be used as the basis for effective bond oversight and, therefore, the Board of Education has not yet effectively implemented the 2016 Forensic Accounting Investigation recommendation **TC 2-2**.

[8] https://www.cocovote.us/measure-r-west-contra-costa-unified-school-district/

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CBOC AR19 Subcommittee	AR18	Sallie DeWitt (Chair) Lorraine Humes John Anderson	Target VER1 (prelim AR) by Sep 14, 2020 (discussion)	Target VER2 (prelim AR) by Oct 19, 2020 (discussion)	Target VER3 (final AR) by Nov 9 (action to approve)
Title Page	SD	Maisha Cole			
EXECUTIVE SUMMARY	SD	Mac Moore			
1. ABOUT WCCUSD's CBOC	AJ	Guadalupe Enllana			
2. CBOC ANNUAL REPORT INTRODUCTION	SD	Maisha Cole			
3. USE OF BOND FUNDS AND BOND PROGRAM FINANCIAL STATUS	VH	**John Anderson**			
4. DISTRICT AUDITS AND 2019 CBOC COMPLIANCE STATEMENT	AJ/VH	Anton Jungherr			
5. 2016 FORENSIC ACCOUNTING INVESTIGATION (FAI) RECOMMENDATIONS IMPLEMENTATION STATUS	MM	Mac Moore			
6. 2016 LONG RANGE FACILITIES MASTER PLAN IMPLEMENTATION STATUS	MM	**Lorraine Humes**			
7. NEW BOND MEASURE R		**Sallie DeWitt**			
APPENDICES					
1. Use of Bond Funds/Program Financial Status	GV/VH	**John Anderson**			
APPENDIX A: WCCUSD Facilities Funding Sources					
APPENDIX B: West Contra Costa County Property Tax Rates					
APPENDIX C: Bond Program Key Performance Indicators Summary (Report #1)					
2. Audits & Compliance	AJ	**Lorraine Humes**			
APPENDIX D: Fiscal Year 2018 Performance Audit					
APPENDIX E: 2003 - 2018 WCCUSD Bond Program Audit History					
APPENDIX F: CBOC Recommendations					
APPENDIX G: Bond Program Status Report eff. Dec 31, 2019					
APPENDIX H: WCCUSD Bond Program Spending by Site (Report #2)					
APPENDIX I: Bond Program Financial Status (Report #13)					
3. 2016 Forensic Accounting Investigation (FAI)	SD	Mac Moore			
APPENDIX J: FAI Recommendation Implementation Status and Risk Association					
4. Other	AJ/MM	Anton Jungherr (App K) Mac Moore (App L)			
APPENDIX K: CBOC Recommendation - Measure R					
APPENDIX L: 2019 Interim Report					
5. Other General References	SD	Ken Burns			
APPENDIX M: CBOC Member Roster and Bios					
APPENDIX N: CBOC Annual Report Chronology 1998 - 2019					
APPENDIX O: Other References & Links					
APPENDIX P: Measure D & Measure E					
APPENDIX Q: Overview of "Prop 39 Bonds"					

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F Y 2 0 2 0 A U D I T S C H E D U L E S

Description	Entity See Key Below	Financial Audit FY2019 Christy White Associates	Performance Audit FY2019 Moss Adams LLP	Moss Adams LLP Review Final [1]
Entrance Conference	CBOC	11.09.20	11.09.20	?
Exit Conference	CBOC	02.08.21	02.08.21	?
Accept Report	CBOC	03.08.21	03.08.21	?
Accept Report	Board	03.24.21	03.24.21	?
Legal Deadline	Board	03.31.21	03.31.21	N/A
Annual Evaluation of Auditor	CBOC	04.12.21	04.12.21	N/A
Responses to Audit Recommendations [2]	District Staff	06.30.21	06.30.21	N/A

* Indicates that this activity has been completed.

Entity Key:
CBOC ~ Citizens' Bond Oversight Committee
ASC ~ CBOC Audit Subcommittee
Board ~ WCCUSD Board of Education

The schedule for the Moss Adams LLP Phase 2 Final Forensic Accounting Investigation Review (upon completion of the implementation of the 112 recommendations) is June 20, 2020. There is no current plan for Moss Adams to review the 29 recommendation not verified in Phase I report, March 20, 2019.

[1] Moss Adams LLP review of forensic accounting investigation implementation FY2017 (as of June 30, 2017, Phase 1) and upon implementation of all recommendations (Phase 2) was approved by Board of Education on October 18, 2017

[2] Education Code Section 15280 (a)(2) provides, "The governing board of the district shall provide the citizens' oversight committee with responses … within three months of receiving the audits."

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FINANCIAL IMPROVEMENT RECOMMENDATIONS BOND CONSTRUCTION PROGRAM

Background

At the July 23, 2020 Board Facilities Committee meeting staff represented that an expanded audit of the $1.3 billion bond construction program should have the "minimum amount of performance audit coverage required to comply with Prop 3 9 .... "[1] Staff asserts:

- audits take staff time away from the implementation prior recommendations.
- more scope will cost the General Fund more money, which it does not have.

Shown below is a summary of the 107financial improvement recommendations that have not been implemented and verified by an independent third party.

Summary of Financial Improvement Recommendations Not Implemented/Verified

Under the District's proposal 29 recommendation made almost 4 years ago will never be verified as implemented.

Under the District's proposal 28 recommendations made in March 2020 will never be verified as implemented.

That is a total of 57 recommendations that will never be verified as implemented by an independent third party.

Under the District's proposal 50 recommendations have no implementation target date missing the June 20, 2020 target. It could be a year or more before

[1] See attached transcript of this meeting.

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the public know if implementation of recommendations, made almost 4 years ago, have been verified by an independent third party.

Report: Forensic Accounting Investigation Phase 1			
Number of Recommendations	**Recommendation Date**	**Implemented Date**	**Cost**
29	September 2016	unknown	$1,070,961[2]
Current Status			
The District has no plan to verify the implementation of these 29 recommendations. These 29 recommendations made almost 4 years ago, according to the District will never be verified as implemented by an independent third party.			

Report: Forensic Accounting Investigation Phase 2			
Number of Recommendations	**Recommendation Date**	**Implemented Date**	**Cost**
50	September 2016	unknown	Included in above[3]
Current Status			
At the July 23, 2020 Board Facilities Committee meeting staff stated" So that is still up in the air" when asked by a Committee Member when all these 50 recommendations would be implemented and ready for verification by Moss Adams, LLP.			

[2] The total cost for the 112 Forensic Accounting Investigation recommendations was $1,070,961 of which $218,727 was paid from the General Fund and $852,234 from Bond funds. The Moss Adams, LLP Phase I Review Report, delivered on March 20, 2019, verified the implementation of 33 recommendations. Twenty-nine (29) Phase I recommendations need to be implemented and verified plus 50 Phase 2 recommendations need to be implemented and verified.

[3] Ibid.

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FINANCIAL IMPROVEMENT RECOMMENDATIONS BOND CONSTRUCTION PROGRAM

Report: Performance Audit FY2019			
Number of Recommendations	**Recommendation Date**	**Implemented Date**	**Cost**
28	March 12, 2020	unknown	$75,000 $1,070,961[4]
Current Status			
The District has proposed only a compliance performance audit for FY2020. Therefore, the public will never know if any of these 28 recommendations were implemented and verified by an independent third party.			

Cost of Performance Audits

The District asserted at the July 23, 2020 Facilities Committee meeting that the General Fund does not have the money to pay for an effective and results audit performance audit.

The California Attorney General Opinion No. 04-110, dated November 9, 2004, provides authority to pay the cost of performance audits with bond bunds. See pages 4-5 of the attached opinion.

Further, FCMAT in the attached July 31, 2020 email to the author confirmed that bond funds can be used to pay for performance audits.

Summary

It is unacceptable to not implement and have independent third-party verification of 57 bond construction program financial improvement

[4] The total cost for the 112 Forensic Accounting Investigation recommendations was $1,070,961 of which $218,727 was paid from the General Fund and $852,234 from Bond funds. The Moss Adams, LLP Phase I Review Report, delivered on March 20, 2019, verified the implementation of 33 recommendations. Twenty-nine (29) Phase I recommendations need to be implemented and verified plus 50 Phase 2 recommendations need to be implemented and verified.

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recommendations. The public and taxpayers expect due diligence in the expenditure of bond funds. "The purpose of the Committee (CBOC) is to inform the public concerning the expenditure and uses of bond revenues."

The cost for compliance and effectiveness and results performance audits can be charged to the bond program, Fund 21 with no financial burden to the General Fund.

Recommended Motion

That the District charge the cost of Proposition 39 school bond financial audits and compliance and effectiveness and results performance audits to the Building Fund (Fund 21) to reduce the burden to the General Fund.

That the CBOC Chairperson prepare and issue press releases, opinion editorials, social media comments and letters to the editor to inform the public of the facts in these reports.

Attachments

- WCCUSD Facilities Committee 07.23.20 Discussion of RFP for Bond Program Performance Auditor
- Proposition 39 School Construction and Performance Audit Email Exchange with Author and FCMAT, July 29-31, 2020
- California Attorney General Opinion 04-110, November 9, 2004, use of Proposition 39 school bond proceeds.

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WCCUSD FACILITIES COMMITTEE
07.23.20
DISCUSSION OF RFP FOR BOND PROGRAM PERFORMANCE AUDITOR

TRUSTEE TOM PANAS
Okay. So, we'll now move on to our discussion items. The first one is D.1~RFP for Bond Performance Audit Services. Again, I'm sorry. I know that Mr. Jungherr and Mr. Gosney had asked to speak after the presentation.

MARGARITA ROMO
I think everyone knows me, but for those of you who don't, I'm Margarita Romo, the lead Internal Auditor for the District. I'm happy to be here today. The District will be putting out an RFQP for performance audit of the District's Measure D 2010, Measure E 2012 and Measure R 2020 Bond Program for fiscal years 2020, '21 and 2022. Exhibit A, scope of services includes an overall evaluation of the District Bond Program.

Exhibit A, scope of services includes an overall evaluation of the District Bond Program. Compliance work scope provides the minimum amount of performance audit coverage required to comply with Prop 39, the State Constitution and Education Code. At this time, we believe completing only a performance audit is the best course of action for the District.

We have not lost sight of the objectives from prior year performance audits or recommendations from the Forensic Accounting Investigation. We understand that there is a lot of concern about this, and we also understand why. We owe it to the District and to the community to complete the order on our Bond Program, objectives and recommendations. We would like to complete this work first and consider adding additional scope once this work has been completed and verified.

Adding additional scope usually translates to more staff time spent pulling documents for the audit, completing only the statutorily required performance audit, what allows staff to redirect their efforts on implementing the recommendations and objectives from prior year audits. In addition, adding more scope would cost the District additional dollars. Given our budget situation, we believe this is the best route to take. That concludes the presentation. Thank you.

TRUSTEE TOM PANAS
Thank you very much for that. Okay. We have public comment.
So currently for public comment is Anton Jungherr and Don Gosney.

ANTON JUNGHERR
Okay, this is Anton Jungherr here speaking.

EXTRANEOUS AND NON-PERTINENT TEXT HAS BEEN DELETED
TRUSTEE CUEVAS WAS UNABLE TO ATTEND

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I'd like to respond to Ms. Romo's comments. My opinion, this is not the best course of action, and to argue that we can't afford it when it's going to be paid for out of bond funds, where we got $575 million, I think is a specious argument.

But let me speak to the proposed RFQ. It provides only for a compliance audit. It does not request an audit of the effectiveness and results of the expenditures at $575 million of Measure R dollars. The last compliance audit the District had was in Fiscal '16 and that audit was eight pages and made no recommendations. The performance audit for last year had 29, 29 effectiveness and results recommendations of which the District did not respond to those recommendations as required by the education code.

So, we don't know if any of those have been implemented. Why would the District not want to audit the effectiveness and results of expenditures of $575 million of bond funds?

The RFQ does not provide for the verification of the 29 Forensic Accounting Investigation recommendations that were not verified in the Phase I report. That Forensic Accounting Investigation cost the District $1 million. Why would Ms. Romo argue that we should not confirm that those recommendations have been implemented? Why would the District not want to verify that these 29 recommendations were implemented? I recommend that the Performance Audit scope include compliance and effectiveness and results.

I further recommend that the RFQ include the verification of the implementation of the 29 Forensic Accounting Investigation recommendations that were not previously verified. I have sent copies of my comments to the staff and I request that my written comments be included in your minutes of today's meeting. That ends my comments.

DON GOSNEY

In the run up to the March 3 vote for Measure R, our neighbors heard District staff and Board members reassure them with reports about oversight by the CBOC and intensive and exhaustive audits. It may have been campaign rhetoric but some voters actually believed what they were being told.

But since the County Elections Division certified the election results, we've seen the very same Board and Staff try to undercut the oversight and the audits.

I worry when I read what's included in Appendix A. There's no there there.

I'm concerned when I read Exhibit A of the RFP looking for a Bond Program Performance Auditor. Section 1.1 seems rather scant on detail. I'm largely a trusting person but there have

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been too many times dealing with District management that allows me to issue a blanket trust. Trust needs to be earned and while Dr. Wold is doing a great job, the rebuilding process is ongoing.

The goals of the District, the goals of the CBOC and the goals of the community aren't always the same. The District is flat busted broke and wants to cut costs anywhere and everywhere while the CBOC and the community believes they need proper oversight of their freshly approved $575 million Measure R bond (on top of the $150 or so million left in previous bond measures).

To the untrained eye, this has the appearance of a performance audit where the auditors drive through West County on I-80, look out the window, write up their report and submit a bill. There doesn't appear to be any depth to what the District is expecting of the next three performance audits. This looks even leaner than a 'bare bones' audit—even the bone seems to be missing.

Quite frankly, at first glance it appears that we can forgo the RFP process and just go to Walmart.com and order up a prewritten audit [insert names and numbers here].

It would go a long way towards endearing that trust if Exhibit A was more expansive. If the community demands more detail and explicit language when it comes to ballot measure text, wouldn't it stand to reason that they'd expect more detail in explaining what we expect from a performance auditor?

If you've been listening to my reports, you may have heard me complain that the scope of the performance auditors last contract kept them from even picking up the phone when I called to schedule a meeting. We need more than that and we deserve more than that.

TRUSTEE TOM PANAS

Okay, I'd like to thank the public for commenting on this, and I've been giving this matter some thought.

We talked about potentially adding future scope. When are we talking about adding future scope? Next year, six months from now? I'm just wondering what the thought is there.

MARGARITA ROMO

I think first, we want to make sure that we've had an opportunity to really close the loop on our objectives from prior year audits, and ensure that we can implement the recommendations from prior year audits, that's some work that we're currently working on—me and Melissa

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and Luis and their team. We would like to have that done as soon as we can so that I can review it and verify it and make sure that we're hitting all of those marks. At that point, I think it would be appropriate to consider adding additional scope if we found that we were still needing to make improvements in other area. But maybe Melissa or Luis would like to chime in on that.

LUIS FREESE
I don't really have anything to add to that.

TRUSTEE TOM PANAS
Okay. We all actually have a content in mind about that—it sounds like. Okay. When would this work actually begin if we were just going to do what's described in exhibit A right now?

MARGARITA ROMO
It would need to begin with Moss Adams. In prior years, the work ... The planning for it usually started in the fall with field work occurring in January and February.

TRUSTEE TOM PANAS
Okay, fine. Thank you for that. Could you please remind me what was the cost of the previous audit that included compliance and effectiveness and results?

MARGARITA ROMO
I actually don't have that in front of me, but I can certainly get back to you on that.

LUIS FREESE
I would just like to clarify that the funding for the performance audit would be coming from the general fund and not from the bond fund.

TRUSTEE TOM PANAS
Okay. Is that what's historically happened? Thank you for that information.

Okay. Well, I guess ... Work on this would start in the fall, so we do need to get this out pretty soon, it sounds like. I am very much concerned about the promises we made to the public when we passed Measure R…that we would be serious about oversight and auditing. We're about to ask the public for a parcel tax, and I think we want to look squeaky clean in terms of what we're doing. So, I'll just say, it's my very strong preference if this RFP include compliance and effectiveness and results, and also that we include verification of those 29 results.

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I have another question about that. Did we have a timeframe in mind for it? Because Ms. Romo you mentioned that the team was going to be looking into those 29 items. What was the timeframe on that?

MARGARITA ROMO

Melissa, would you like to chime in? It's a group effort, so I need to make sure that, as a team, we can communicate that to you.

MELISSA PRICE

Sure, I jump in to say just quickly to answer your question, Trustee Panas, the Moss Adams contract for the last three years, the cost of the annual compliance audit was $19,000 a year and the additional services within the range of 56 to $58,000 in addition to that annually. Then on top of that, just reimbursable expense. So, I hope that gives you an idea and answers that question.

In terms of the timing for the 29, we know that under the existing contract, Moss Adams will come back to do their review and verification of the remaining recommendations in Phase Two, and so of course it is staff's intent and hope that when Moss Adams does that review incorporating everything that we learned in the first phase, they would come back with a great report and say that they found those items implemented and verified. But that might not be the case, and so it is possible that out of the second phase of the Forensic Accounting Verification, that there may be additional recommendations that are not deemed as implemented.

Looking at the 29 recommendations, some of which Moss Adams was not able to review because they're under client-attorney privilege, the question would remain, what is the balance out of the Forensic Accounting Verification scope that Moss Adams has? And maybe the best time to look at those recommendations would be at the completion of Phase Two.

Because one of the things we do know about the 112 recommendations that are in the Forensic Accounting Investigation is so many of them are related one to the other. There was the testing of controls which really spoke to a two-year compliance period and then there were the historical recommendations. So, there are recommendations that essentially the check for verification is very similar because it's whether that instance was over the eight-year period or in the two-year period. So, I think that the general thought in terms of revisiting the 29 recommendations, because that would then be additional services that we would need to get the P4 and to go under contract work as well.

TRUSTEE TOM PANAS

EXTRANEOUS AND NON-PERTINENT TEXT HAS BEEN DELETED
TRUSTEE CUEVAS WAS UNABLE TO ATTEND

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Okay. Do we actually have a timeframe when Moss Adams will be coming back? Or is that-

MELISSA PRICE
No, because-

TRUSTEE TOM PANAS
... still up in the air? Okay.

MELISSA PRICE
So that is still up in the air. There are a couple of recommendations and that still haven't been implemented. So, Phase II of Moss Adams's review was to commence upon the implementation of the remaining recommendations.

TRUSTEE TOM PANAS
Okay. Okay. Well, I appreciate the staff's input very much, but I just think it's my recommendation that the RFP should include compliance and effectiveness and results, and that we should also include verifying those 29. If there are ... I realize there are some of those that are productive under client-attorney privilege, the Board could…I don't know…I'm just going to ask the Board to relax them. But I just feel like moving forward on those items, I feel like this is ... we need to be…being very dutiful in our auditing; we need to be dutiful in our oversight; and so, I'd say that's my recommendation and I appreciate your efforts very much on this.

LUIS FREESE
Mr. Panas, I would just say on behalf of Dr. Wold, he just indicated that if the desire is to move forward with the increased performance audit, that those recommendations be made to the Board, and the Board so desire for those to be done, that we would move forward with that within the performance audit.

TRUSTEE TOM PANAS
Okay. I'm certain…I think that's very reasonable. Yeah, this will come through as a recommendation to the Board, and the Board, if they choose to do otherwise, I'm fine with that. I appreciate you making that clear, though, because we hadn't actually discussed that process. Thank you, Mr. Freese.

EXTRANEOUS AND NON-PERTINENT TEXT HAS BEEN DELETED
TRUSTEE CUEVAS WAS UNABLE TO ATTEND

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Subject: **RE: Proposition 39 School Construction Financial and Performance Audits**
Date: 7/31/2020 6:47:23 PM Pacific Standard Time
From: mgiacomini@fcmat.org
To: ajungherr@aol.com

Hi Anton,
I agree that yes, the AG opinion does say that the cost of required Proposition 39 school construction annual independent performance audits and annual independent financial audits can be charged to bond funds. And since bond funds are in fund 21, the answer is yes as well.

So I do agree with you.

I hope you are well.

Michelle Giacomini
Deputy Executive Officer
415-987-3104
mgiacomini@fcmat.org

FCMAT
FISCAL CRISIS & MANAGEMENT ASSISTANCE TEAM

From: Anton Jungherr <ajungherr@aoJ.com>
Sent: Wednesday, July 29, 2020 9:29 PM
To: Michelle Giacomini <mgiacomini@fcmat.org>
Cc: ajungherr@aol.com
Subject: Proposition 39 School Construction Financial and Performance Audits

It seems that the attached California Attorney General Opinion No. 04-110 (page 5) provides that the cost of required Proposition 39 school construction annual independent performance audit and annual independent financial audit can be charged to bond funds.

It is correct that the cost of these two audits can be charged to bond monies, Fund 21?

Anton Jungherr
West Contra Costa Unified School District
Citizens' Bond Oversight Committee
ajungherr@aol.com
510.697.7212 cell

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TO BE PUBLISHED IN THE OFFICIAL REPORTS

OFFICE OF THE ATTORNEY GENERAL
State of California

BILL LOCKYER
Attorney General

OPINION	:	No. 04-110
of	:	November 9, 2004
BILL LOCKYER Attorney General	:	
DANIEL G. STONE Deputy Attorney General	:	

THE HONORABLE MANNY DIAZ, MEMBER OF THE STATE ASSEMBLY, has requested an opinion on the following question:

May a school district use Proposition 39 school bond proceeds to pay the salaries of district employees who perform administrative oversight work on construction projects authorized by a voter approved bond measure?

CONCLUSION

A school district may use Proposition 39 school bond proceeds to pay the salaries of district employees to the extent they perform administrative oversight work on construction projects authorized by a voter approved bond measure.

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ANALYSIS

On November 8, 2000, California voters approved Proposition 39, which amended the Constitution to allow the issuance of bonds for the construction of school facilities if approved by 55 percent of a school district's voters and if specified conditions are met.[1] Among other things, subdivision (b)(3) was added to section 1 of article XIIIA of the Constitution, providing that the one percent property tax limitation does not apply to:

> "Bonded indebtedness incurred by a school district, community college district, or county office of education for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, approved by 55 percent of the voters of the district or county, as appropriate, voting on the proposition on or after the effective date of the measure adding this paragraph. This paragraph shall apply only if the proposition approved by the voters and resulting in the bonded indebtedness includes all of the following accountability requirements:
>
> "(A) *A requirement that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIIIA, Section 1(b)(3), and not for any other purpose, including teacher and administrator salaries and other school operating expenses.*
>
> "(B) A list of the specific school facilities projects to be funded and certification that the school district board, community college board, or county office of education has evaluated safety, class size reduction, and information technology needs in developing that list.
>
> "(C) A requirement that the school district board, community college board, or county office of education conduct an annual, independent performance audit to ensure that the funds have been expended only on the specific projects listed.
>
> "(D) A requirement that the school district board, community college board, or county office of education conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for the school facilities projects." (Italics added.)

---

[1] Normally, approval of a school district's bonded indebtedness would require a two-thirds approval vote of a district's voters. (See Cal. Const., art. XIIIA, § 1, subd. (b)(2), art. XVI, § 18, subd. (a).)

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We are asked to determine whether the prohibition against using Proposition 39 school bond proceeds for "teacher and administrator salaries and other school operating expenses" (Cal. Const., art. XIIIA, § 1, subd. (b)(3)(A)) applies to the payment of salaries of school district employees who perform administrative oversight work on construction projects authorized by a voter approved bond measure. We conclude that the prohibition is inapplicable to such salary expenses.

Preliminarily, we note that Proposition 39 also amended section 18 of article XVI of the Constitution in several respects, including the addition of subdivision (b), as follows:

> ". . . [O]n or after the effective date of the measure adding this subdivision, in the case of any school district, community college district, or county office of education, any proposition for the incurrence of indebtedness in the form of general obligation bonds for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, shall be adopted upon the approval of 55 percent of the voters of the district or county, as appropriate, voting on the proposition at an election. This subdivision shall apply only to a proposition for the incurrence of indebtedness in the form of general obligation bonds for the purposes specified in this subdivision if the proposition meets all of the accountability requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIIIA."

In addition, to implement the provisions of Proposition 39, the Legislature has enacted "The Strict Accountability in Local School Construction Bonds Act of 2000" (Ed. Code, §§ 15264-15288; "Act"),[2] targeting "unauthorized expenditures" of Proposition 39 school bond proceeds. Section 15264 thus provides:

> "It is the intent of the Legislature that all of the following are realized:
>
> "(a) Vigorous efforts are undertaken to ensure that the expenditure of bond measures, including those authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIIIA of the California Constitution, are in strict conformity with the law.

[2] All references hereafter to the Education Code are by section number only.

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"(b) Taxpayers directly participate in the oversight of bond expenditures.

"(c) The members of the oversight committees appointed pursuant to this chapter promptly alert the public to any waste or improper expenditure of school construction bond money.

"(d) That unauthorized expenditures of school construction bond revenues are vigorously investigated, prosecuted, and that the courts act swiftly to restrain any improper expenditures."

Section 15278 requires the establishment of a citizens' oversight committee with the following duties:

"The purpose of the citizens' oversight committee shall be to inform the public concerning the expenditure of bond revenues. The citizens' oversight committee shall actively review and report on the proper expenditure of taxpayers' money for school construction. The citizens' oversight committee shall advise the public as to whether a school district or community college district is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIIIA of the California Constitution. The citizens' oversight committee shall convene to provide oversight for, but not be limited to, both of the following:

"(1) Ensuring that bond revenues are expended only for the purposes described in paragraph (3) of subdivision (b) of Section 1 of Article XIIIA of the California Constitution.

"(2) Ensuring that, as prohibited by subparagraph (A) of paragraph (3) of subdivision (b) of Section 1 of Article XIIIA of the California Constitution, no funds are used for any teacher or administrative salaries or other school operating expenses." (§ 15278, subd. (b).)

Oversight committees are expressly permitted to engage in a number of review and inspection activities, including review of school districts' efforts "to maximize bond revenues by implementing cost-saving measures," specifically including "[m]echanisms designed to reduce the costs of professional fees." (§ 15278, subd. (c)(5)(A).)

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Finally, section 15284 provides for the filing of expedited civil actions, known as "School Bond Waste Prevention Actions," by persons residing in the school district when, among other things, it appears that bond proceeds are being spent "for purposes other than those specified in paragraph (3) of subdivision (b) of Section 1 of Article XIIIA of the California Constitution." (§ 15284, subd. (a)(1).)

With these constitutional and statutory provisions in mind, we return to the language of section 1, subdivision (b)(3)(A), of article XIIIA of the Constitution. School bond proceeds may be expended only for "the construction, reconstruction, rehabilitation, or replacement of school facilities" and *not* "for any other purpose, including teacher and administrator salaries and other school operating expenses." In which of these categories are the salaries of district employees whose work involves oversight of the construction projects authorized by a voter approved bond measure?

We believe that the phrase "the construction, reconstruction, rehabilitation, or replacement of school facilities" embraces project administrative costs, such as monitoring contracts and project funding, overseeing construction progress, and performing overall project management and accounting that facilitates timely completion of the construction project. A construction project generates not only the costs of materials and equipment, architectural and engineering design work, and construction worker salaries, but also costs of project administration -- work that the school district would not be required to undertake or to fund *but for* the existence of the construction project. This administrative work is performed, whether by private consultants under contract with the school district or by school district employees with expertise in project management, to ensure that all aspects of the construction project are properly coordinated; that each step satisfies the specifications; that invoices are reviewed, revised where appropriate, and paid in a timely manner; that costs do not exceed the project's budget; and that the project is completed on schedule. (See 78 Ops.Cal.Atty.Gen. 48 (1995).)[3]

Some of these administrative tasks -- specifically, conducting an annual independent performance audit and an annual independent financial audit during the life of the construction project -- are expressly required by Proposition 39 itself, as a condition of qualifying for the 55 percent voter approval requirement. (See Cal. Const., art. XIIIA, § 1, subds. (b)(3)(C), (b)(3)(D).) We view these kinds of project administration costs, because they relate directly to the bond projects and are an integral part of the construction process,

[3] We distinguish these "management costs" from actual construction labor that district employees might contribute to the project – such as electrical work, carpentry, painting, or plumbing. The use of district employees for construction labor is subject to separate legal restrictions. (See, e.g., Pub. Contract Code, § 20114; cf. Pub. Contract Code, § 22032.) However, the question posed here concerns only those administrative duties required for oversight of the construction project.

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as coming within "the purposes specified in Article XIIIA, Section 1(b) (3)." (Cal. Const., art. XIIIA, § 1, subd. (b)(3)(A); see § 15278, subd. (b).)[4]

Such project management costs may therefore be funded by Proposition 39 school bond proceeds unless the expenditures are specifically prohibited under the phrase "teacher and administrator salaries and other school operating expenses." The "teacher and administrator salaries" in question are limited to those that qualify as "school operating expenses" because of the word "other" contained in the phrase.[5] We believe that "school operating expenses" are those regular, ongoing, day-to-day costs associated with maintaining and operating a school. Among such expenses would be (1) the cost of managing the educational services provided, including the salaries of school administrators, and (2) the cost of providing instruction to students, including the salaries of teachers. (See 22 Ops.Cal.Atty.Gen. 105, 108 (1953) [school district's normal operating expenses include purchase of supplies and payment of salaries of school administrators, teachers, and janitors].)[6]

We distinguish between routine, everyday school operating expenses and the narrow category of costs and salaries of concern here -- costs that arise only in connection with, and are incurred only for the duration of, construction projects authorized by a voter approved school bond measure. The latter expenses are not incurred in the school's ordinary ongoing operation, but are instead an integral part of the construction process and "in the nature of an investment for the future." As the court explained in *Marin U. Junior College Dist. v. Gwinn* (1930) 106 Cal.App. 12:

"For years the legislature has recognized the well-established economic

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[4] To the extent the management services consist of onsite assessment of technical matters involving, for example, design, materials, building standards, or workmanship, a project manager may be required to be licensed and have experience in the particular subject area. (Cf. Gov. Code, §§ 4525-4529.5; 78 Ops.Cal.Atty.Gen. 48, *supra*; 57 Ops.Cal.Atty.Gen. 421 (1974).)

[5] In interpreting the constitutional language added by Proposition 39, "our paramount task is to ascertain the intent of those who enacted it. [Citation.]" (*Thompson v. Department of Corrections* (2001) 25 Cal.4th 117, 122.) In determining that intent, we "look first to the language of the constitutional text, giving the words their ordinary meaning." (*Leone v. Medical Board* (2000) 22 Cal.4th 660, 665.) " 'A constitutional amendment should be construed in accordance with the natural and ordinary meaning of its words. [Citation.]' " (*Hi-Voltage Wire Works, Inc. v. City of San Jose* (2000) 24 Cal.4th 537, 559.)

[6] We read Proposition 39's use of the term "teacher . . . salaries" as meaning salaries for teaching, thus corresponding with "salaries of classroom teachers" as defined for school accounting purposes in section 41011. Appropriate definitions of "teacher" and "administrative employee" are contained in section 41401.

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> distinction between cost of capital expenditures and cost of maintenance. Throughout the school law this distinction has appeared in the special provisions for taxation (or for the issue of bonds) for the purchase of school lands and erection of school buildings and in the special provisions for maintenance. It is further illustrated by the numerous statutes calling for the creation of special building funds as distinct from the general, or maintenance, funds. It is based upon the sound economic principle that a capital expenditure is in the nature of an investment for the future, whereas the cost of maintenance is a definite present expense." (*Id.* at pp. 13-14.)

Accordingly, we believe that Proposition 39's prohibition against the use of school bond proceeds for "school operating expenses" does not bar use of the proceeds for the payment of salaries of school district employees performing oversight work on construction projects authorized by a voter approved bond measure.

Our interpretation of the language of Proposition 39 allows school districts, where feasible, to implement "cost-saving measures" and "reduce the costs of professional fees" on voter approved construction projects -- objectives promoted by the Legislature in implementing Proposition 39. (See § 15278, subd. (c)(5)(A).) School district employees with the requisite expertise may be able to perform project management work at less cost to the district than if the work were performed by private consultants.

It is also consistent with other legislative schemes dealing with similar types of costs. (See, e.g., Gov. Code, § 16727, subd. (a) ["costs of construction or acquisition of capital assets" for which bond proceeds may be expended "include costs incidentally but directly related to construction or acquisition"]; Pub. Resources Code, § 5096.674 [bond proceeds for site acquisition and development of parks and recreation areas may be applied to "costs incurred in connection with administering" bond programs]; Wat. Code, § 13959, subd. (f) [defining "construction" of bond-funded water treatment facilities to include "legal, fiscal, or economic investigations or studies, surveys, designs, plans, . . . or the inspection or supervision of any of the foregoing items"].) Administrative oversight work is an integral part of the construction process.

Finally, we note that a contrary conclusion would permit the use of the school bond proceeds for administrative oversight work if performed by private consultants under contract with a school district while forbidding the use of such proceeds for the same work performed, presumably at lower cost, by district employees. Nothing in the November 8, 2000 ballot pamphlet remotely suggests that California voters intended such a result when they adopted Proposition 39.

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We conclude that a school district may use Proposition 39 school bond proceeds to pay the salaries of district employees to the extent they perform administrative oversight work on construction projects authorized by a voter approved bond measure.

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WCCUSD
CITIZENS' BOND OVERSIGHT COMMITTEE

Guadalupe Enllana, Vice Chairperson
Don Gosney, Chairperson
Cameron Moore, Secretary

2020
CBOC MEETINGS CALENDAR

Meetings will begin at 2:00 PM

Aug 10	Sept 14	Oct 19
Sept 30?? (proposed joint meeting)	Nov 09	Dec 14

SCHOOL BOARD MEETINGS

Aug 05	Sept 09	
Aug 26	Sept 23	
	Sept 30?? (proposed joint meeting)	
Oct 07	Nov 04	Dec 09
Oct 21	Nov 18	Dec 16
Jan 13	Feb 10	Mar 10
Jan 27	Feb 24	Mar 24
Apr 14	May 5	Jun 9
Apr 28	May 19	Jun 23

CBOC Bylaw Requirements

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

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FUTURE AGENDA ITEM LOG

08/10/20

Item #	Description	Suggested	Agendized
18-2	CBOC Handbook	10.24.18	ongoing
18-8	Updated By-Laws		TBD
19-1	Bring Draft ByLaws to CBOC for review	02/06/19	TBD
19-6	PVHS Lessons Learned	08/15/19	TBD
19-8	Facilities Master Plan Update	08/15/19	08/10/20
20-01	CBOC Training	01/13/20	TBD
20-03	Brown Act Training	06/08/20	TBD
20-04	CBOC Contact Info	06/08/20	TBD

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