

ENGINEERING OFFICER'S REPORT

WEST CONTRA COSTA
UNIFIED SCHOOL DISTRICT
BOND OVERSIGHT COMMITTEE
APRIL 21, 2004



AGENDA

- Program Summary
 - Phase 1A Contract Status
 - Phase 1B Bids Status
- Program Schedule Updates
- Program Budget Updates
- Bond Issuance 2004
- Project Budget Adjustments
- Program Management Plan Adjustments

PROGRAM SUMMARY

- Measure M, Phase 1A
 - 9 Elementary Modernizations Underway
 - First projects being occupied
 - 2 Sites fully occupied summer
 - Project Schedule Challenges at 3 Sites
- Measure M, Phase 1B
 - 8 Sites Bidding for summer start construction
- Measure D, Phase 1A
 - Approved Master Plans, Architects starting

PHASE 1A PROJECTS

PHASE 1A CONSTRUCTION CONTRACTS SUMMARY WORKSHEET

Project Name/ School Site	Construction Contract	Construction Contingency	Approved Change Orders	Potential Change Orders	Total Change Orders	Expenditures To Date	Remaining Balance
Madera ES	\$ 6,591,200	\$ 659,120	\$ 34,976.00	\$ 286,804.00	\$ 321,780.00	\$ 947,159.00	\$ 5,965,821
Verde ES	\$ 8,687,000	\$ 868,700	\$ 33,000.00	\$ 183,624.00	\$ 216,624.00	\$ 3,757,466.00	\$ 5,146,158
Stewart ES	\$ 6,226,000	\$ 622,600	\$ 192,595.00	\$ 99,098.00	\$ 291,693.00	\$ 3,325,658.00	\$ 3,192,035
Peres ES	\$ 10,949,000	\$ 1,094,900	\$ 479,125.00	\$ 140,997.00	\$ 620,122.00	\$ 7,624,147.00	\$ 3,944,975
Montalvin ES	\$ 6,823,000	\$ 682,300	\$ 18,320.00	\$ 26,716.00	\$ 45,036.00	\$ 2,309,159.00	\$ 4,558,877
Lincoln ES	\$ 9,375,000	\$ 937,500	\$ 1,230,555.00	\$ 76,000.00	\$ 1,306,555.00	\$ 4,974,646.00	\$ 5,706,909
Riverside ES	\$ 7,772,000	\$ 777,200	\$ 5,188.00	\$ 256,514.00	\$ 261,702.00	\$ 1,939,113.00	\$ 6,094,589
Hercules ES	\$ 10,272,500	\$ 1,027,250	\$ 86,425.00	\$ 38,125.00	\$ 124,550.00	\$ 6,153,632.00	\$ 4,243,418
Harding ES	\$ 8,917,000	\$ 891,700	\$ 86,295.00	\$ 322,335.00	\$ 408,630.00	\$ 2,139,125.00	\$ 7,186,505
Totals:	\$ 75,612,700	\$ 7,561,270	\$ 2,166,479	\$ 1,430,213	\$ 3,596,692	\$ 33,170,105	\$ 46,039,287
Change Orders as Percent of Contract:			2.9%	4.8%			
			Approved	Total Potential			
Contract Status as of April 21, 2004.							

April 21, 2004

WCCUSD Bond Oversight Committee

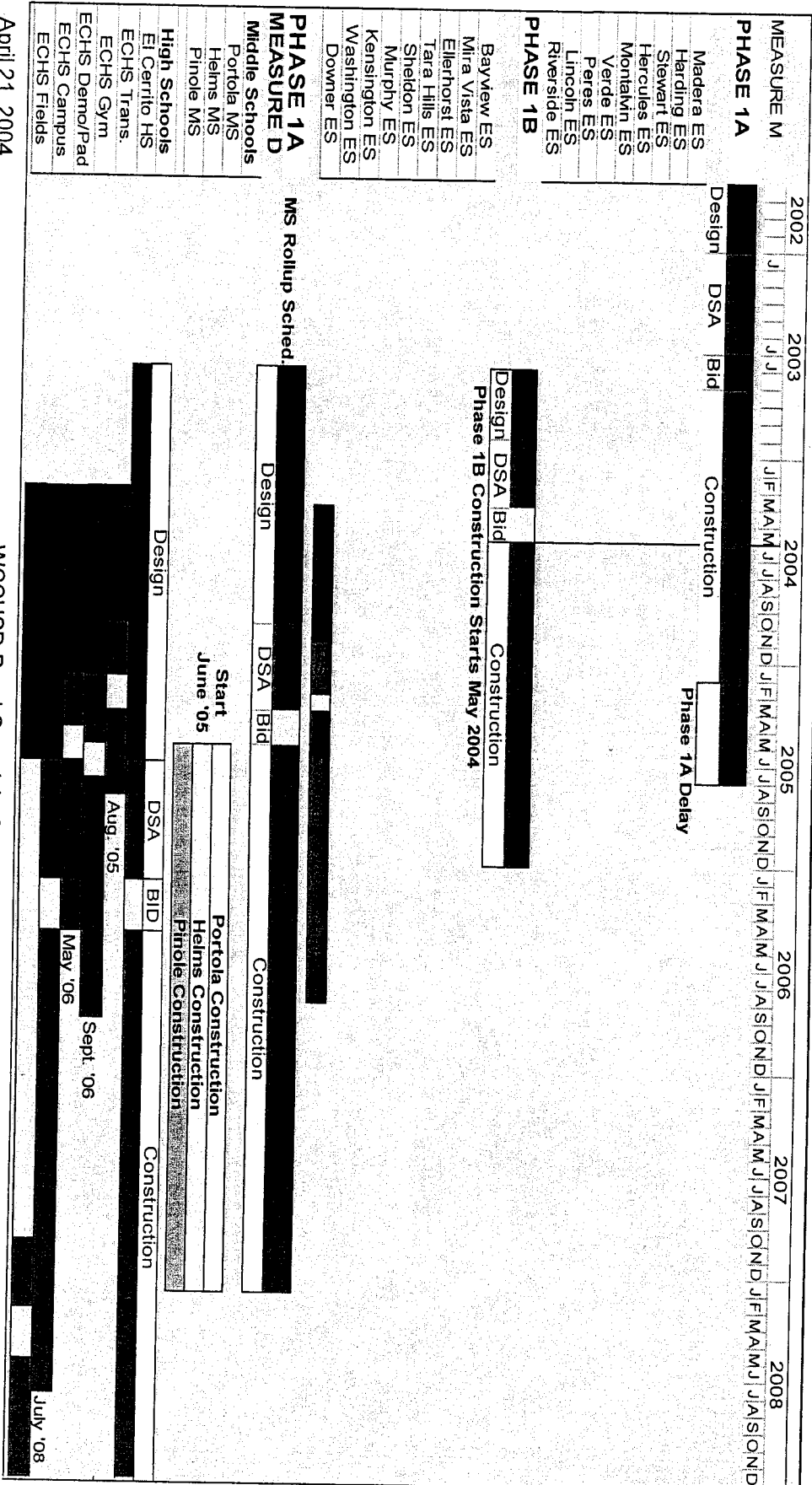
PHASE 1B PROJECT BIDS

PHASE 1B PROJECTS COST AT BID WORKSHEET, WITH VARIANCE TO BUDGET						
Site	Project	Approved Construction Budget	Cost at Bid	Bid Variance to Budget (Over Budget)	% Variance	Reference/Comments
Murphy ES	Temporary Housing	\$711,261	\$571,000	\$140,261	19.72%	Taber Construction
Sheldon ES	Temporary Housing	\$496,498	\$571,000	(\$74,502)	-15.01%	Taber Construction
Murphy/Sheldon Temp Housing Total Bid:		\$1,207,759	\$1,142,000	\$65,759	5.44%	Site Work, Utilities
Ellerhorst ES	Temporary Housing	\$155,447	\$200,000	(\$44,553)	-28.66%	Taber Construction
Washington ES	Temporary Housing	\$549,415	\$305,000	\$244,415	44.49%	Site Work, Utilities
Ellerhorst/Washington Temp Housing Total Bid:		\$704,862	\$505,000	\$199,862	28.35%	Taber Construction
Bayview ES	Temporary Housing	\$835,644	\$780,000	\$55,644	6.66%	Site Work, Utilities
Mira Vista ES	Temporary Housing	\$722,084	\$600,000	\$122,084	16.91%	Taber Construction
Tara Hills ES	Temporary Housing	\$675,054	\$618,000	\$57,054	8.45%	Taber Construction
Bayview/Mira Vista/Tara Hills Temp Housing Total Bid:		\$2,232,782	\$1,998,000	\$234,782	10.52%	Site Work, Utilities
Murphy ES	Modernization/New Construction	\$7,838,686	\$7,650,000	\$188,686	2.41%	With Allowances w/o Haz Mat Unit Prices
Ellerhorst ES	Modernization/New Construction	\$7,275,595	\$7,712,500	(\$436,905)	-6.01%	With Allowances w/o Haz Mat Unit Prices
Sheldon ES	Modernization/New Construction	\$7,035,107				
Tara Hills ES	Modernization/New Construction	\$8,088,134				
Mira Vista ES	Modernization/New Construction	\$7,691,297				
Washington ES	Modernization/New Construction	\$8,644,068				
Kensington ES	Modernization/New Construction	\$10,479,563				
Bayview ES	Temporary Housing	\$797,663				
Bayview ES	Modernization/New Construction	\$9,177,637				
Totals:						
Project Totals to Date:		\$71,173,153				
Project Totals to Date:		\$19,259,684	\$19,007,500	\$252,184	1.31%	Under Budget to Date

April 21, 2004

WCCUSD Bond Oversight Committee

PROGRAM SCHEDULE UPDATE



April 21, 2004

WCCUSD Bond Oversight Committee

PROGRAM BUDGET UPDATES

PROGRAM EXPENDITURE & FUND BALANCE REPORT

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT									
SUMMARY OF BOND EXPENDITURES									
AS OF APRIL 21, 2004									
Description	Measure M				Measure D			Grand Total	
	Series A	Series B	Series C	Total	Series A	Series B	Total		
Revenues									
Bond Proceeds	\$15,000,000	\$40,000,000	\$95,000,000	\$150,000,000	\$30,000,000	\$100,000,000	\$130,000,000	\$280,000,000	
Gauranteed Investment Contract (GIC) Interest	\$827,981	\$2,468,238		\$3,296,218	\$1,313,750		\$1,313,750	\$4,609,969	
Other Interest			\$71,930	\$71,930			\$0	\$71,930	
Other Revenues		\$258,402		\$258,402	\$125		\$125	\$258,527	
Total Revenues	\$15,827,981	\$42,726,639	\$95,071,930	\$153,626,550	\$31,313,875	\$100,000,000	\$131,313,875	\$284,940,425	
Expenditures	\$16,974,100	\$19,569,928	\$43,863,404	\$80,407,432	\$14,536,912	\$6,476,986	\$21,013,899	\$101,421,331	
Balance Remaining	(\$1,146,119)	\$23,156,711	\$51,208,525	\$73,219,117	\$16,776,963	\$93,523,014	\$110,299,977	\$183,519,094	

April 21, 2004

WCCUSD Bond Oversight Committee

PROGRAM BUDGET UPDATES

STATE SCHOOL
BUILDING FUND
APPORTIONMENTS
EXPENDITURES
BALANCES

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT SUMMARY OF GO BOND PROJECT BALANCE AS OF APRIL 21, 2004			
Site	Apportionment Received	Project Expenditures	Remaining Balance
112	401,400.00		401,400.00
115	366,330.00		366,330.00
117		23,470.00	(23,470.00)
120	369,339.00		369,339.00
123	571,594.00		571,594.00
125	369,288.00		369,288.00
126	1,129,032.00	37,707.00	1,091,325.00
127	1,927,340.00	177,267.00	1,750,073.00
134	309,937.00		309,937.00
135	320,804.00	212,126.00	108,678.00
137	1,197,753.00	71,885.76	1,125,867.24
140	303,687.00	92,353.76	211,333.24
144	861,390.00		861,390.00
147	1,448,206.00	140,080.21	1,308,125.79
150	1,172,709.00	105,153.72	1,067,555.28
158	1,128,998.00		1,128,998.00
160	290,214.00		290,214.00
162	1,161,510.00	92,328.00	1,069,182.00
165	323,957.00		323,957.00
Sub-Total Before LDMS	13,653,488.00	952,371.45	12,701,116.55
208	12,841,930.00	10,163,329.95	2,678,600.05
District Totals	26,495,418.00	11,115,701.40	15,379,716.60

PROGRAM BUDGET UPDATES

MEASURE M PROJECT BUDGET SUMMARY Option 3: Smaller Downer Elementary reconstruction project.

Project	Current Approved Budget	Proposed Budget Phase 1	Reference
Harding Elementary School Renovation	\$13,960,354	\$13,960,354	Projects under construction.
Hercules Elementary School Replacement	\$14,837,719	\$14,837,719	"
Lincoln Elementary School Renovation	\$14,728,172	\$14,728,172	"
Madera Elementary School Renovation	\$10,146,098	\$10,146,098	"
Montalvin Elementary School Renovation	\$10,438,086	\$10,438,086	"
Peres Elementary School Renovation	\$16,840,844	\$16,840,844	"
Riverside Elementary School Renovation	\$11,852,143	\$11,852,143	"
Stewart Elementary School Renovation	\$9,151,066	\$9,151,066	"
Verde Elementary School Renovation	\$13,355,939	\$13,355,939	"
Subtotal: Nine Campuses	\$115,310,421	\$115,310,421	
Quick Start Projects	\$7,200,000	\$7,200,000	Completed projects.
Stewart Elementary School Relocatables	\$3,250,000	\$3,250,000	Completed projects.
Program Contingencies and District Payroll	\$5,839,999	\$5,839,999	
Phase 1A Subtotals	\$131,600,420	\$131,600,420	
Bayview Elementary School Renovation	\$15,348,953	\$15,698,152	Smaller reconstruction.
Downer Elementary School Renovation	\$28,000,000	\$21,922,035	
Ellerhorst Elementary School Renovation	\$10,591,866	\$10,628,416	
Kensington Elementary School Renovation	\$15,687,234	\$15,778,766	
Mira Vista Elementary School Renovation	\$12,129,060	\$12,314,100	
Murphy Elementary School Renovation	\$11,893,353	\$12,270,417	
Sheldon Elementary School Renovation	\$13,561,093	\$10,851,386	
Tara Hills Elementary School Renovation	\$11,809,574	\$12,583,237	
Washington Elementary School Renovation	\$13,201,441	\$13,131,247	
Program Contingencies and District Payroll	\$6,039,726	\$6,084,544	
Phase 1b Subtotals	\$138,262,300	\$131,262,300	
TOTAL PHASE 1	\$ 269,862,720	\$ 262,862,720	

April 21, 2004

WCCUSD Bond Oversight Committee

PROGRAM BUDGET UPDATES

MEASURE M PROGRAM BUDGET SUMMARY WITH ADJUSTED PROJECT BUDGETS, ADDED PROGRAM EXPENSES DOWNER SMALLER RECONSTRUCTION, DELAY PHASE 2A PROJECTS

PROGRAM REVENUE	Current Approved Budget	Proposed Adjusted Budget	Reference
MEASURE M SALE OF BONDS	\$150,000,000	\$150,000,000	
State Funding Phase 1A	\$9,801,004	\$9,801,004	State funds received by District
Projected State Funding Phase 1B*	\$15,000,000	\$15,182,245	Corrected Entry
Projected State Funding Phase 2A*	\$0	\$0	State funding available only w/complete design, project.
State Reimbursement Quick Start	\$3,863,449	\$3,863,449	State funds received by District.
Bond Refinancing Income to Program	\$0	\$0	Pending legal review.
Developer Fees for Growth Portions of Projects	\$0	\$1,000,000	Proposed Dev. Fee Income to Program
Projected Interest Income	\$6,000,000	\$6,000,000	
County Funding Verde Project	\$900,000	\$900,000	
TOTAL PROGRAM REVENUE	\$185,564,453	\$186,746,698	
BUDGET/EXPENSE			
Program Coordination & Contingency	\$0	\$1,901,731	Security, Add'l Unbudgeted Costs
Furniture and Equipment**	\$0	\$3,825,000	Returnish 17 Schools
Network/Telecom Technology	\$0	\$4,000,000	LAN,CVS,Data Network, Room Ready
ELEMENTARY MODERNIZATIONS PH 1A & PH 1B	\$269,862,720	\$262,862,720	Smaller Downer reconstruction.
ELEMENTARY MODERNIZATIONS PH 2A PLANNING	\$1,912,604	\$1,912,604	Completed to Date
ELEMENTARY MODERNIZATIONS PH 3 PROJECTS	\$0	\$750,000	Chavez and Hanna Ranch Site work
ELEMENTARY MODERNIZATIONS PH 2A DESIGNS	\$0	\$0	Delay Phase 2A Projects.
TOTAL PROGRAM EXPENSE	\$271,775,324	\$275,252,055	
MEASURE M BALANCE	-\$86,210,871	-\$88,505,357	

PROGRAM BUDGET UPDATES

MEASURE D PROJECT BUDGET SUMMARY			
OPTION 3: REPHASE DEANZA HS PLANNING/SCHEMATIC ONLY			
HELMS SMALLER PROJECT			
Project	Current Approved Budget	Proposed Budget Phase 1	Reference
PHASE IA Measure D--Approved Projects			
El Cerrito High School	\$ 89,000,000	\$ 96,500,000	Approved Project
Portola Middle School	39,000,000	32,670,901	Renovation Project
De Anza High School	107,000,000	1,500,000	Complete Schematic Design
Helms Middle School	63,000,000	50,000,000	Reduced enrollment, project size.
Pinole Middle School	40,000,000	36,100,000	Mod/New Project
LDMS Misc. Projects	1,284,709	1,284,709	
Phase 1B Projects Planning Costs	7,338,745	7,338,745	Expenditures to date
Program Administrative Costs	2,167,032	2,167,032	
TOTAL MEASURE D BUDGET/EXPENSE	348,790,486	\$ 227,561,387	

PROGRAM BUDGET UPDATES

MEASURE D PROGRAM BUDGET SUMMARY LIMITED DESIGN FOR REPHASED DEANZA, SMALLER HELMS PROJECT

PROGRAM REVENUE	Current Approved Budget	Proposed Adjusted Budget	Reference
MEASURE D SALE OF BONDS			
State Potential and Available Funds (El Cerrito HS)*	\$300,000,000	\$300,000,000	
State Potential and Available Funds (Pinole MS)*	\$8,947,720	\$8,947,720	
State Potential and Available Funds (Pinole MS)*	\$7,906,660	\$3,179,932	Corrected Entry for Pinole Middle
State Potential and Available Funds (Helms MS)*	\$1,991,813	\$1,991,813	
State Potential and Available Funds (Portola MS)*	\$2,197,279	\$2,197,279	
State Potential and Available Funds (De Anza HS)*	\$5,917,578	\$0	
Bond Refinancing Income to Program	\$0	\$0	Future funding when project design compl. Pending Legal review.
Projected Interest Income	\$6,000,000	\$6,000,000	
Potential Joint-Use/Community Projects Revenue	\$2,000,000	\$2,000,000	
TOTAL PROGRAM REVENUE	\$334,961,050	\$324,316,744	
BUDGET/EXPENSE			
Program Coordination & Contingency	\$0	\$2,500,000	Contingency, Unbudgeted Costs
Furniture and Equipment	\$0	\$3,250,000	Refurnish 1 HS, 3 MS
Technology	\$0	\$2,500,000	LAN, Data Network, CVS, Room Ready
MEASURE D PROJECTS COSTS*	\$348,790,486	\$227,561,387	With DeAnza rephase
MEASURE M EXPENSE BALANCE*	\$86,210,871	\$88,505,357	With smaller Downer reconstruction.
TOTAL PROGRAM EXPENSE	\$435,001,357	\$324,316,744	
PROGRAM BALANCE/NET FUNDS	-\$100,040,307	\$0	
*Funding dependent upon availability of State Funds.			
		Total Net Balance for M & D	

April 21, 2004

WCCUSD Bond Oversight Committee

BOND ISSUANCE 2004

⌘ All \$150 million Measure M Bonds have been sold.

<u>Series</u>	<u>Issue Date</u>	<u>Par Amount</u>
Series A	May 1, 2001	\$15,000,000
Series B	February 1, 2002	\$40,000,000
Series C	March 1, 2003	<u>\$95,000,000</u>
Total		\$150,000,000

BOND ISSUANCE 2004

Measure D Original Issuance Schedule (Presented to State Board of Education for Debt Limit Waiver)

<u>Series</u>	<u>Issue Date</u>	<u>Par Amount</u>
Series A	June 1, 2002	\$30,000,000
Series B	August 1, 2003	\$100,000,000
Series C	August 1, 2004	\$100,000,000
Series D	August 1, 2005	<u>\$70,000,000</u>
Total		\$300,000,000

BOND ISSUANCE 2004

⌘ Proposed Measure D Issuance Schedule

Series	Issue Date	Par Amount
Series A	June 1, 2002	\$30,000,000
Series B	August 1, 2003	\$100,000,000
Series C	August 1, 2004	\$70,000,000
Series D	August 1, 2005	<u>\$100,000,000</u>
Total		\$300,000,000

- ⌘ Based upon updated cash flow of bond project expenditures
- ⌘ Keeps within \$60/\$100,000 of assessed value under Proposition 39
- ⌘ Takes advantage of current low interest rates (about 4.2%)
- ⌘ Stays within total bonds sold by next year, as proposed in the debt limit waiver application
- ⌘ Keeps within bond issuance plan presented to rating agencies
- ⌘ District has 3 years to spend the money from each series of bonds, which fits within current construction plan

April 21, 2004

WCCUSD Bond Oversight Committee

PROJECT BUDGET ADJUSTMENTS

- ☐ Measure M Phase 1A and 1B Projects
- ☐ See attached Budget Worksheets
- ☐ Additional Expense Budgets
 - Contract Compliance—Labor Compliance Programs required for State Funded projects
- Security
 - ☐ Lump Sum amount in Summary Budget
 - ☐ Will be transferred to individual projects

PART - 1
MEASURE M PHASE 1-A
COST BREAKDOWN

	Harding ES	Hercules ES	Lincoln ES	Madera ES	Montalvin ES	Peres ES	Riverside ES	Stewart ES	Verde ES	Totals
Square Footage	53,964	48,635	58,231	41,095	41,853	68,026	34,161	38,397	40,000	422,362

1. Pre-Design Services										
Site Surveys	\$22,861	\$24,424	\$24,137	\$16,381	\$16,846	\$27,269	\$19,082	\$17,163	\$21,186	\$189,359
Geotechnical Report	\$30,481	\$32,566	\$32,183	\$21,841	\$22,461	\$36,358	\$25,443	\$19,222	\$28,251	\$248,817
Invasive Testing	\$15,240	\$16,283	\$16,092	\$10,921	\$11,231	\$18,179	\$12,721	\$9,611	\$14,131	\$124,408
CCTV Sewer/Drain Lines	\$15,240	\$16,283	\$16,092	\$10,921	\$11,231	\$18,179	\$12,721	\$13,730	\$14,131	\$128,528
Other Costs	\$65,316	\$69,784	\$68,964	\$46,803	\$48,132	\$77,911	\$54,521	\$68,651	\$60,550	\$560,641
Subtotal	\$149,138	\$158,340	\$157,468	\$108,866	\$109,900	\$177,897	\$124,469	\$128,377	\$138,278	\$1,251,754

2. Design-Build Services										
Master Architect & Bond Manager	\$1,034,172	\$1,075,838	\$1,120,668	\$819,047	\$842,302	\$1,363,441	\$954,110	\$720,836	\$1,059,793	\$8,990,207
A/E of Record	\$951,559	\$997,204	\$992,806	\$714,579	\$731,560	\$1,118,416	\$834,442	\$634,972	\$900,955	\$7,876,493
Specialty Consultants	\$108,860	\$87,230	\$86,205	\$109,986	\$120,329	\$205,165	\$159,018	\$137,302	\$201,865	\$1,215,982
Division of State Architect (DSA) Fees	\$74,025	\$79,089	\$78,159	\$53,043	\$54,549	\$88,299	\$61,790	\$68,651	\$100,933	\$658,538
CA Dept. of Education Fees	\$10,886	\$11,631	\$11,494	\$7,800	\$8,022	\$12,985	\$9,087	\$13,730	\$20,187	\$105,822
Reproduction Costs	\$89,063	\$105,839	\$104,596	\$70,984	\$72,999	\$118,165	\$82,690	\$68,651	\$100,933	\$823,918
General Conditions	\$197,037	\$210,515	\$208,042	\$141,188	\$145,197	\$235,031	\$164,470	\$137,302	\$201,865	\$1,640,648
Hazardous Materials & Monitoring	\$21,772	\$23,261	\$22,986	\$15,601	\$16,044	\$25,970	\$18,174	\$13,730	\$20,187	\$177,727
Other Costs	\$81,645	\$87,230	\$86,205	\$58,503	\$60,164	\$97,389	\$68,151	\$68,651	\$100,933	\$708,871
Subtotal	\$2,579,019	\$2,677,838	\$2,711,164	\$1,990,732	\$2,051,166	\$3,264,863	\$2,351,932	\$1,863,825	\$2,707,649	\$22,198,186

3. Construction Phase Services										
Material Testing	\$99,063	\$105,839	\$104,596	\$70,984	\$72,999	\$118,165	\$82,690	\$68,651	\$100,933	\$823,918
Special Inspections	\$44,633	\$47,686	\$47,126	\$31,982	\$32,890	\$53,239	\$37,256	\$34,326	\$50,466	\$379,602
DSA Inspectors	\$138,252	\$147,710	\$145,974	\$99,086	\$101,878	\$164,911	\$115,402	\$102,977	\$151,389	\$1,167,588
Contract Compliance	\$29,392	\$31,403	\$31,034	\$21,061	\$21,659	\$35,060	\$24,534	\$18,536	\$27,252	\$239,931
Other	\$34,835	\$37,218	\$36,781	\$24,961	\$25,670	\$41,553	\$29,078	\$29,276	\$48,669	\$386,071
Subtotal	\$348,175	\$369,856	\$365,510	\$248,054	\$255,097	\$412,928	\$288,959	\$293,764	\$416,749	\$2,997,093

Soft Cost Total	\$3,074,033	\$3,207,034	\$3,234,142	\$2,245,653	\$2,416,163	\$3,856,667	\$2,705,360	\$2,285,966	\$3,262,675	\$26,447,033
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1. Modeling/Construction										
Base Bid	\$8,724,000	\$10,212,500	\$9,125,000	\$6,541,200	\$6,623,000	\$10,876,000	\$7,344,000	\$6,026,000	\$8,337,000	\$73,808,700
Environmental	\$183,000	\$60,000	\$250,000	\$50,000	\$200,000	\$73,000	\$428,000	\$200,000	\$350,000	\$1,804,000
Subtotal	\$8,917,000	\$10,272,500	\$9,375,000	\$6,591,200	\$6,823,000	\$10,949,000	\$7,772,000	\$6,226,000	\$8,687,000	\$75,612,700
Contingency	\$891,700	\$1,027,250	\$937,500	\$659,120	\$682,300	\$1,094,900	\$777,200	\$622,600	\$868,700	\$7,561,270
Subtotal (1)	\$9,808,700	\$11,299,750	\$10,312,500	\$7,250,320	\$7,505,300	\$12,043,900	\$8,549,200	\$6,848,600	\$9,555,700	\$83,173,970

2. Temporary Housing										
Temporary Housing	\$979,383	\$300,850	\$1,074,118	\$500,114	\$468,657	\$655,688	\$488,694	\$15,000	\$488,694	\$5,172,188
Contingency	\$97,938	\$30,085	\$107,412	\$50,011	\$46,966	\$65,569	\$48,869	\$1,500	\$48,869	\$517,220
Subtotal (2)	\$1,077,321	\$330,935	\$1,181,530	\$550,125	\$515,623	\$721,257	\$537,563	\$16,500	\$537,563	\$5,689,418

Hard Cost Total	\$10,886,021	\$11,630,685	\$11,494,030	\$7,800,445	\$8,021,923	\$12,965,157	\$9,086,763	\$8,865,100	\$10,093,263	\$88,853,386
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Total Project Budget	\$13,960,354	\$14,837,719	\$14,728,172	\$10,148,098	\$10,438,086	\$16,640,844	\$11,852,143	\$9,151,066	\$13,355,939	\$116,510,421
Program Contingency	\$648,284	\$689,027	\$683,938	\$471,159	\$484,719	\$762,047	\$550,384	\$424,953	\$620,216	\$5,354,728
Program Total	\$14,608,638	\$15,526,746	\$15,412,111	\$10,617,257	\$10,922,805	\$17,622,891	\$12,402,527	\$9,576,019	\$13,976,155	\$120,665,149

Construction Cost w/o Temp. & Cont. per Sq. Ft.	\$165.24	\$211.22	\$161.00	\$160.39	\$163.02	\$165.83	\$227.51	\$162.15	\$217.18	\$181.50
Construction Cost w/ Temp. per Sq. Ft.	\$183.39	\$217.40	\$179.44	\$172.56	\$174.24	\$178.78	\$241.82	\$162.54	\$229.39	\$193.29
Project Cost per Sq. Ft. with Escalation	\$258.70	\$305.08	\$252.93	\$246.89	\$249.40	\$255.06	\$346.95	\$238.33	\$333.90	\$276.36

PART - I (Revised 04/21/04)

**MEASURE M PHASE 1-B
COST BREAKDOWN**

Square Footage

Bayview ES Ellenhorst ES Kensington ES Mira Vista ES Murphy ES Sheldon ES Tara Hills ES Washington ES Downer ES Totals

53,891

39,935

43,433

38,074

36,834

50,977

44,358

41,591

115,326

464,419

1. Professional Services

Site Surveys	\$23,505	\$15,881	\$23,577	\$18,400	\$18,349	\$16,214	\$18,802	\$19,662	\$29,578	\$183,989
Geotechnical Report	\$31,340	\$21,175	\$31,436	\$24,533	\$24,465	\$21,619	\$25,070	\$26,216	\$39,438	\$245,292
Investive Testing	\$15,670	\$10,588	\$15,718	\$12,267	\$12,267	\$10,810	\$12,535	\$13,108	\$19,719	\$122,646
CCTV Sewer/Drain Lines	\$15,670	\$10,588	\$15,718	\$12,267	\$12,232	\$10,810	\$12,535	\$13,108	\$19,719	\$122,646
Other Costs	\$67,158	\$45,375	\$67,363	\$52,572	\$52,424	\$46,327	\$53,721	\$56,176	\$84,509	\$525,625
Subtotal	\$153,344	\$103,606	\$153,812	\$120,038	\$119,702	\$105,780	\$122,862	\$128,270	\$192,963	\$1,200,177

2. Construction Phase Services

Master Architect & Bond Manager	\$1,175,263	\$794,063	\$1,178,852	\$920,002	\$917,427	\$810,721	\$940,110	\$983,088	\$1,478,911	\$9,198,437
A/E of Record	\$1,007,368	\$880,825	\$1,010,445	\$788,573	\$777,159	\$694,904	\$805,809	\$842,647	\$1,321,454	\$7,928,983
Specialty Consultants	\$195,877	\$132,344	\$196,475	\$153,334	\$152,904	\$135,120	\$156,685	\$163,848	\$246,485	\$1,533,073
Division of State Architect (DSA) Fees	\$76,112	\$51,425	\$76,345	\$59,581	\$59,414	\$52,504	\$60,863	\$63,687	\$95,777	\$595,708
CA Dept. of Education Fees	\$11,193	\$7,563	\$11,227	\$8,762	\$8,737	\$7,721	\$8,953	\$9,383	\$14,085	\$87,604
Reproduction Costs	\$101,856	\$68,819	\$102,167	\$79,734	\$79,510	\$70,262	\$81,476	\$85,201	\$128,172	\$797,198
General Conditions	\$202,593	\$136,881	\$203,212	\$158,591	\$158,147	\$139,753	\$182,057	\$169,468	\$254,936	\$1,585,635
Hazardous Materials & Monitoring	\$22,386	\$15,125	\$22,454	\$17,524	\$17,442	\$15,442	\$18,725	\$18,725	\$28,170	\$175,208
Other Costs	\$83,947	\$56,719	\$84,204	\$65,714	\$65,530	\$57,909	\$67,151	\$70,221	\$106,637	\$657,031
Subtotal	\$2,876,596	\$1,943,563	\$2,885,381	\$2,251,815	\$2,236,304	\$1,884,336	\$2,301,031	\$2,406,225	\$3,673,627	\$22,558,878

3. Construction Phase Services

Material Testing	\$101,856	\$75,701	\$112,384	\$87,707	\$87,461	\$77,289	\$89,624	\$86,201	\$136,652	\$852,875
Special Inspections	\$45,891	\$34,107	\$50,635	\$39,406	\$39,406	\$34,822	\$40,380	\$38,387	\$61,118	\$384,282
DSA Inspectors	\$142,151	\$105,648	\$156,843	\$122,404	\$122,061	\$107,865	\$125,079	\$118,907	\$189,317	\$1,180,275
Contract Compliance	\$30,221	\$20,419	\$30,313	\$23,657	\$23,591	\$20,847	\$24,174	\$25,279	\$38,029	\$236,531
Other	\$35,818	\$26,620	\$39,520	\$30,842	\$30,756	\$27,178	\$31,516	\$29,961	\$47,702	\$289,912
Subtotal	\$355,937	\$262,494	\$389,695	\$304,128	\$303,275	\$269,001	\$310,773	\$297,735	\$471,818	\$2,963,855

Soft Cost Total

\$3,385,876	\$2,309,864	\$3,428,886	\$2,675,980	\$2,659,282	\$2,358,117	\$2,734,466	\$2,832,230	\$4,338,408	\$26,722,911
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2. Construction Costs

1. Modernization Construction

Environmental	\$411,286	\$281,965	\$246,616	\$211,818	\$182,081	\$165,008	\$177,398	\$186,454	\$210,176	\$2,074,802
Construction	\$9,485,734	\$6,993,630	\$10,230,947	\$7,479,469	\$7,656,605	\$6,870,099	\$7,890,736	\$8,457,614	\$13,266,701	\$78,331,535
Subtotal	\$9,897,020	\$7,275,595	\$10,477,563	\$7,691,287	\$7,838,686	\$7,035,107	\$8,068,134	\$8,644,068	\$13,476,878	\$80,406,337

2. Temporary Housing

Contingency	\$989,702	\$727,560	\$1,047,956	\$769,128	\$783,869	\$703,511	\$806,813	\$864,407	\$1,347,688	\$8,040,634
Subtotal (1)	\$10,886,722	\$8,003,155	\$11,527,519	\$8,460,416	\$8,622,555	\$7,738,618	\$8,874,947	\$9,508,475	\$14,824,566	\$88,446,971

3. Temporary Housing

Contingency	\$1,295,959	\$286,907	\$747,599	\$1,070,640	\$898,710	\$886,046	\$885,294	\$718,675	\$1,032,007	\$7,621,837
Subtotal (2)	\$129,586	\$28,691	\$74,760	\$107,084	\$89,871	\$68,805	\$88,529	\$71,868	\$103,201	\$762,184
Subtotal	\$1,425,555	\$315,598	\$822,359	\$1,177,704	\$988,581	\$754,851	\$973,823	\$790,543	\$1,135,208	\$8,384,021

Hard Cost Total

\$12,312,277	\$8,318,752	\$12,348,678	\$9,656,120	\$9,611,136	\$8,483,288	\$9,848,771	\$10,289,017	\$15,959,773	\$96,830,991
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Bid Date (04/01/04) Escalation (4% per year)

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,623,854
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Total Project Budget

\$15,698,153	\$10,628,416	\$15,778,766	\$12,314,100	\$12,270,417	\$10,851,386	\$12,583,237	\$13,131,247	\$21,922,036	\$125,177,757
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Program Contingency

\$763,044	\$516,618	\$766,962	\$598,554	\$596,431	\$527,456	\$611,636	\$638,273	\$1,065,569	\$6,084,544
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Program Total

\$16,461,197	\$11,145,034	\$16,545,728	\$12,912,654	\$12,866,848	\$11,378,841	\$13,194,874	\$13,769,521	\$22,987,605	\$131,262,300
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Construction Cost w/o Temp. & Cont. per Sq. Ft.

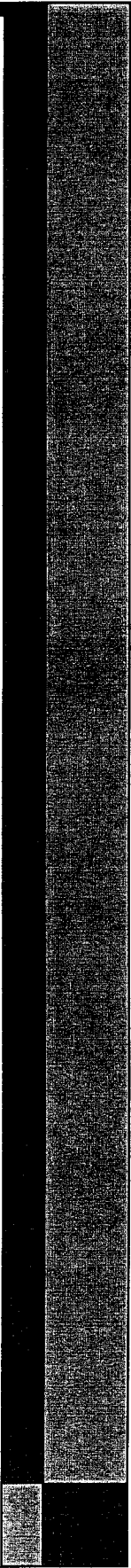
\$183.65	\$162.19	\$241.28	\$202.01	\$212.81	\$138.01	\$181.89	\$207.84	\$116.86	\$185.17
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Construction Cost w/ Temp. per Sq. Ft.

\$207.70	\$189.37	\$258.49	\$230.13	\$237.21	\$151.46	\$201.84	\$225.11	\$125.81	\$205.61
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Project Cost per Sq. Ft. with Escalation

\$291.29	\$266.14	\$363.29	\$323.43	\$333.13	\$212.87	\$283.67	\$315.72	\$190.09	\$286.63
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BOND TEAM CONTRACT REALIGNMENT

REALIGNMENT BACKGROUND

- Associate Superintendent for Operations
 - Original Bond Team structure appropriate for start-up phases
 - Very limited District staff
 - Program off to a strong start with unified team
 - Strengthening of District staff capabilities
 - District assumes more responsibility
 - Sharper definition, change in Bond Team role
 - Keep the best of what we have!

REALIGNMENT BACKGROUND

- Contract Yearly Review
 - Started August 2003
 - Requested by both members of Bond Team
- Additional Compensation requested
 - WLC for management of AOR's
 - Complexity, number of firms to manage
 - SGI for Construction Management Phase
 - Fee basis too low to staff as District requests

REALIGNMENT BACKGROUND

- Legal Review
 - Miller Brown & Dannis, started Spring 2003
 - Roles and Responsibilities not clear
 - Relationship stresses
 - Unusual contractual relationship
 - Engaged by District to work with Bond Team
 - Process of meetings to review concerns
 - Developed recommendations for change



REALIGNMENT BACKGROUND

- Performance Audit
 - Total School Solutions, started Summer 2003
- Recommendations in first Audit
 - Revise organizational structure
 - Clarify roles and relationships
 - Strengthen District staff leadership

REALIGNMENT BACKGROUND

- Engineering Officer's Management Review
 - Roles and Responsibilities not clearly defined
 - Scope of Services Issues
 - Design Phase Management
 - No Construction Project Management Orientation
 - Budget and Schedule issues first phases
- Redundant Services
 - Master Architect duplicating traditional AOR role
- Cost Concerns
 - Overall cost structure very high

PROPOSED CONTRACT CHANGES

- Separate Contracts for SGI and WLC
 - Current structure issues
 - Roles, responsibilities not defined among team
 - Internal contract allocation differences
 - Individual contracts will allow more clear definition of tasks, responsibilities
- Both firms & District agree with this approach

PROPOSED CONTRACT CHANGES

- Program Management
 - Maintain current SGI team
 - Fiscal Controls, Program Support
 - Master Architect Program Management Role
 - Overall Master Arch. Program Support
 - DSA, OPSC overall coordination
 - Develop staffing model to support District
 - Keep best of current model, make it better

PROPOSED CONTRACT CHANGES

- Design Phase Management
 - Provide better control over Budget/Schedule
 - Build stronger Management team
 - Set up Design Phase Team
 - Project/Construction Management orientation
 - Prime responsibility for Project Budget and Schedule
 - Master Architect still enforces standards
 - Builds on strength of current team with added Design Phase controls



PROPOSED CONTRACT CHANGES

- **New Master Architect Role**
 - AOR's to provide full services
 - Complete Schematic Designs
 - Master Architect completes
 - Programming, Master Planning
 - Maintain focus on District Standards, Program
 - AOR's take ownership of projects
 - Strengthen current system

PROPOSED CONTRACT CHANGES

- Construction Management
 - Concerns about CM fees in current contract
 - Unclear division of work, fees in joint contract
 - SGI indicated unable to staff at levels requested
 - Propose Staffing Plan based fee structure
 - Uses market rate calculations
 - With District approved staffing levels
 - Changing CM fee basis benefits District

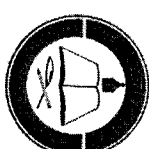
PROPOSED CONTRACT CHANGES

- Construction Management
 - Broaden base of firms participating in Program
 - SGI teams are engaged, schedules run long
 - District can supplement with other firms
 - Able to secure potentially more qualified teams
 - Local and minority firm possibilities
 - SGI Program Coordination
 - Still manage all CM's in District
 - Including separate firms



SCOPE AND COST IMPACTS

- Still reviewing proposals from SGI/WLC
- High fee structure reflects demanding program
- No significant change in cost with proposed changes
- Stronger teams, same \$



West Contra Costa Unified School District

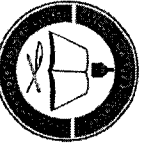
BOND FINANCING:

HOW DOES IT WORK?

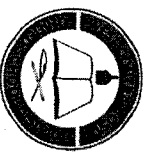
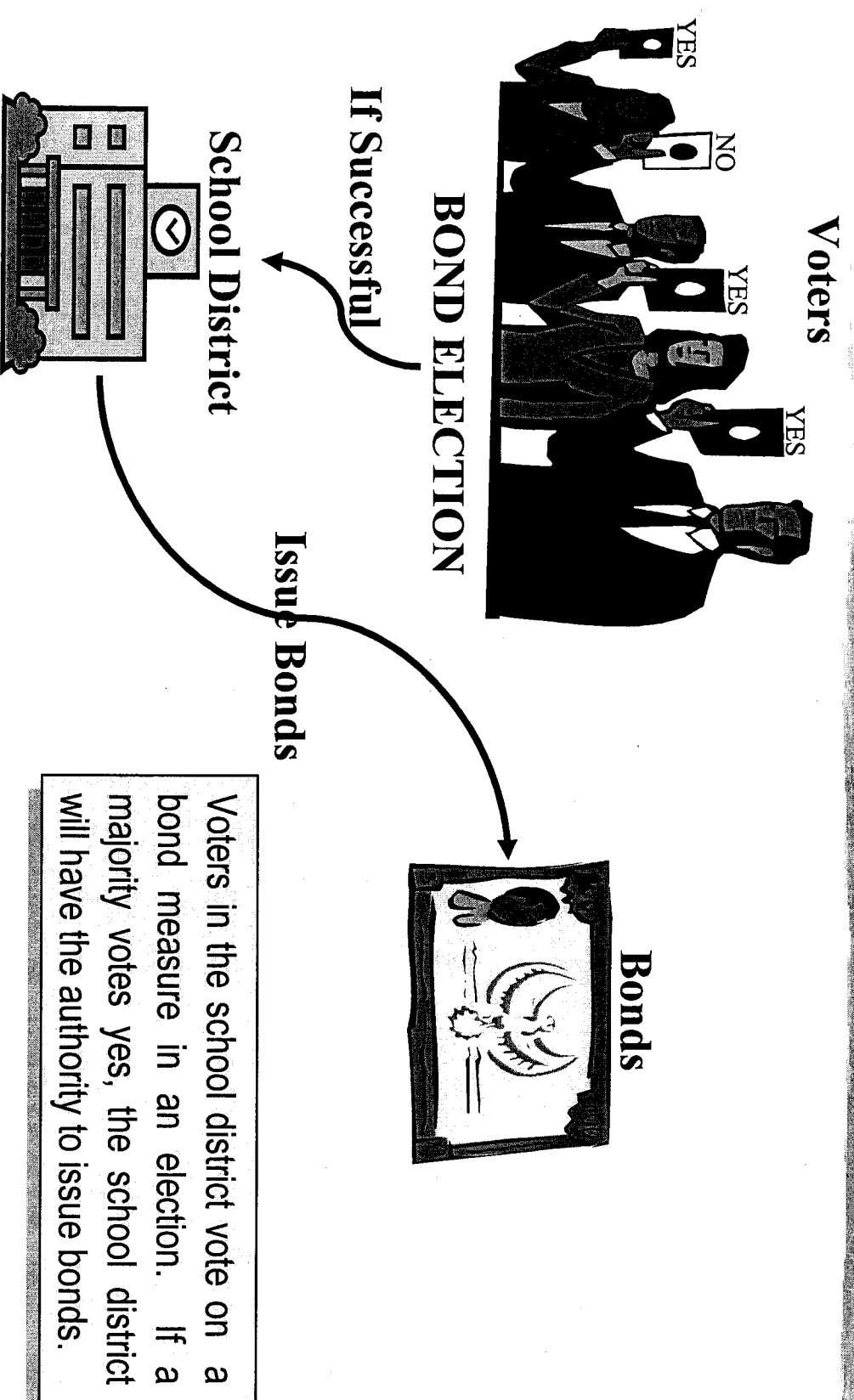
April 13, 2004

What is a Bond?

- A bond, like a mortgage, is an obligation to repay a debt over time with interest
- General Obligation Bonds (G.O. Bonds)
- The least expensive way to finance school facilities projects
- Need to hold an election
 - Measure E – 2/3 voter approval
 - Measure M – 2/3 voter approval
 - Measure D – 55% voter approval (Proposition 39)
- Bonds are sold by the District to investors to generate funding
- Bonds are sold in series over time
- Bonds are repaid by taxpayers with their property taxes
- The amount of taxes paid by taxpayers is computed based on the assessed value (not market value) of their property
- Bond money can only be used for facilities and not for the General Fund

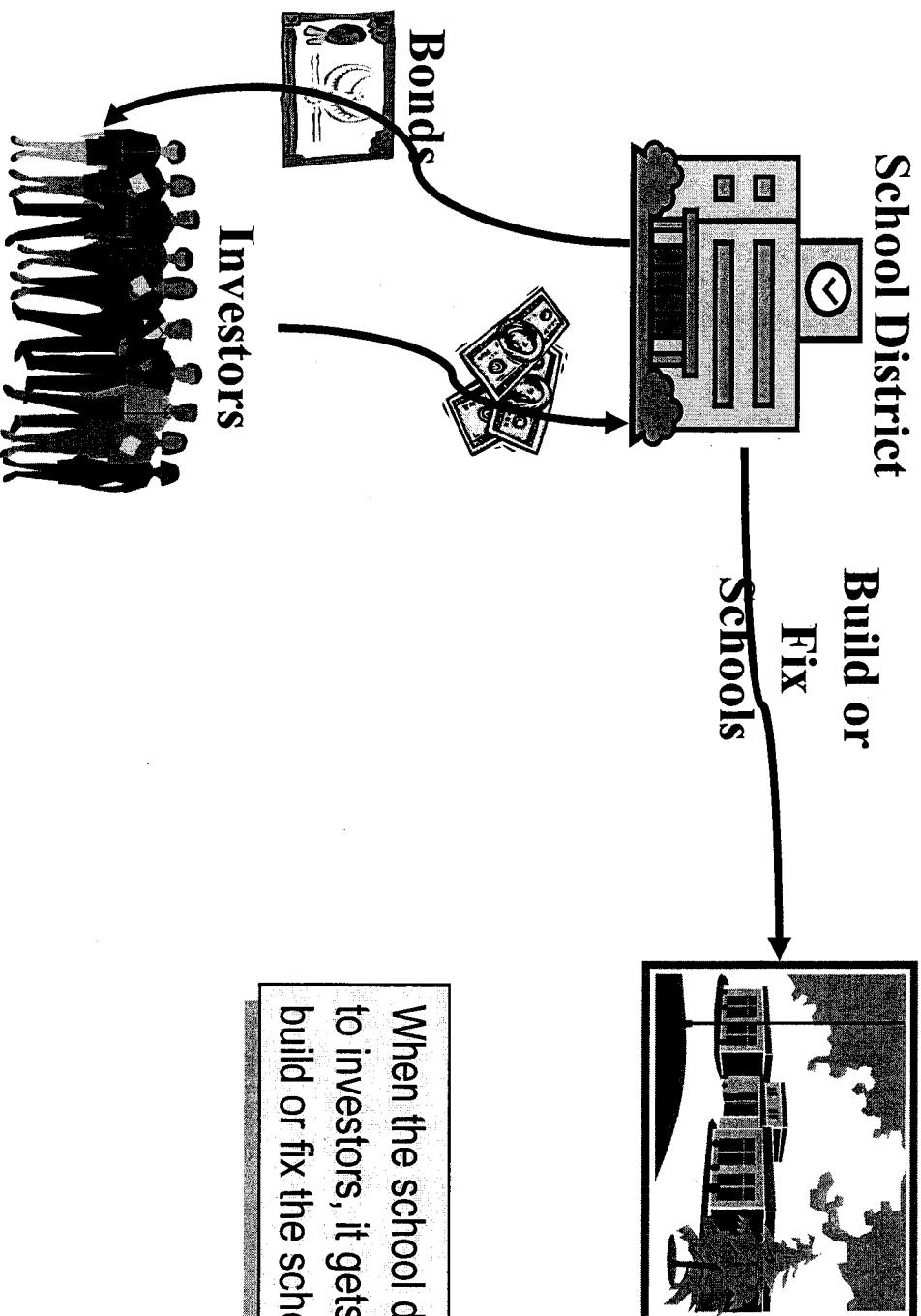


How Are Bonds Approved?

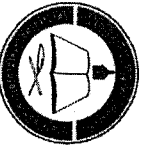


West Contra Costa Unified School District

How are Funds Generated?

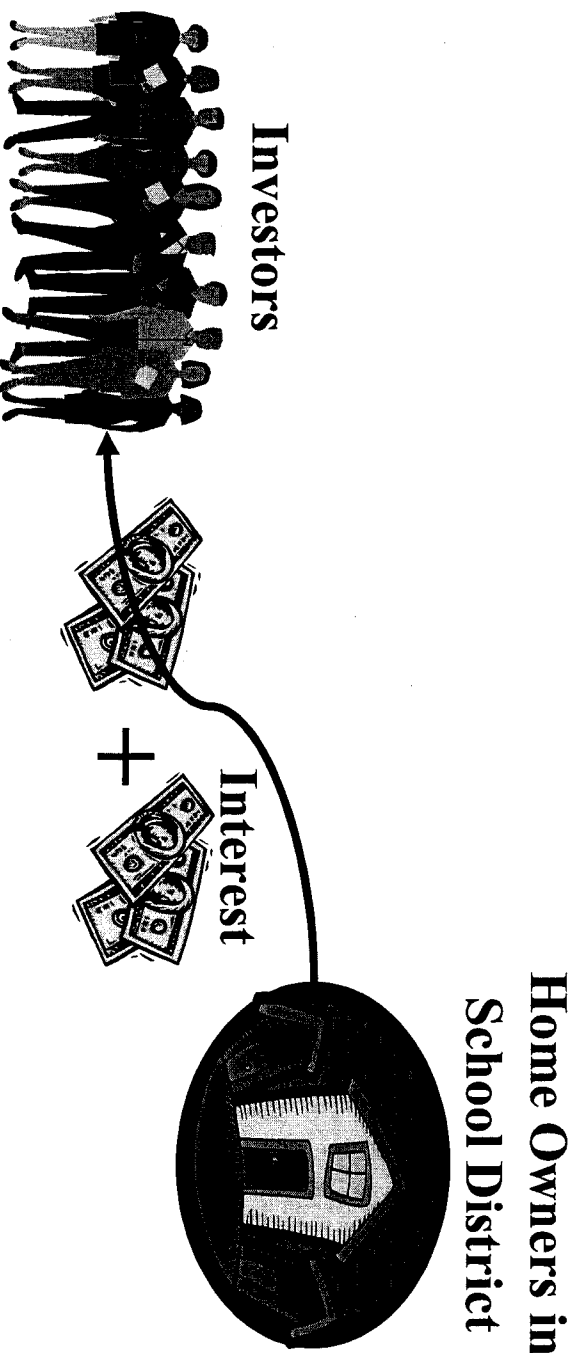


When the school district sells the bonds to investors, it gets money from them to build or fix the schools in the District.

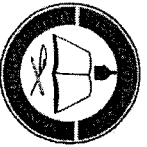


West Contra Costa Unified School District

How are Bond Repaid?



The home owners in the school district then repay the investors their money plus interest from property taxes on their homes based on assessed value.

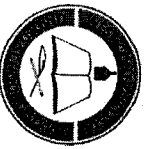


Measure E Summary

- \$40 million authorization for Lovonya DeJean Middle School and school repairs
- Election on June 2, 1998, under 2/3rds rules
- 75.7% voter approval
- All Measure E bonds have been sold and were refinanced in 2001 to generate **\$900,000 savings for taxpayers and \$393,400 for additional bond projects**

Series	Issue Date	Par Amount
Series A	August 1, 1998	\$10,000,000
Series B	February 1, 1999	\$10,000,000
Series C	February 1, 2000	\$10,000,000
Series D	August 1, 2000	<u>\$10,000,000</u>
Total		\$40,000,000

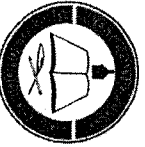
Refinancing Bonds	Issue Date	Par Amount
Series A	November 1, 2001	\$28,610,000
Series B	November 1, 2001	<u>\$10,255,000</u>
Total		\$38,865,000



West Contra Costa Unified School District

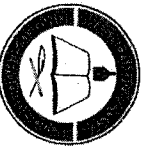
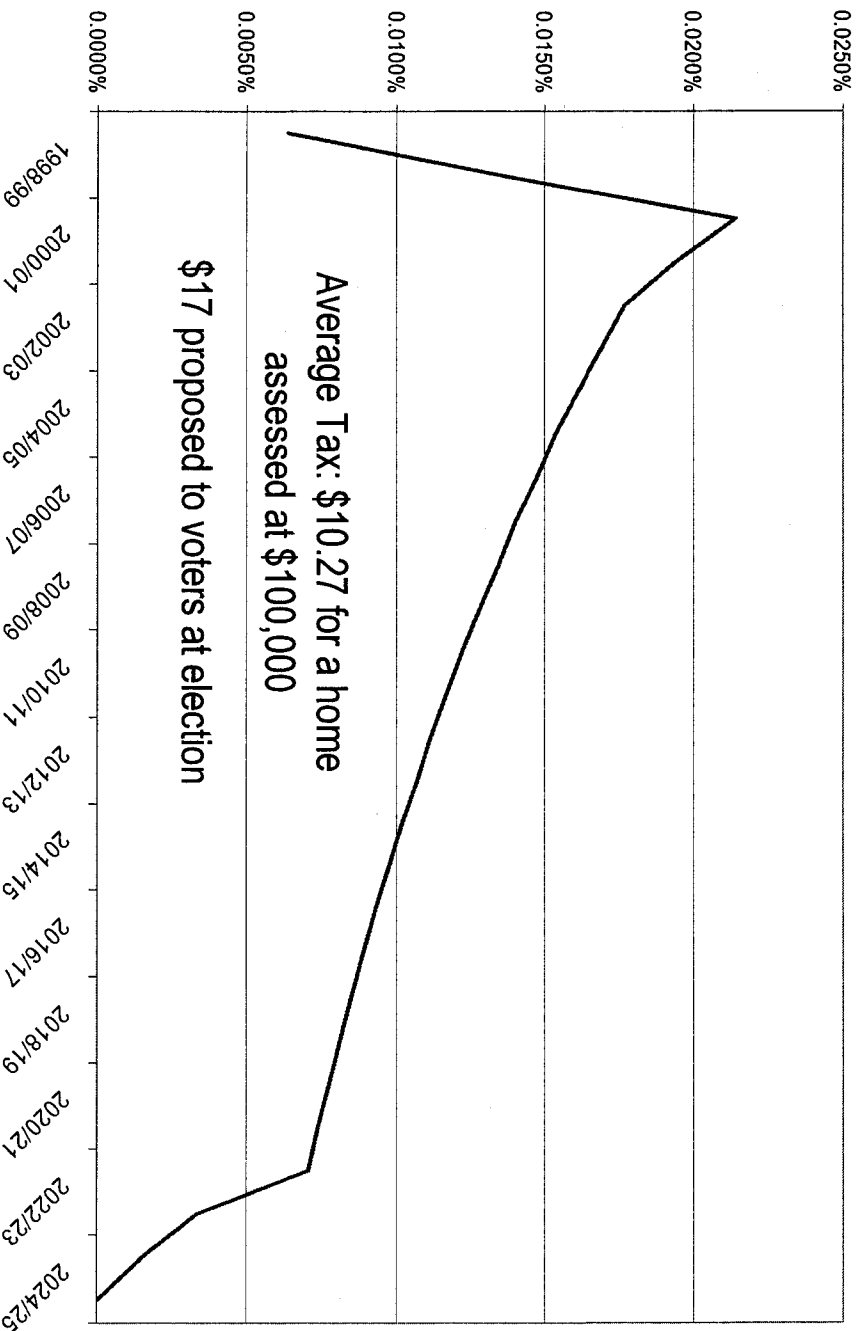
Measure E Ballot Language

"To allow all students to attend neighborhood schools by building a middle school in Richmond, to repair leaky classroom roofs, provide students with access to additional classroom technology, improve science labs, and upgrade and repair schools throughout the district, shall the West Contra Costa Unified School District issue bonds in the maximum amount of \$40 million, with the interest rate not to exceed the amount allowable by law, to renovate, acquire, construct, and modernize school facilities?"



West Contra Costa Unified School District

Measure E Tax Rates

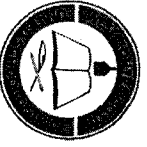


West Contra Costa Unified School District

Measure M Summary

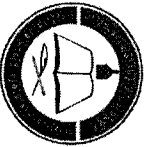
- \$150 million authorization for elementary school projects
- Election on November 7, 2000, under 2/3rds rules
- 77.5% voter approval
- All Measure M bonds have been sold

Series	Issue Date	Par Amount
Series A	May 1, 2001	\$15,000,000
Series B	February 1, 2002	\$40,000,000
Series C	March 1, 2003	<u>\$95,000,000</u>
Total		\$150,000,000



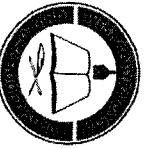
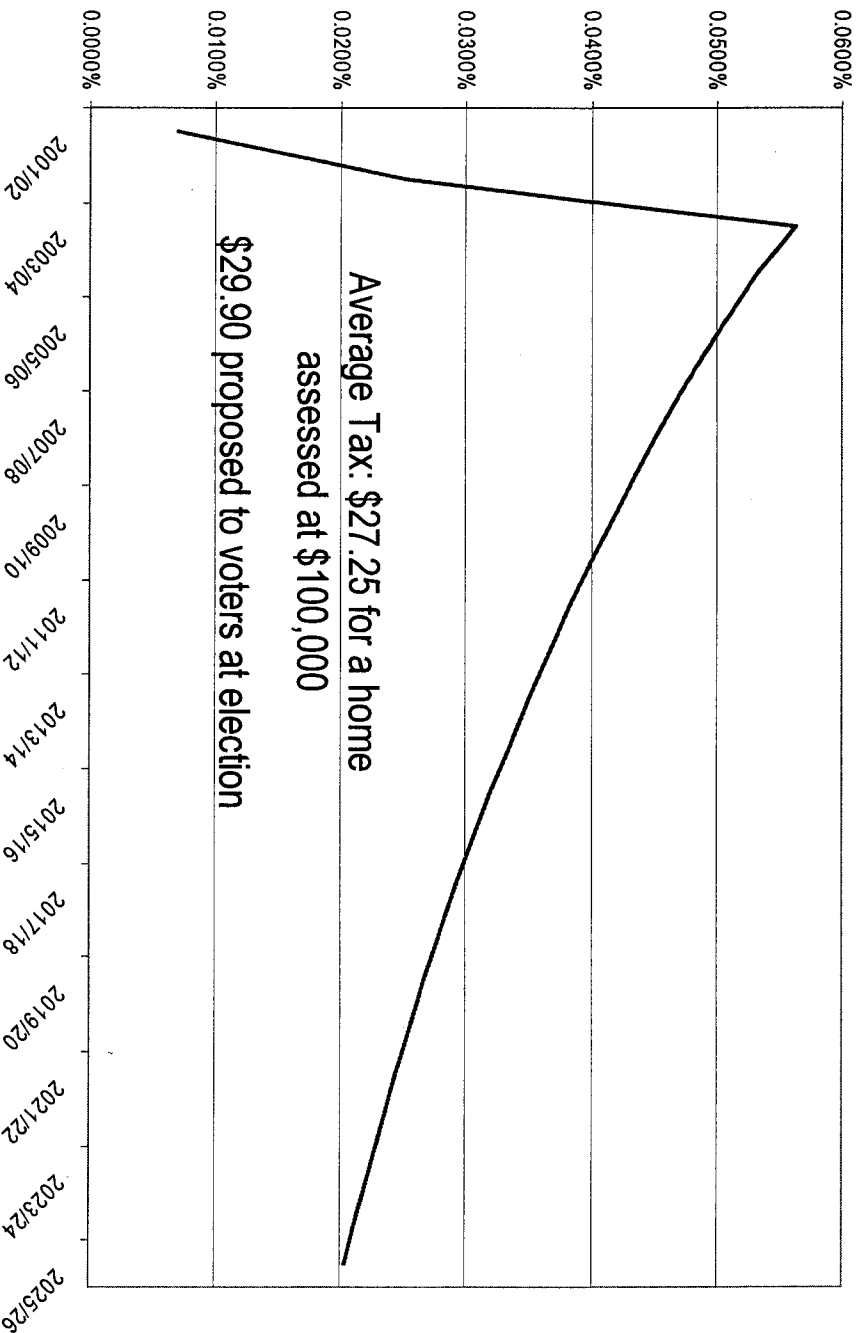
Measure M Ballot Language

"To improve the learning climate for children and relieve overcrowding by improving elementary schools through building classrooms, repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs and fire safety systems, improving technology, making seismic upgrades, and replacing deteriorating portable classrooms and buildings, shall the West Contra Costa Unified School District issue \$150,000,000 in bonds at authorized rates, to renovate, acquire, construct and modernize school facilities, and appoint a citizens' oversight committee to guarantee funds are spent accordingly?"



West Contra Costa Unified School District

Measure M Tax Rates

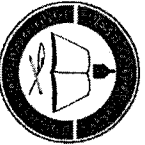


West Contra Costa Unified School District

Measure D Summary

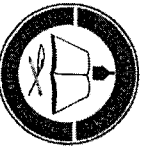
- \$300 million authorization for school projects
- Election on March 5, 2002, under Proposition 39 rules
- 71.8% voter approval
- \$130 million bonds have been sold, \$170 million authorization remains

<u>Series</u>	<u>Issue Date</u>	<u>Par Amount</u>
Series A	June 1, 2002	\$30,000,000
Series B	August 1, 2003	\$100,000,000
Series C	August 1, 2004	\$100,000,000
Series D	August 1, 2005	<u>\$70,000,000</u>
Total		\$300,000,000



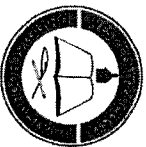
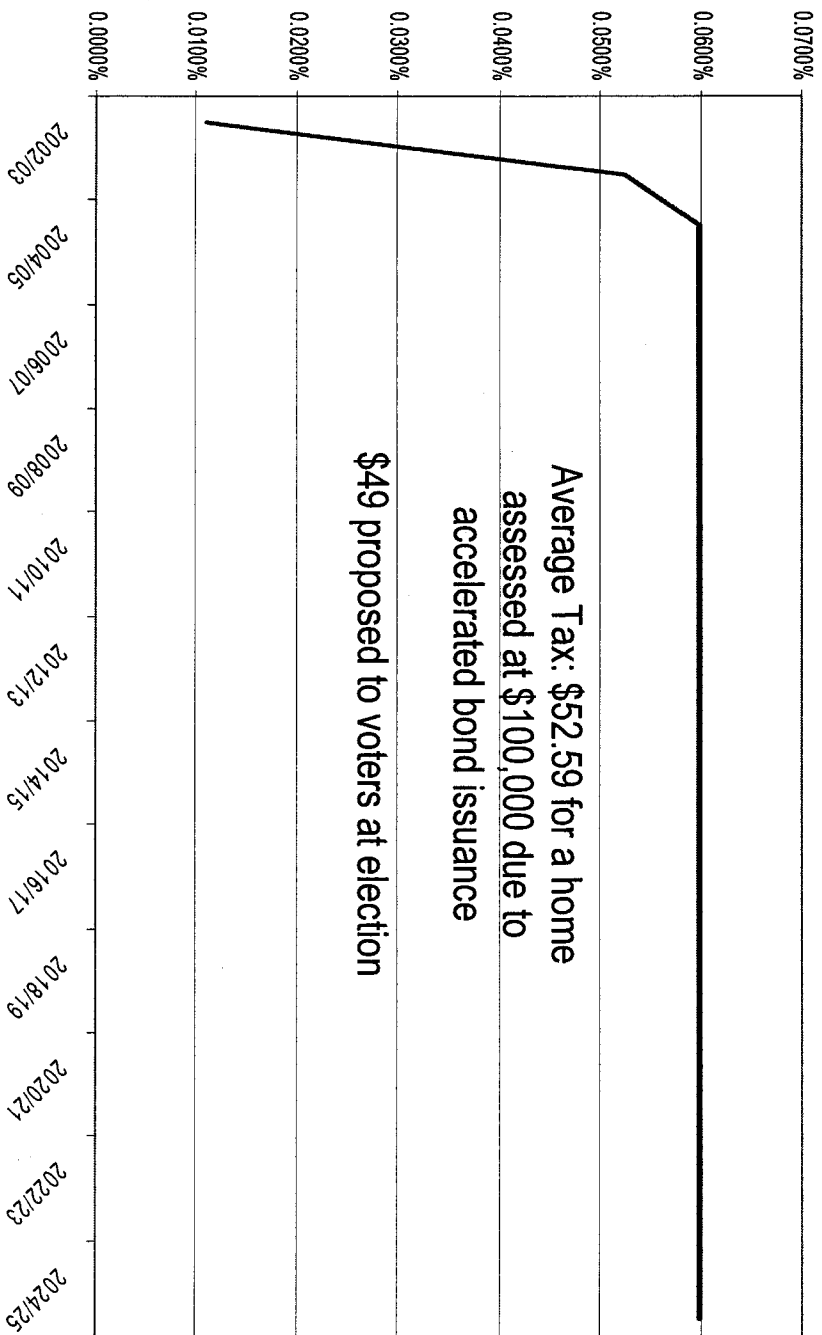
Measure D Ballot Language

“To complete repairing all of our schools, improve classroom safety and relieve overcrowding shall the West Contra Costa Unified School District issue \$300 million in bonds at authorized interest rates, and appoint a citizens’ oversight committee to monitor that funds are spent accordingly?”



West Contra Costa Unified School District

Measure D Tax Rates



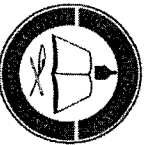
West Contra Costa Unified School District

Measure C Summary

- District attempted \$450 million authorization at the September 16, 2003 ballot under 2/3rds rules
- Did not pass, though it received 62.4% yes votes

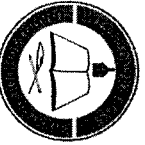
Proposed Issuance Schedule

Series	Issue Date	Par Amount
Series A	August 1, 2006	\$50,000,000
Series B	August 1, 2007	\$50,000,000
Series C	August 1, 2008	\$50,000,000
Series D	August 1, 2009	\$50,000,000
Series E	August 1, 2010	\$50,000,000
Series F	August 1, 2011	\$50,000,000
Series G	August 1, 2012	\$50,000,000
Series H	August 1, 2013	\$50,000,000
Series I	August 1, 2014	\$50,000,000
Total		\$450,000,000

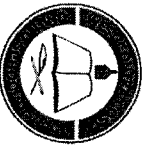
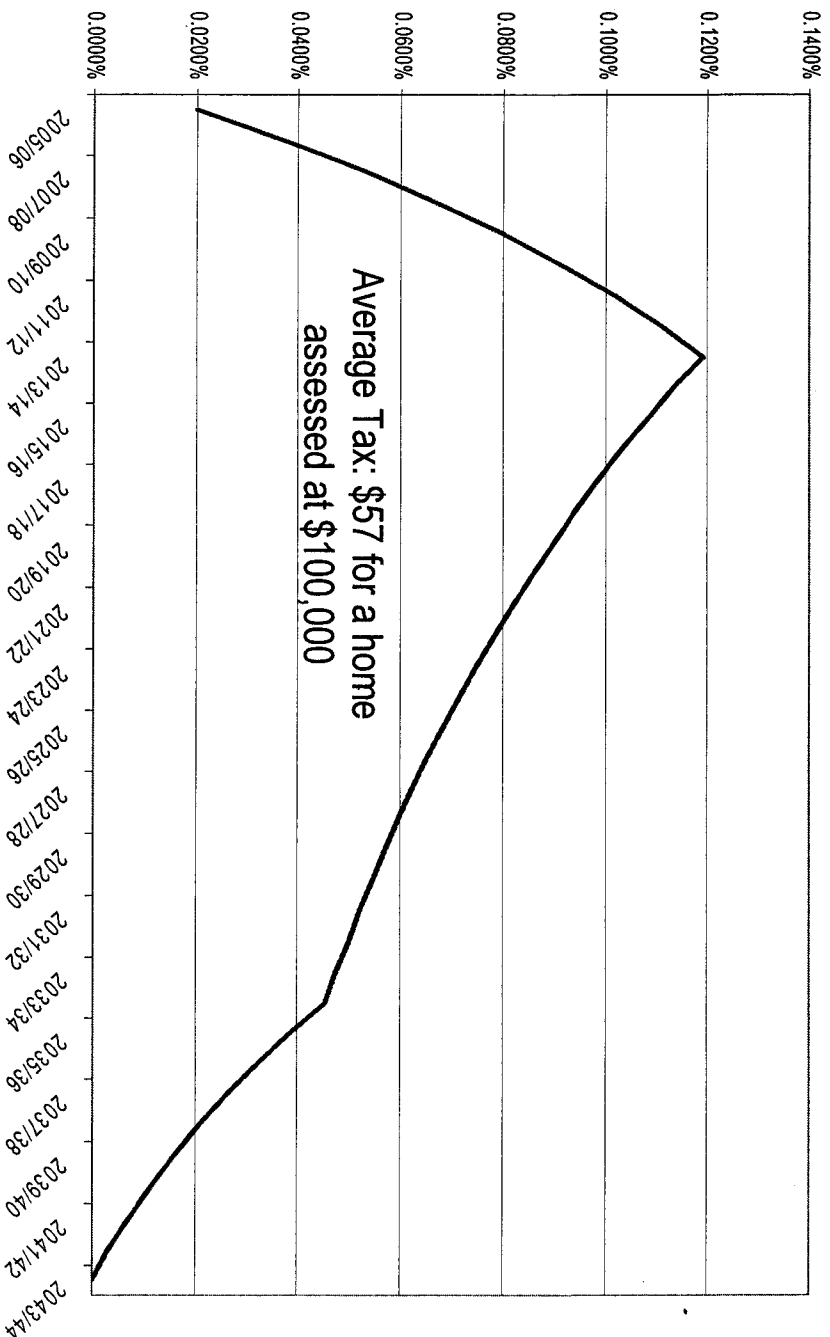


Measure C Proposed Ballot Language

"To continue repairing all of our schools, improve classroom safety, and relieve overcrowding, by: building additional classrooms; making seismic upgrades; repairing and renovating bathrooms and leaking roofs, and making fire safety, electrical, plumbing, heating and ventilation system improvements; shall the West Contra Costa Unified School District issue \$450 million in bonds at legal rates and within authorized debt limits, to repair, acquire, construct and upgrade school facilities, with annual audits, a citizens oversight committee and no money for administrators' salaries?"



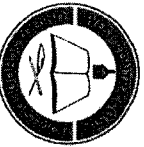
Measure C Proposed Tax Rates



West Contra Costa Unified School District

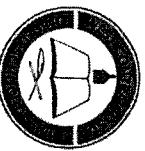
2/3rds vs. Prop. 39 Bonds

Features	2/3rds Election	Proposition 39 Election
Vote Requirement	2/3rds Majority	55% Majority
Maximum Tax Rate	None	Per election, per \$100,000 of assessed valuation: ▪ \$60 for a unified school district
Accountability Requirements	The Law requires: ▪ The ballot to identify projects ▪ Proceeds to be used for real property	Proposition 39 requires: ▪ Specific Project List on the Ballot ▪ Annual performance audit ▪ Annual financial audit ▪ Citizens Oversight Committee
Use of Proceeds	Real property and improvements attached to real property only.	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. Computers and furniture are acceptable.



2/3rds vs. Prop. 39 Bonds (Cont'd)

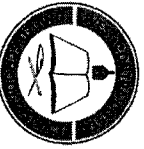
Features	2/3rds Election	Proposition 39 Election
Salaries for District Personnel	Acceptable for those working on Bond funded projects	Specifies that no salary of administrators is allowed. WCCUSD has validated the use of bond proceeds for salaries of school district personnel working on bond projects.
Charter School Facilities	Beginning November 2003, all districts required to make facilities available to charter schools operating in their area.	Beginning November 2003, all districts required to make facilities available to charter schools operating in their area.
Election Dates	Elections may be called on any Tuesday.	With March primaries or November general elections in even numbered years. Other dates are potentially available if the entire district holds an election.
Board Vote to Place on Ballot	Simple Majority	2/3rds Majority



West Contra Costa Unified School District

Debt Limit

- Under the State Education Code, the District's debt limit cannot exceed 2.5% of the total assessed value of property within the District
- There is a provision for waiving the debt limit by petitioning the State Board of Education
- The District obtained a waiver of its debt limit up to a limit of 3.0% to accelerate the bond sales for the Measure E, M and D bonds
 - To save on inflation costs
 - To complete projects sooner for students
- A further petition would be required to waive the debt limit on any future bond measures

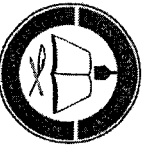


West Contra Costa Unified School District

Conclusion

- District has once in 5 decades opportunity to improve its schools
- \$490 million in bonds plus State matching funds will go a long way toward that end
- More money is needed but is dependent on further voter approval

Win an Election = Bond Authorization = Money for Improving Schools



West Contra Costa Unified School District