WCCUSD

CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING PACKET FOR: January 12, 2026

1400 MARINA WAY SOUTH RICHMOND, CA 94804

Brendan Havenar -Daughton	Andrew Butt	Dulce Galicia
Chair	Vice Chair	Secretary

AGENDA

Monday January 12, 2026 – 6:15 PM

WCCUSD CITIZENS' BOND OVERSIGHT COMMITTEE

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

In Person
FACILITIES OPERATIONS CENTER
1400 Marina Way South, Richmond, CA 94804
To join by computer, please click the link below to join the webinar

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

Or by Telephone: US: 1+(669) 444-9171 / Webinar ID: 952 6749 6270

OPENING PROCEDURES:

A. **CALL TO ORDER**

B. **ROLL CALL**

Chair: Brendan Havenar-Daughton
Vice Chair: Andrew Butt
Secretary: Dulce Galicia
Member: Jia Ma
Member: Andrea Landin
Member: Tashiana Johnson
Member: Lin Johnson
Member: Bill Claus
Member: Tania Vargas

The committee is currently composed of NINE members. FIVE members are required for a quorum.

C. APPROVAL OF AGENDA

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

D. COMMENTS BY THE CHAIRPERSON

E. PUBLIC COMMENT (ON NON-AGENDIZED ITEMS)

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

F. PUBLIC COMMENT (ON AGENDIZED ITEMS)

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

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

DISTRICT REPORTS

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

H. BOND PROGRAM FINANCIAL REPORT UPDATE (District Staff)

CBOC BUSINESS – ACTION ITEMS

I. ADOPT 2026 CBOC MEETING SCHEDULE (Brendan Havenar-Daughton)

CBOC BUSINESS – DISCUSSION ITEMS

J. SITE VISIT COMMITTEE ACTIVITY REPORT OUT AND REQUESTS (Brendan Havenar-Daughton)
Discuss interest in scheduling site visits beginning in March.

K. WEBSITE COMMITTEE REPORT OUT AND REQUESTS (Tashiana Johnson)

L. ANNUAL REPORT COMMITTEE REPORT OUT AND REQUESTS (Dulce Galicia)

M. BROWN ACT REFRESHER (Brendan Havenar-Daughton)

N. BOND PROGRAM MANAGEMENT PLAN WALKTHROUGH, DISCUSSION AND QUESTIONS BRAINSTORM (Brendan Havenar-Daughton)

O. https://resources.finalsite.net/images/v1730168866/wccusdnet/moggfohkyaouqvp6uhvc/2021bpmpupdate.pdf (click on link to review the 300 page Plan)

P. NEXT SCHEDULED MEETING

February 16, 2026, at 6:15 PM

Q. ADJOURNMENT

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

Disability Information

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

Project Status Update

Citizens' Bond Oversight Committee

January 12, 2026

Project Status Update

	Site	Project	Type	Status
DESIGN	Stege ES	Campus Rebuild	Design Build	• DSA Approval received; NTP with Construction 1/12/26 • DSA review for Phase 2
	Kennedy HS	Modernization	Lease Lease Back	• DSA review for Phase 1.3 • Construction Documents for Phases 2 and 3
	Richmond HS	Modernization	Lease Lease Back	• DSA Review for Phase 1 • Construction Documents for Phases 2 and 3
	Site	**Project**	**Type**	**Status**
CONSTRUCTION	Lake ES	Campus Rebuild	Design Build	• Construction
	Shannon ES	Critical Needs: Cafeteria	Design Bid Build	• Construction
	Stege ES	Campus Rebuild	Design Build	• Mobilization on Phase 1
	Kennedy HS	Modernization	Lease Lease Back	• Phase 1.1 Demolition Phase- Complete • Phase 1.2 Utility Make Ready & Building Pads - Under Construction
	Richmond HS	Modernization	Lease Lease Back	• Utility Make Ready (UMR) Project -Construction

Legends & Acronyms

(DSA) Division of the State Architect
(RFQ/P) Request for Qualifications & Proposal
(RFQ) Request for Qualification
(RFP) Request for Proposal



Lake Elementary School Campus Rebuild

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



Lake Elementary School Campus Rebuild

We will celebrate the full completion of the new Lake Elementary School campus rebuild with a ribbon-cutting ceremony. Please join us in the cafeteria for our celebration!

Lake ES - Rebuild

Dining and Stage

- Open for School Use!

Before



After



Lake ES - Rebuild

Turf Area and Walking Path

- Asphalt paving is complete
- Compacted subgrade

Before



After



Lake ES - Rebuild



Landscaping



Shannon Cafeteria Rebuild Project

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

Shannon ES - New Cafeteria

Cafetaria

- Door hardware & drape installation
- Flooring completed

Before



After



Shannon ES - New Cafeteria

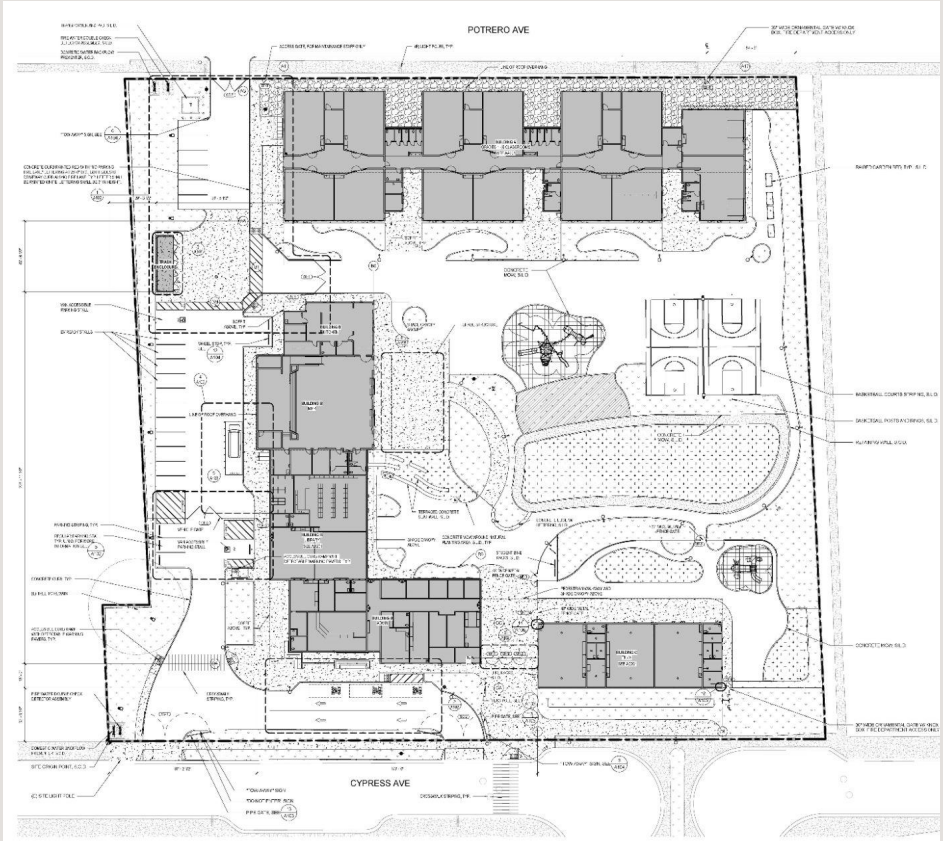


Cafeteria - almost open!

Shannon ES - New Cafeteria



Cafeteria Restroom



Stege Elementary School Campus Rebuild

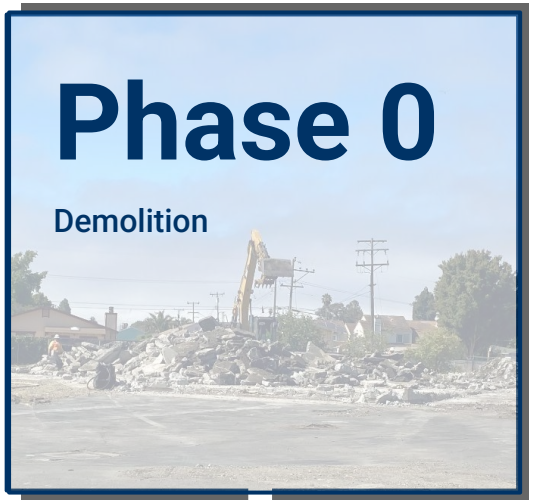
This project is the rebuild of the Stege ES campus. The project will replace the existing school buildings and provide a new site design (pictured/in progress). The school has been relocated to the temporary campus co-located at DeJean Middle School.



Stege Elementary School Campus Rebuild

We will celebrate the beginning of construction of the new Stege Elementary School campus rebuild with a groundbreaking ceremony. Please join us to acknowledge our team's hard work as we perform the ceremonial first dig!

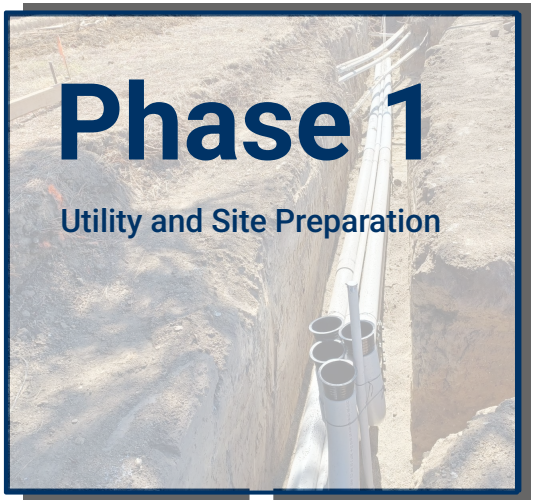
Project Phasing: Stege Elementary



Phase 0

Demolition

All structures have been demolished



Phase 1

Utility and Site Preparation

DSA Approved Notice to Proceed on 01.12.26



Phase 2

New Construction

Construction Documents submitted to Division of State Architect on 10.29.25





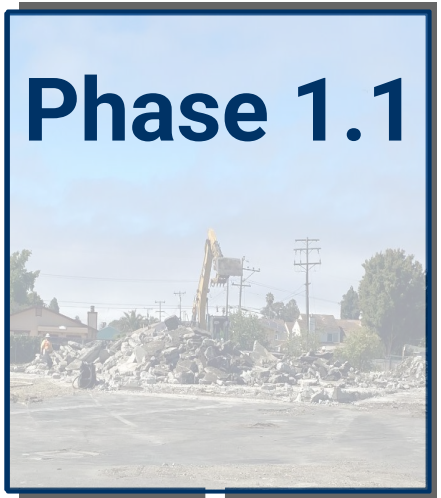
Rendering courtesy of HKIT Architects

Kennedy High School Campus Modernization

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

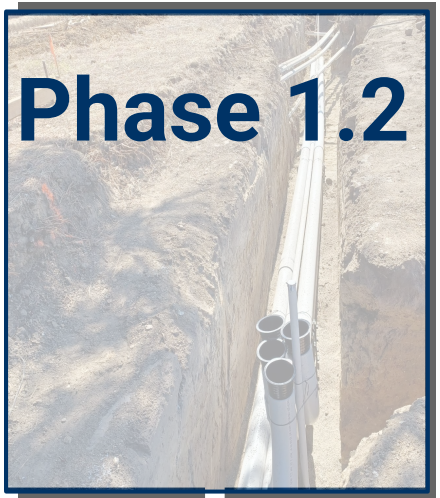
Project Phasing: Kennedy High School

Phase 1.1



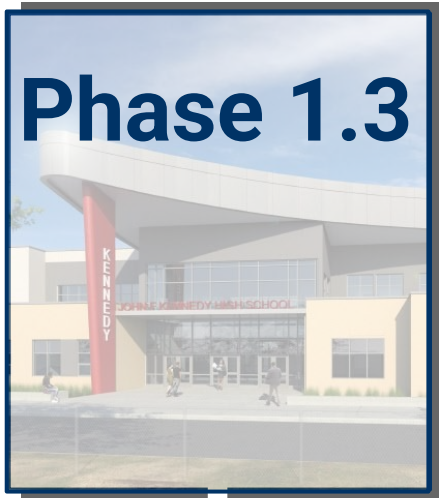
Demolition of 100, 200 & 500
- Compete

Phase 1.2



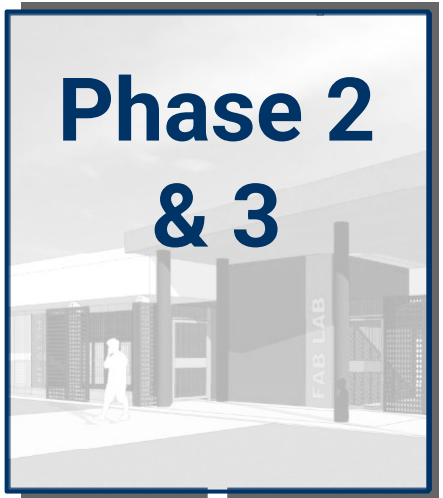
Utility and Site Preparation
- Under Construction

Phase 1.3



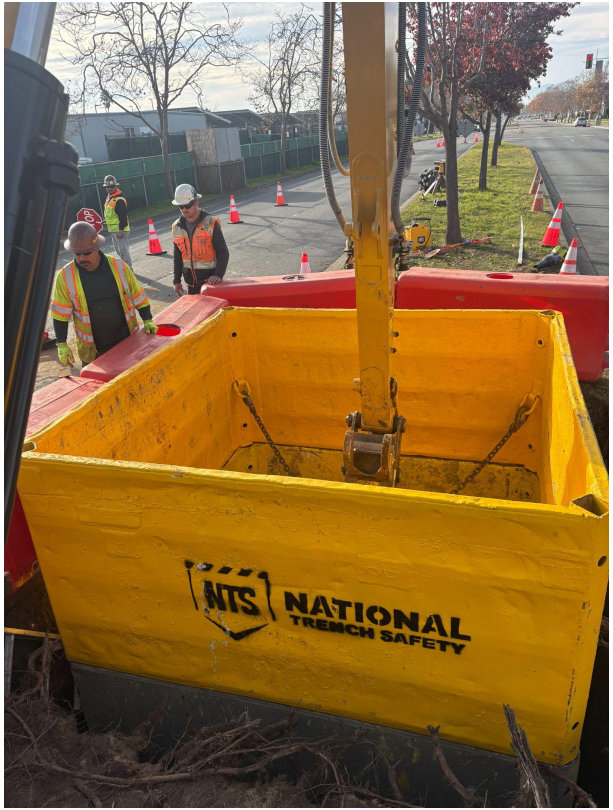
New Classroom Building, Dining / Performance Space and K Quad
- Under DSA review

Phase 2 & 3



Modernization of the remaining buildings and refresh of the fields and blacktop
- Construction Document

Kennedy HS - 1.1 & 1.2





Installation of Underground Utilities



Richmond High School Campus Modernization

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

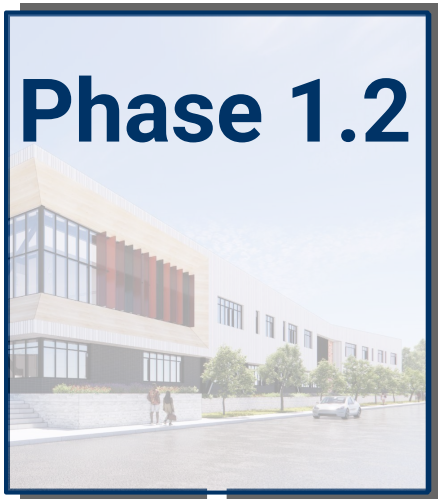
Project Phasing: Richmond High School

Phase 1.1



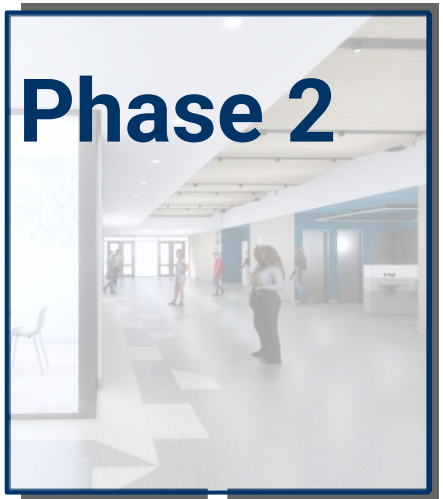
Utility and Site Preparation
-Under Construction

Phase 1.2



New Classroom Building - Under DSA review, Construction planned for Spring 2026

Phase 2



Modernization of the main building and Gym - Construction Documents

Phase 3



Demolition of the mall and 300 wing, Modernization and 2 story building, New Admin and refresh of the fields and blacktop- Construction Documents

Richmond HS - 1.1 Utility and Site Preparation





Installation of Underground Utilities

Richmond HS – 1.1 Utility and Site Preparation



Installation of Underground Utilities

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



LAKE ELEMENTARY CAMPUS REPLACEMENT PROJECT

Project Updates - January 2026

Construction Activity

Activities This Month

- We have completed fence installation and asphalt paving.
- Work has begun on the synthetic turf playfield and irrigation system.
- Lake hosted a Joint CBOC and Board of Education meeting in the new cafeteria.
- **Join us to celebrate the completion of the Lake Elementary School Campus Replacement on January 15th 2026 at 3 PM!**



Activities Next Month

- We are looking forward to the new garden installation.



Please Join our Construction Completion Celebration!

Event Information

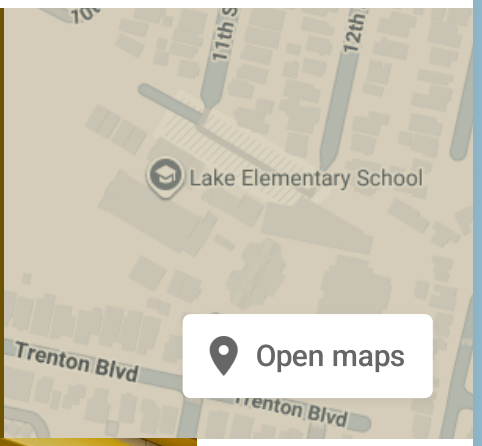
Lake Elementary School Construction Completion Celebration

When?

Thursday, Jan 15, 2026, 03:00 PM

Where?

2700 11th Street, San Pablo, CA, USA





Project Overview

Project Scope: This project will replace the school campus, which will remain occupied throughout construction. It represents an investment in our community using taxpayer bond dollars.

The project is divided into two main construction phases. Design began in August 2021.

- **Phase 1** included new buildings and site work on the east half of the campus and was completed in Fall 2024.
- **Phase 2** focused on new buildings and remaining site work on the west half of the campus, scheduled for completion in Winter 2025/26.

Architect: Quattrocchi Kwok Architects - QKA
Anticipated Completion: Winter 2025/26

Join the CBOC!

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

Interested in serving? Apply here: bit.ly/CBOCWCCUSD23



Project Website

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



Project Team

Design Build Contractor:
Alten Construction

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



WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



SHANNON ELEMENTARY MULTI PURPOSE ROOM REPLACEMENT PROJECT

Project Updates - January 2026

Activities This Month

- The remaining plumbing and electrical details, along with the fire alarm and low-voltage systems are completed
- Concrete and and asphalt work are completed while landscaping is in progress
- Dining area and stage will open for student use on January 20th!



Activities Next Month

- Install and commissioning of the kitchen equipment
- Completing the trash enclosure
- Fence, gates and landscaping will be installed
- Punch list development



Project Overview

Project Scope: This project will construct a new multi-purpose building featuring a dining area, stage, food services kitchen, serving areas, and support spaces—an investment in our community using taxpayer bond dollars.

Upon completion, the existing portable cafeteria will be removed. The project also includes roll-up doors for exterior access, surrounding landscaping, and infrastructure for a new garden.

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

Join the CBOC!

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

Interested in serving? Apply here: bit.ly/CBOCWCCUSD23



Project Website

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



Preparing for Landscape

Contact Information

Construction Contractor:
Strawn Construction, Inc

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

Your Project Team

Shannon Construction Newsletter
WCCUSD Facilities Planning & Construction

Subscribe

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



STEGE ELEMENTARY SCHOOL REBUILD PROJECT

January 2026 - Project Update

Activities This Month



- Phase 1 bids were received and the Board gave authorization to start the underground utilities and building pads in December
- Construction mobilization will start for Phase 1 in mid January
- **Join us for the Ground Breaking Event on January 22, 2026 at 4 PM!**

Activities next Month

- Phase 1 construction will include mass grading and installation of the underground utilities will begin
- Phase 2 initial comments from the Division of State Architect (DSA) are anticipated in late February

Please join our Groundbreaking Ceremony!

Event Information

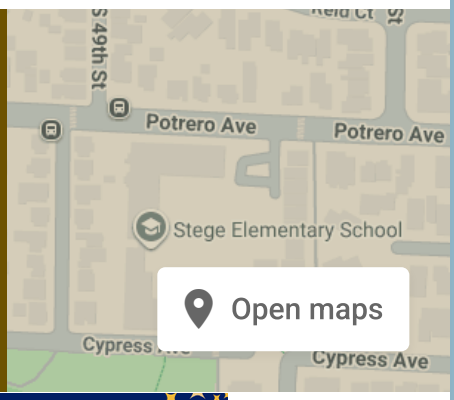
Stege Elementary School Groundbreaking Ceremony

When?

Thursday, Jan 22, 2026, 04:00 PM

Where?

4949 Cypress Ave, Richmond, CA, USA





Project Phasing: Stege Elementary



Project Website

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

Project Summary

The Stege campus rebuild, now in the design phase, will replace existing buildings with a new site layout. Students are temporarily located at DeJean Middle School.

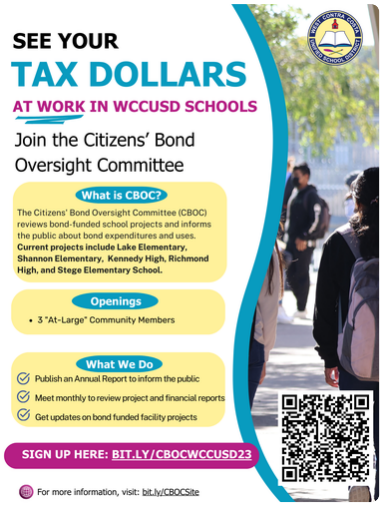


Join the CBOC!

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

and uses.

Interested in serving? Apply here: bit.ly/CBOCWCCUSD23



Stege School Replacement Project Team

Design Build:
Alten Construction LLC

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

E

SES Modernization Project Newsletter
WCCUSD Facilities Planning & Construction

Subscribe

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER



KENNEDY HIGH SCHOOL MODERNIZATION

January 2026 - Phase 1 Demolition

Activities This Month

- We completed the new sewer connection at Cutting Blvd

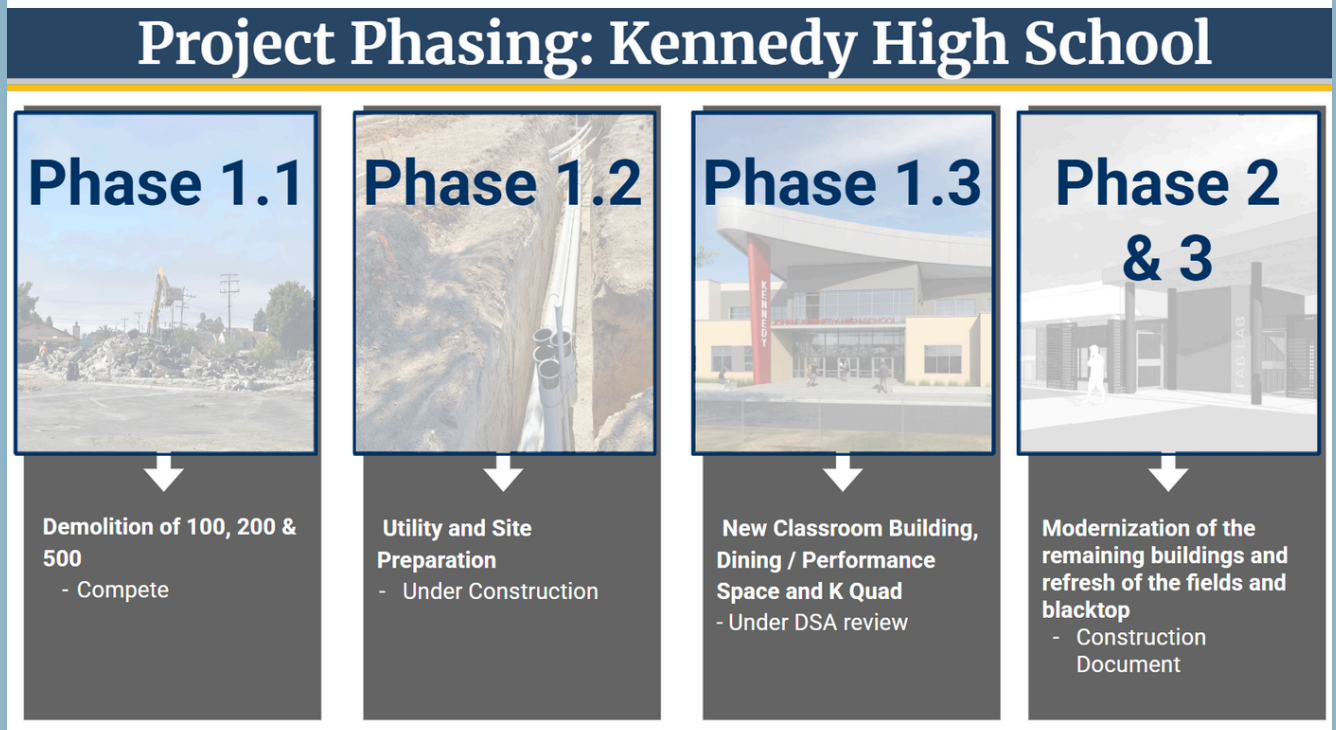


Activities Next Month

- We will continue working on the underground utilities in the area between the new classroom building and the 300/400 buildings
- New electrical pathways and the reconnection on the solar system is ongoing to remove conflicts with the new cafeteria and preforming arts building foundation



Project Overview



Project Website

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

E

KHS Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

Subscribe

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

CONSTRUCTION NEWSLETTER

RICHMOND HIGH SCHOOL MODERNIZATION PROJECT

January 2026 - Construction Update

Activities This Month



- We have completed sewer line excavation and begin preparing for the sewer tie-in work
- New data and power lines for the wellness center and music room were installed to maintain connection without interfering with the new building foundation
- Initial installation of the new fire water line on the northwest side of the site is finished

Activities Next Month



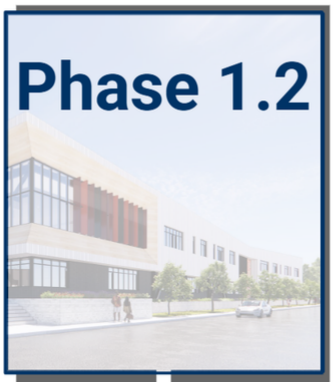
- Demolition of the above ground solar panel system in the old staff parking lot
- Underground utility work will continue on the east side of the site to provide connections to and remove conflicts from the foundations of the new building

Project Overview

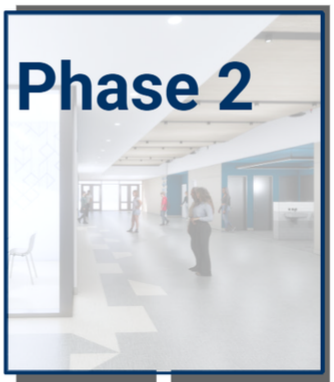
Project Phasing: Richmond High School



Utility and Site Preparation
-Under Construction



New Classroom Building - Under DSA review, Construction planned for Spring 2026



Modernization of the main building and Gym - Construction Documents



Demolition of the mall and 300 wing, Modernization and 2 story building, New Admin and refresh of the fields and blacktop- Construction Documents

Project Scope:

Richmond High School Modernization involves demolishing part of the classroom building to construct a new two-story building along 23rd Street. The remaining classroom section will be updated, including new windows, while the large gym and 600 Buildings will receive a refresh.

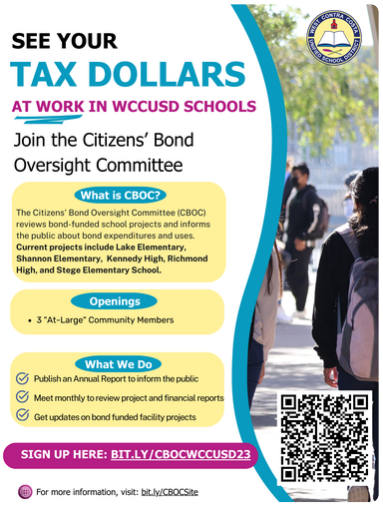
Project Website

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

Join the CBOC!

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

Interested in serving? Apply here: bit.ly/CBOCWCCUSD23





Richmond Modernization Project Team

Architect:
DLR Group

Construction Contractor:
BHM Construction

Construction Manager:
Cumming Management Group
Jaime Elias
jaime.elias@wccusd.net

E

RHS Modernization Project Newsletter

WCCUSD Facilities Planning & Construction

Subscribe

Project Status Report: **1/1/2026**

Lake Elementary School Replacement Project

2700 11th St.
San Pablo, CA, 94806

Project No:	1000003734	DSA No:	01-119938

Project Scope

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

Schedule

Notice to Proceed	8/5/2021	
Original Project Duration	1258	
Final Completion	1/24/2025	
Approved Time Extensions	297	
Revised Project Duration	**1555**	
Revised Completion Date	**11/17/2025**	
Calendar Days Elapsed	1619	104%

Project Team

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

Contract Summary

Amended Base Contract Amount	$50,466,705	
Amended Project Contingency	$781,522	
Amended District Contingency	$3,406,055	
Original Contract Amount	**$54,654,282**	
Contract Ammendments	$2,500,000	
Revised Contract Amount	**$57,154,282**	
Amended Project Contingency	**$781,522**	
Executed CO	$666,709	
Remaining Contingency	$114,813	
Open PCOs	$28,879	
Rejected PCOs	$67,227	
Amended District Contingency	**$3,406,055**	
Executed CO	$1,486,451	
Remaining Contingency	$1,919,604	
Open PCOs	$34,870	
Rejected PCOs	$117,389	
Completed & Stored & Billed & Processed to Date	**$54,129,521**	**95%**
Stop Notices	.	

Project Updates

Activities Last Month:

Phase 1B:
Multi-purpose Building D: Punchlist
Administartion Building A: Complete restoration of the temporary kitchen to a classroom. Install furniture and turn over space for use.
Site: Fencing, Irrigation, asphalt paving, start the synthetic turf playfield system and start installing the garden.

Upcoming Work

Phase 1B:
Multi-purpose Building D: Commisioning for mechanical, electrical, plumbing and irrigation systems
Site: Fencing and gates, irrigation, plant trees, install the synthetic turf playfield system. Install the garden.

Project Status Report: **1/1/2026**

Shannon Elementary School
CNP - Multipurpose Building

Project No:	1000004297	DSA No:	01-120507

Project Scope

Replace the multipurpose building, provide new site improvements and a trash enclosure.

Schedule

Notice to Proceed	4/30/2024	
Original Project Duration	458	
Final Completion	8/1/2025	
Approved Time Extensions	66	
Revised Project Duration	**524**	
Revised Completion Date	**10/6/2025**	
Calendar Days Elapsed	612	117%

Project Team

Owner	WCCUSD
Contractor	Strawn Construction Inc.
Construction Manager	Cumming Management Group
Inspector	MWC & Asscociates

Contract Summary

Original Contract Amount	$7,852,000	
Executed Change Orders	$133,925.93	
Unforeseen Conditions	$0.00	
Owner Requested	$1,028	
Design Changes	$132,898	
Outside Agency/ Other	$0	
Revised Contract Amount (contract + $ Executed CO)	$7,985,926	
No. of Cos	0	
Pending PCOs	$95,787.91	1%
Rejected/Voided PCOs	$34,396.82	0%
Completed, Stored, Billed and Processed to Date	**$6,959,633.64**	
Stop Notices	$62,303	

Project Updates

Activities Last Month:

Continue plumbing and electrical finishes. Complete fire alarm and low voltage sytems. Install kitchen equipment. Install door hardware. Install drapes. Place the remaining concrete flatwork. Place asphalt paving. Start irrigation and landscaping.

Upcoming Work:

Complete plumbing and electrical finishes. Test mechanical, electrical, and plumbing systems. Start up the kitchen equipment. Complete the door hardware. Provide final touch-up paint. Install the remaining fences and gates. Complete the landscaping. Develop the punchlist. Move into the cafeteria, stage and restrooms. Construction work will continue in the kitchen and speed line.

Project Status Report: **1/1/2026**

Stege Elementary School Campus Rebuild Project Contract # 1000004668

4949 Cypress Ave
Richmond, CA, 94804

Project No: 1000004668 DSA No: 01-122559

Project Scope

Replacement of the existing campus with construction of four new buildings and site improvements. The first phase (Phase 0) includes demolition of the existing buildings. The next phases (Phases 1 and 2)will begin in Spring 2026. These phases include construction for the site improvements and the new buildings.

Schedule

Phase 0 Notice to Proceed	6/17/2025	
Phase 0 Original Project Duration	86	
Phase 0 Completion	9/11/2025	
Approved Time Extensions	0	
Revised Project Duration	**246**	
Revised Completion Date	**5/15/2026**	
Calendar Days Elapsed	206	84%

Project Team

Owner	WCCUSD
Design Build Entity	Perkins Eastman
Construction Manager	Cumming Management Group
Inspector	TBD

Contract Summary

Amended Allocated Base Contract Amount	$51,000,000	
Amended Project Contingency (Phase 0)	$0	
Amended District Contingency (Phase 0)	$164,203	
Original Allocated Contract Amount	**$51,000,000.00**	
Contract Amendments	$0	
Revised Allocated Contract Amount	**$51,000,000.00**	
Amended Project Contingency (Phase 0)	**$0**	
Executed CO	$0	
Remaining Contingency	$0	
Open PCOs	$0	
Rejected PCOs	$0	
Amended District Contingency (Phase 0)	**$164,203**	
Executed CO	$162,243	
Remaining Contingency	$1,960	
Open PCOs	$0	
Rejected PCOs	$0	
Completed & Stored & Billed & Processed to Date	**$4,276,347**	**8%**
Stop Notices	$0	

Project Updates

Activities Last Month:

Notice of Award for Phase 1 construction was issued to the Design Builder. The Notice to Proceed (NTP) and construction mobilization for Phase 1 will start in mid-January.

Upcoming Work

Continue to provide preconstruction and design services for Phase 2.

Project Status Report: **1/1/2026**

Kennedy High School Modernization Project Phase 1.1 & 1.2

4300 Cutting Blvd.
Richmond, CA, 94804

Project No: 1000004800 DSA No: 01-121910

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

Schedule			
	Notice to Proceed	6/12/2025	
	Original Project Duration	581	
	Final Completion	1/14/2027	
	Approved Time Extensions	0	
	Revised Project Duration	**581**	
	Revised Completion Date	**1/14/2027**	
	Calendar Days Elapsed	212	36%

Project Team	
Owner	WCCUSD
Design Build Entity	HKIT Architects
Construction Manager	Cumming Management Group
Inspector	Shawn via VIS
General Contractor	Overaa

Contract Summary		
Base Contract Amount	$13,513,813	
Project Contingency	$675,691	
District Contingency	$675,691	
Original Contract Amount	**$14,865,194**	
Contract Amendments	$0	
Revised Contract Amount	**$14,865,194.00**	
Amended Project Contingency	**$675,691**	
Executed CO	$0	
Remaining Contingency	$675,691	
Amended District Contingency	**$675,691**	
Executed CO	$0	
Remaining Contingency	$675,691	
Completed & Stored & Billed & Processed to Date	**$6,479,997**	**44%**
Stop Notices	$0	

Project Updates
Activities Last Month:
Completed underground utilities at parking lot B. Utilities at Cutting Blvd were installed.
Upcoming Work
Site work preparations for student center will begin. Underground Utility work for corridor between Building A and Building 300/400.

Project Status Report: **1/1/2026**

Richmond High School Modernization Project UMR - Phase 1.1

1250. 23rd Street,
Richmond, CA, 94804

Project No: 1000004893 DSA No: 01-122299

Project Scope

Phase 1.1 of the Richmond High School project includes the site demolition, new utilities and preparation for the construction of the future two story classrom building and music wing.

Schedule

Notice to Proceed	8/19/2025	
Original Project Duration	209	
Final Completion	3/16/2026	
Approved Time Extensions	0	
Revised Project Duration	**209**	
Revised Completion Date	**3/16/2026**	
Calendar Days Elapsed	144	69%

Project Team

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

Contract Summary

Base Contract Amount	$4,489,090	
Project Contingency	$220,162	
District Contingency	$220,162	
Original Contract Amount	**$4,929,414**	
Contract Amendments	$0	
Revised Contract Amount	**$4,929,414**	
Amended Contractor Contingency	**$220,162**	
Executed CO	$0	
Remaining Contingency	$220,162	
Amended District Contingency	**$220,162**	
Executed CO	$0	
Remaining Contingency	$220,162	
Completed & Stored & Billed & Processed to Date	**$1,274,487**	**26%**
Stop Notices	$0	

Project Updates

Activities Last Month:

Power and data new line connections are installed for health care center and music room.
Initial installation of new fire water line on the north-west side of the site is complete.
AT&T lines relocation via new conduit is done.
Finished sewer line excavation and sewer system tie-in work on the south end of the site.
Initial installation of the storm drain system in the southwest of the site is complete.

Upcoming Work

Ongoing demolition of solar panels to be complete.
Begin demolition of the existing sewer line and fire water line.

A/P Check List

December, 2025

Fund 21

Vendor Name	Check No.	Check Date	Short Account	Invoice Number	Invoice Date	Amount	Invoice Description
Site 000 - UNDISTRIBUTED						**28,502.41**	
ALTEN CONSTRUCTION INC	251737	12/09/25	21-9748-9135-000	1000004668-6ATRUSTB	10/16/25	5,387.00	1000004668 SEPTEMBER 2025 MOVE TO
ALTEN CONSTRUCTION INC	251737	12/09/25	21-9748-9570-000	1000004668-6ATRUST	10/16/25	5,387.00	1000004668 SEPTEMBER 2025 RETAINAGE
ALTEN CONSTRUCTION INC	251737	12/09/25	21-9748-9570-000	1000004668-6ATRUSTA	10/16/25	(5,387.00)	1000004668 SEPTEMBER 2025 CREDIT TO
BHM CONSTRUCTION, INC	251746	12/09/25	21-9747-9135-000	1000004893-03TRUSTB	11/06/25	9,548.22	1000004893 OCTOBER 2025 CREDIT TO
BHM CONSTRUCTION, INC	251746	12/09/25	21-9747-9570-000	1000004893-03ATRUST	11/06/25	9,548.22	1000004893 OCTOBER 2025 RETAINAGE
BHM CONSTRUCTION, INC	251746	12/09/25	21-9747-9570-000	1000004893-03ATRUSTA	11/06/25	(9,548.22)	1000004893 OCTOBER 2025 MOVE TO
BHM CONSTRUCTION, INC	252315	12/30/25	21-9747-9135-000	1000004893-04ATRUSTB	12/15/25	13,567.19	1000004893 NOVEMBER 2025 CREDIT TO
BHM CONSTRUCTION, INC	252315	12/30/25	21-9747-9570-000	1000004893-04ATRUST	12/05/25	13,567.19	1000004893 NOVEMBER 2025 RETAINAGE
BHM CONSTRUCTION, INC	252315	12/30/25	21-9747-9570-000	1000004893-04ATRUSTA	12/15/25	(13,567.19)	1000004893 NOVEMBER 2025 MOVE TO
Site 154 - SHANNON						**913,222.86**	
MAN WAH CHENG	252323	12/30/25	21-9745-6214-154	02-1 *	07/31/24	4,000.00	SHANNON ES IOR SERVICES JULY 2025
MAN WAH CHENG	252323	12/30/25	21-9745-6214-154	05 *	11/07/24	5,000.00	SHANNON ES IOR SERVICES OCTOBER 2024
STRAWN CONSTRUCTION INC	251847	12/09/25	21-9745-6211-154	1000004297-10	11/04/25	512,137.39	SHANNON ES MULTI-PURPOSE BUILD
STRAWN CONSTRUCTION INC	251847	12/09/25	21-9745-6211-154	1000004297-10A	11/04/25	(77,878.86)	SHANNON ES MPR BUILD STOP NOTICE
STRAWN CONSTRUCTION INC	251847	12/09/25	21-9745-6211-154	1000004297-11	11/12/25	469,964.33	SHANNON ES MULTI-PURPOSE BUILD
Site 360 - KENNEDY HIGH						**621,370.49**	
C OVERAA & CO	251893	12/16/25	21-9747-6211-360	1000004800-4	09/30/25	205,984.57	KENNEDY HS MODERNIZATION PHASE
C OVERAA & CO	252317	12/30/25	21-9747-6211-360	1000004800-5	12/11/25	415,385.92	KENNEDY HS MODERNIZATION PHASE
Site 364 - RICHMOND HIGH						**510,488.80**	
BHM CONSTRUCTION, INC	251887	12/16/25	21-9747-6211-364	1000004893-04	12/05/25	257,776.80	RICHMOND HS MODERNIZATION PHAS
EAST BAY MUNICIPAL UTILITY DIS	251764	12/09/25	21-9747-6219-364	WSA22588	11/06/25	216,792.00	RHS MOD EBMUD INSTALLATION SERVICE
NINYO AND MOORE GEOTECHNICAL A	251815	12/09/25	21-9747-6192-364	309620	09/30/25	10,310.00	RICHMOND HS MODERNIZATION GEO
NINYO AND MOORE GEOTECHNICAL A	251815	12/09/25	21-9747-6192-364	309633	09/30/25	2,365.00	RICHMOND HS MODERNIZATION GEO
NINYO AND MOORE GEOTECHNICAL A	251815	12/09/25	21-9747-6192-364	310915	11/29/25	1,665.00	RICHMOND HS MODERNIZATION GEO
NINYO AND MOORE GEOTECHNICAL A	251815	12/09/25	21-9747-6192-364	312286	10/22/25	10,780.00	RICHMOND HS MODERNIZATION GEO
NYGARD CONSULTING SERVICES INC	251834	12/09/25	21-9747-6214-364	25-11	12/01/25	10,800.00	RICHMOND HS MOD IOR SERVICES
Site 615 - OPERATIONAL SUPPT SRVS CE						**15,507.00**	

A/P Check List

December, 2025

Fund 21

KNN PUBLIC FINANCE	251795	12/09/25	21-9790-5862-615	3904	11/03/25	7,500.00	SEMI-ANNUAL RETAINER FEE7/1/25-
ORBACH HUFF & HENDERSON LLP	251998	12/16/25	21-9745-5895-615	111591	12/03/25	153.00	ANNUAL FACILITIES LEGAL COUNSEL
ORBACH HUFF & HENDERSON LLP	251998	12/16/25	21-9745-5895-615	11586	12/03/25	5,401.00	ANNUAL FACILITIES LEGAL COUNSEL
ORBACH HUFF & HENDERSON LLP	252248	12/23/25	21-9745-5895-615	112154	12/12/25	2,453.00	ANNUAL FACILITIES LEGAL COUNSEL
Grand Total						**2,089,092**	

* Does not include: Payroll, Retention withholds.

WCCUSD 2026 CBOC Meeting Schedule

*Most meetings will fall on the THIRD Monday of the month
** Two Joint meetings with Board of Trustees are TBD

January 12	May 18	September 21
February 16	June 15	October 19
March 16	July 20	November 16
April 20	August 17	December 21