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**MEASURES D AND J
PERFORMANCE AUDIT
JUNE 30, 2009**

December 15, 2009

**TOTAL SCHOOL SOLUTIONS
4751 MANGELS BOULEVARD
FAIRFIELD, CA 94534**

West Contra Costa Unified School District

BOARD OF EDUCATION

June 30, 2009

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TABLE OF CONTENTS

INTRODUCTION.....	1
EXECUTIVE SUMMARY	2
INDEPENDENT PERFORMANCE AUDITOR’S REPORT	3
DISTRICT FACILITIES PROGRAM – A PERSPECTIVE.....	4
COMPLIANCE WITH BALLOT LANGUAGE.....	11
FACILITIES PROGRAM HISTORY/STATUS	15
EXPENDITURE REPORTS FOR MEASURES D AND J	32
STATE SCHOOL FACILITIES PROGRAM.....	37
STATE NEW CONSTRUCTION STATUS.....	39
STATE MODERNIZATION STATUS	40
COMPLIANCE WITH STATE LAW, GUIDELINES AND DISTRICT POLICY	44
DISTRICT AND PROFESSIONAL SERVICES STAFFING PLAN FOR THE BOND PROGRAM	51
PROGRAM MANAGEMENT	53
MASTER ARCHITECT/ENGINEER PLAN.....	57
DESIGN AND CONSTRUCTION SCHEDULES.....	60
DESIGN AND CONSTRUCTION COST BUDGETS.....	64
BIDDING AND PROCUREMENT PROCEDURES	72
CHANGE ORDER AND CLAIM AVOIDANCE PROCEDURES.....	81
PAYMENT PROCEDURES.....	90
BEST PRACTICES IN PROCUREMENT	94
DELIVERED QUALITY	99
SCOPE, PROCESS, AND MONITORING OF PARTI	

INTRODUCTION

On March 5, 2002, the West Contra Costa Unified School District submitted for voter approval Measure D, a bond measure to authorize the sale of \$300 million in bonds to improve school facilities. The measure was approved by 71.6 percent of the voters. Because the bond measure was placed on the ballot in accordance with Proposition 39, it required 55 percent of the vote for passage.

Subsequently, on November 8, 2005, the West Contra Costa Unified School District submitted for voter approval Measure J, a bond measure to authorize the sale of \$400 million in bonds to improve school facilities. The measure was approved by 56.85 percent of the voters. Because the bond measure, like Measure D mentioned in the preceding paragraph, was placed on the ballot in accordance with Proposition 39, it also required 55 percent of the vote for passage.

EXECUTIVE SUMMARY

This performance audit, conducted by Total School Solutions (TSS), is the annual audit of the \$300 million Measure D and \$400 million Measure J bond program.

TSS, in conducting the audit, reviewed and examined the documentation and processes pertaining to the facilities program for the period from July 1, 2008 through June 30, 2009 and interviewed persons involved in the bond program. Representations made by District staff and consultants were used, where appropriate, to make assessments and formalize conclusions which are documented in this report. Each audit component was evaluated separately and collectively based on the materiality of each activity and its impact on the total bond program. The scope of this report also included a review of findings and recommendations from the prior annual performance audits and midyear reports, and an evaluation of the District administration responses and actions in regard to addressing those findings and implementing any accompanying recommendations.

The financial records for the Measure D and Measure J bond programs, produced by the District staff, have been included as an appendix. Financial data, prepared by Seville Group, Inc. (SGI), reported in the Capital Assets Management Plan Report (CAMP) has been used during the course of this performance audit.

The District's bond program has matured significantly since the passage of Measure M on November 7, 2000, and the facilities management structure that has evolved serves the District well. Overall, although there remains room for improvement, the District's facilities program has improved substantially.

It should be noted that this work has been performed to meet the requirements of a performance audit in accordance with Article XIII of the Constitution of the State of California. Any known significant weaknesses or substantial noncompliance items would be reported to the District's management. This performance audit is not a fraud audit, which would be much wider in scope and more significant in nature than this examination.

The readers of this report are encouraged to review the report of the independent financial auditors in conjunction with this report before forming opinions and drawing conclusions about the overall operations of the bond program.

INDEPENDENT PERFORMANCE AUDITOR'S REPORT

Board of Education
West Contra Costa Unified School District
Richmond, CA 94804

We have conducted a performance audit of the Measure D and Measure J funded bond program of the West Contra Costa Unified School District (the "District") as of and for the year ended June 30, 2009. The information provided herein is the responsibility of the District management. Our responsibility is to express an opinion on the pertinent issues included in the scope of our work.

In our opinion, the Measure D funds are being expensed in accordance with Resolution No. 42-0102 passed by the Board of Education on November 28, 2001. It is also our opinion, for the period ending June 30, 2009, the expenditures of the funds generated through Measure D bonds were only for projects included in Resolution No. 42-0102 establishing the scope of work to be completed with Measure D funds.

In our opinion, the Measure J funds are being expensed in accordance with Resolution No. 25-0506 passed by the Board of Education on July 13, 2005. It is also our opinion, for the period ending June 30, 2009, the expenditures of the funds generated through Measure J bonds were only for projects included in Resolution No. 25-0506 establishing the scope of work to be completed with Measure J funds.

This performance audit was conducted in accordance with the District defined scope of performance audit of the school facilities program. The District, however, is required to request and obtain an independent financial audit of Measures D and J bond funds. The financial auditor is responsible for evaluating conformance with generally accepted accounting principles and auditing standards pertinent to financial statements. The financial auditor also evaluates and expresses an opinion on such matters as the District's internal controls, controls over financial reporting and its compliance with laws and regulations. Our opinion and the accompanying report should be read in conjunction with the independent financial auditor's report when considering the results of this performance audit and forming opinions about the District's bond program.

This report is intended solely for the use of the management, the Board of Education and the

DISTRICT FACILITIES PROGRAM – A PERSPECTIVE

While the scope of this June 30, 2009 audit report is limited to Measures D and J funds, it is useful to review the history of the District's facilities program to place the current program into a more complex context.

The financial status of the District's facilities program, documented in the audits and financial reports for the past nine fiscal years, is presented in the "Facilities Program-Financial Status" table and the accompanying "Facilities Program-Funding Resources" table. For a more detailed presentation of accounting activity, refer to the "District Accounting Funds" section following this summary as well as detailed da

Facilities Program – Financial Status

Source	Fiscal Year (as of June 30 for each Fiscal Year)								
	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Bonds Outstanding ¹	\$54,340,000	\$122,450,000	\$216,455,000	\$315,155,000	\$380,634,377	\$544,027,483	\$536,503,517	\$527,016,427	\$636,220,230
Developer Fees Revenues ²	6,060,815	2,749,539	9,094,400	10,498,724	7,759,844	8,813,402	4,840,067	2,373,524	812,727
Developer Fees Ending Balance	3,526,019	1,293,876	8,928,225	21,037,513	27,533,708	34,162,499	10,730,179	4,909,598	4,869,292
State School Facilities Program New Construction Revenues ³	None	None	12,841,930	None	None	None	None	None	None
State School Facilities Program Modernization and Joint-Use Revenues ³	None	None	\$3,494,161	\$10,159,327	\$13,090,449	None	\$1,500,000	None	19,601,592

¹ Bonds authorized, sold and outstanding include the bond measures listed below. The sold column is for all bonds sold through June 30, 2009. Bonds outstanding include adjustments for refunding of prior bond issues and repayment of principal. At its meeting of June 4, 2008, the Board of Education authorized the sale of \$120 million of Measure J bonds. The issuance of \$120 million in bonds, plus the prior issuance for \$70 million, leaves a remaining authorization of \$210 million as of June 30, 2009.

² Developer fees are imposed on residential additions and commercial projects (Level 1) and new residential construction (Level 2). Total revenues include

Facilities Program – Funding Resources

Bond Measure (Passage Date)	Authorized	Sold (June 30, 2009)	Outstanding (June 30, 2006)	Outstanding (June 30, 2007)	Outstanding (June 30, 2008)	Outstanding (June 30, 2009)
Measure E (June 2, 1998)	\$40 million	\$40 million	\$33.2 million	\$32.1 million	\$30.8 million	\$29.5 million
Measure M (November 7, 2000)	150 million	150 million	145.9 million	142.8 million	139.6 million	136.3 million
Measure D (March 5, 2002)	300 million	300 million	294.9 million	291.6 million	287.1 million	282.2million
Measure J (November 8, 2005)	400 million	190 million	70 million	70.0 million	69.4 million	188.2 million
Total	\$890 million	\$680 million	\$544.0 million	\$536.5 million	\$526.9 million	\$636.2 million

District Accounting Funds

The District funds used to account for facilities revenues and expenditures are the following:

Fund	Description¹
14	Deferred Maintenance
21	Building (Including Measures E, M, D and J)
25	Capital Facilities
35	County (State) School Facilities
40	Special Reserves – Capital Outlay

¹ Refer to the following table for a detailed accounting of funds for the 2007-08 and 2008-09 fiscal years and an explanation of the use of the funds.

From the Capital Facilities Funds table, the June 30, 2009, ending balance for all funds combined was \$147,171,558. Additional revenues will be received from authorized, but unsold, Measure J bonds (\$210 million as of June 30, 2009) and projected revenues from interest earnings, developer fees, state match funds, deferred maintenance and special reserves.

Because the District's facilities program includes "anticipated projects" beyond the current cash flow ability to finance those projects, the decision to proceed with some new construction projects is dependent upon the availability of additional revenues. To address its cash flow needs, the District and its consultants have identified projects that fall under the following categories based on current cash available and potential future revenues:

- Projects that include design and construction costs.
- Projects with design costs only.
- Projects that will be unfunded.

Under the worst possible outcome, only projects in the first category will be funded. In the best possible outcome, projects in the second and third categories will move into the first category. Monitoring the facilities program's revenues and expenditures for the remainder of the current program is a critical issue.

CAPITAL FACILITES FUNDS

Fiscal Year Ending June 30, 2008	Fund 14 Deferred Maint. Fund¹	Fund 21 Building Fund²	Fund 25 Capital Facilities Fund³	Fund 35 County School Facilities Fund⁴	Fund 40 Special Reserves Capital Outlay Fund⁵	Totals
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By utilizing county and state pooled funds, the bond proceeds earn low-risk interest from the time the bonds are sold until proceeds are expended. Pooled funds with the County are immediately accessible by the District to meet its cash-flow needs. Funds in the LAIF require District action to withdraw, and such withdrawals are subject to cash-flow needs. The combination of local and state pooled funds is a sound investment approach to maximize interest earnings between the time the bonds are sold and the funds are expended.

COMPLIANCE WITH BALLOT LANGUAGE

On November 28, 2001, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$300 million bond measure (Measure D) on the ballot with the adoption of Resolution No. 42-0102. Measure D, a Proposition 39 bond measure requiring a 55 percent affirmative vote, passed with 71.6 percent of the vote on March 5, 2002.

The complete ballot language contained in Measure D is included in Appendix A. The following appeared as the summary ballot language:

“To complete repairing all of our schools, improve classroom safety and relieve overcrowding through such projects as: building additional classrooms; making seismic upgrades; repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs, and fire safety systems; shall the West Contra Costa Unified School District issue \$300 million in bonds at authorized interest rates, to renovate, acquire, construct and modernize school facilities, and appoint a citizens’ oversight committee to monitor that funds are spent accordingly?”

While the Measure D ballot focused on secondary school projects, the bond language was broad enough to cover the following three categories of projects for all District schools (taken from Bond Project List, Appendix A, Exhibit A):

I. All School Sites

- Security and Health/Safety Improvements
- Major Facilities Improvements
- Site Work

II. Elementary School Projects

- Complete any remaining Measure M projects as specified in the Request for Qualifications (RFQ) of January 4, 2001, including projects specified in the Long Range Master Plan of October 2, 2000
- Harbour Way Community Day Academy

III. Secondary School Projects

- Adams Middle School
- Juan Crespi Junior High School
- Helms Middle School
- Hercules Middle/High School
- Pinole Middle School
- Portola Middle School
- Richmond Middle School
- El Cerrito High School
- Kennedy High School and Kappa High School
- Richmond High School and Omega High School

- Pinole Valley High School and Sigma High School
- De Anza High School and Delta High School
- Gompers High School
- North Campus High School
- Vista Alternative High School
- Middle College High School

As required by Proposition 39, the District established a Citizens' Bond Oversight Committee. On April 19, 2003, the Board of Education merged the Measure M and Measure D oversight committees into one body, with the caveat that the new committee would use the more stringent requirements for oversight set forth in Proposition 39.

As of June 30, 2009, based on the Capital Assets Management Plan dated August 26, 2009, the District has encumbered and expensed \$487.1 million, whereas the reported Measure D budget is \$329.4 million. All of the expenditures of Measure D funds were for projects within the scope of the ballot language. TSS finds the West Contra Costa Unified School District in compliance with the language contained in Resolution 42-0102.

MEASURE J

On July 13, 2005, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$400 million bond measure (Measure J) on the ballot with the adoption of Resolution No. 25-0506. Measure J, a Proposition 39 bond measure requiring a 55 percent affirmative vote, passed with 56.85 percent of the vote on November 8, 2005.

As a Proposition 39 bond measure, Measure J is subject to the requirements of California State Constitution, Article XIII which states "every district that passes a 'Proposition 39' bond measure must obtain an annual independent performance audit."

The complete ballot language contained in Measure J is included as Appendix B. The following appeared as the summary ballot language:

"To continue repairing all school facilities, improve classroom safety and technology, and relieve overcrowding shall the West Contra Costa Unified School District issue \$400 million in bonds at legal interest rates, with annual audits and a citizens' oversight committee to monitor that funds are spent accordingly, and upon receipt of a waiver of the District's statutory debt limit from the State Board of Education, if required?"

The Measure J ballot language focused on the continued repair, modernization, and reconstruction of District school facilities in the following broad categories:

I. All School Sites

- Security and Health/Safety Improvements
- Major Facilities Improvements
- Special Education Facilities
- Property
- Sitework

II. School Projects

- Complete Remaining Elementary School Projects
- Complete Remaining Secondary School Projects
- Reconstruction Projects
 - a. Health and Life Safety Improvements
 - b. Systems Upgrades
 - c. Technology Improvements
 - d. Instructional Technology Improvements

- Specific Sites Listed for Reconstruction or New Construction
 - De Anza High School
 - Kennedy High School
 - Pinole Valley High School
 - Richmond High School
 - Castro Elementary School
 - Coronado Elementary School
 - Dover Elementary School
 - Fairmont Elementary School
 - Ford Elementary School
 - Grant Elementary School
 - Highland Elementary School
 - King Elementary School
 - Lake Elementary School
 - Nystrom Elementary School
 - Ohlone Elementary School
 -

Observation

- Proposition 39, Section three (c) states that “voters will be given a list of specific projects their bond money will be used for.” Section three (e) further clarifies that “the proceeds from the sale of school facilities bonds are used for specified school facilities projects only.” Measures D and J both included bond project lists with resolutions calling for the bond elections. In addition, the statements appearing on the ballot included general language regarding “repairing all of our schools” (Measure D) and “repairing all school facilities” (Measure J).

Proposition 39 bond project lists and the ballot language are permissive, in that projects not included may not have bond funds spent on them, and cannot be construed to be mandates. If insufficient bond funds prevent completion of all projects, from a performance audit viewpoint, the District is in compliance.

DATE

ACTION

AMOUNT

August 20, 2008

DATE	ACTION	AMOUNT
October 1, 2008 (G.12)	Ratification of Previously Awarded Contracts: Kel Tec, Pinole Valley High School Restroom Access Compliance	\$158,750 (7/30/08)
	Bay Cities Paving and Grading, King Demolition, Sitework and Temporary Playground	\$461,000 (7/30/08)
	Galeridge Construction, Pinole Valley High School Parking Lot Paving	\$151,827 (7/30/08)
	Ionian Construction, Kennedy High School Exterior painting	\$253,000 (8/20/08)
	Bay Cities Paving and Grading, Richmond College Prep Modular Campus Sitework	\$888,000 (9/3/08)
October 1, 2008 (G.14)	Citizens' Bond Oversight Committee: Appointment of Steven Bates, Parent/Guardian and PTA, recommended by the Superintendent	
October 15, 2008 (G.14)	Ratification and Approval of Engineering Services Contracts (3 contracts)	\$272,719
October 15, 2008 (G.15)	Ratification and Approval of Negotiated Change Orders (4 projects)	\$200,775
October 15, 2008 (G.16)	Ratification of Previously Awarded Contract to Bay Cities Paving and Grading, Leadership Public Schools Temporary Campus	\$1,616,000 (9/17/08)
November 5, 2008 (F.1)	Facilities Planning and Construction Status Reports	
November 5, 2008 (G.9)	Ratification and Approval of Engineering Services contracts (3 contracts)	\$42,612
November 5, 2008 (G.10)	Ratification and Approval of Negotiated Change Orders (3 projects)	\$60,736
November 19, 2008 (C.3)	Citizens' Bond Oversight Committee Report	
November 19, 2008 (G.6)	Ratification and Approval of Engineering Services contracts (6 contracts)	\$335,145
November 19, 2008 (G.7)	Ratification and Approval of Negotiated Change Orders (4 projects)	\$180,315
November 19, 2008 (G.10)	Approval of Lease/Purchase Agreement for 500 workstations, Dell Technology, El Cerrito High School (Bond funds)	
November 19, 2008 (G.13)	Local Hiring and Local Business Participation Goals in Measure J projects	
December 10, 2008 (E.1)	Adopt Resolution 45-0809: CEQA Final EIR for the Construction and Renovation of Castro Elementary to replace Portola Middle School (Measure J)	
December 10, 2008 (E.5)	Adopt Resolution 48-0809: Increase Level II Developer fees from \$3.48 per square foot to \$4.44 per square foot	
December 10, 2008 (G.5)	Notices of Completion: Cameron Re	

DATE	ACTION	AMOUNT
December 10, 2008 (G.12)	Award of Contract to Trinet Construction, Dover Sitework Phase II Construction (Measure J – 7 bids)	\$77,000
December 10, 2008 (G.13)		

DATE	ACTION	AMOUNT
February 4, 2009 (F.3)	Resolution No. 59-0809 Requesting the State Board of Education to waive West Contra Costa Unified School District Measure J Bonding Limit.	

DATE	ACTION	AMOUNT
April 1, 2009 (C.10)	Ratification and approval of Negotiated Change Orders. (6 Contracts)	\$467,869
April 1, 2009 (C.11)	Award Contract for Transition Learning Center (TLC) Fence and Gates Project to the lowest responsive, responsible bidder, Chain Link Fence Co.; \$61,121. Bids were opened March 17, 2009 with 6 bidders. (Emergency Repair Program (ERP) Funds) (Ratified April 1, 2009)	\$61,121
April 1, 2009 (C.13)	Citizens' Bond Oversight Committee Appointments, City of Pinole Candidates. Recommend approval of the appointment of Peter Murray as the delegate to the CBOC and Roy Swearingen as the next alternate delegate to the CBOC.	
April 1, 2009 (C.14)	Citizens' Bond Oversight Committee Appointments. The following appointment has been made to the CBOC: Mr. Robert Studdiford, representing Board Member Charles Ramsey. Recommend approval of this appointment.	
April 1, 2009 (C.15)	Citizens' Bond Oversight Committee Appointments. The City of Hercules position on the District's Citizens Bond Oversight Committee has been held for the past two years by Charleen Raines. The City Council reappointed Charleen Raines to an additional two-year term at it's meeting of September 23, 2008. Confirm the appointment of Charleen Raines as the City of Hercules member to the CBOC.	
April 1, 2009 (F.2)	Presentation of the Measure M, Measure D and Measure J 2007-08 Fiscal Audit by Perry Smith, LLP. Recommend acceptance of the audit report.	
April 1, 2009 (F.3)	Annual Performance Audit of District Bond Program. Recommend acceptance of the audit report.	
April 1, 2009 (G.1)	Status Reports - Facilities Planning and Construction.-Engineering Officer's	

DATE

ACTION

AMOUNT

DATE	ACTION	AMOUNT
June 3, 2009 (C.9)	Ratification and approval of Negotiated Change Orders. (3 Contracts)	\$79,101
June 3, 2009 (C.10)	Award Contract for School Consolidation Modulares to Mobile Modular Management Corp., \$248,496. Portables will be provided to Chavez, Coronado and Wilson ES to meet additional classroom needs resulting from the consolidation of three schools being closed this year. This award is a "piggyback" to the Franklin McKinley Middle School District contract with Mobile Modular Management Corporation. (Special Reserve for Capital Outlay, Fund 40 Funds)	\$248,496
June 3, 2009 (C.11)	De Anza High School Fitness Center Modulares Sitework & Utilities Project Award of Contract. Recommend award of contract to the lowest responsive, responsible bidder: Bay Cities Paving and Grading at \$188,278.00. (Measure J Bond)	\$188,278
June 3, 2009 (C.12)	De Anza High School Fitness Center Equipment Award of Contract. Recommend award of contract for fitness equipment to the lowest responsive, responsible bidder: Gym Doctors at \$148,428.10. (Measure J Bond)	\$148,428
June 3, 2009 (F.1)	Master Plan for the Renovation of Coronado Elementary School. Recommend authorizing staff to engage consultants and the school's Site Committee to begin the master planning process for the renovation/modernization of the school under the Measure J Bond Program.	
June 3, 2009 (F.3)	Presentation of the Measure M, Measure D and Measure J 2007-08 Fiscal Audit by Perry Smith, LLP. Recommend acceptance of the audit report.	
June 3, 2009 (F.6)	Preliminary Planning for Demolition of Gompers High School and Adams Middle School. (Measure J Bond)	
June 3, 2009 (G.2)		

DATE

ACTION

AMOUNT

June 24, 2009
(C.14)

DATE	ACTION	AMOUNT
July 8, 2009 (C.15)	Approval of Award of Contract for the Pinole Middle School Temporary Housing Lunch Shelter Project to USA Shade & Fabric Structure under the terms and conditions of the San Joaquin County Office of Education “piggyback” contract dated October 23, 2007; \$88,697.42. Funded from the Measure J Bond.	\$88,697.42
July 8, 2009 (C.16)	Approval of Award of Contract for the Multi-Site Play Structures & Surfaces Project to the lowest responsive, responsible bidder, when bids are received on July 2, 2009. Funded from the MRAD.	
July 8, 2009 (F.3)	Adoption of Resolution No. 15-0910 authorizing the issuance of not to exceed \$160,000,000 of the District’s general obligation bonds, and requesting the Contra Costa Board of Supervisors to issue the bonds on behalf of the District. Bonds will be sold by negotiated sale to Piper Jaffray & Co., as senior managing underwriter, and Siebert Brandford Shank & co., LLC and Stone & Youngberg, as co-managers. The sale is scheduled for August 11, 2009 with funds becoming available by August 25, 2009. Measure “J” Series “C” Bond Issuance.	\$160,000,000
July 8, 2009 (F.6)	Approval of Award of Contract for the Fairmont Elementary School Consolidation Utilities & Sitework Project to the lowest responsive, responsible bidder, when bids are received on July 7, 2009. Funded from the Special Reserve for Capital Outlay Fund 40.	
July 8, 2009 (G.1)	Status Reports - Facilities Planning and Construction. Engineering Officer's Report - Verbal Presentation Construction Status Reports - Current Construction Projects	
July 29, 2009 (C.7)	Notices of Completion. Bid E068154, TLC Portable Ramps Replacement Bid E068155 TLC Fencing & Gate Replacement Project Bid E068147 Pinole Valley HS Communication system Replacement	
July 29, 2009 (C.11)	Ratification and Approval of Engineering Services Contracts.	\$409,800
July 29, 2009 (C.12)	Ratification and Approval of Negotiated Change Orders.	\$5,449.49
July 29, 2009 (C.13)	Adoption of Resolution No. 19-0910 in support of Office of Public School construction Applications for Modernization, New Construction and Overcrowding Relief Grants at District Board Program Sites. Approval of this resolution will support OPSC applications which will provide state funding to the District’s bond program.	
July 29, 2009 (C.14)	Approval to reject all bids for the Kennedy High School Fire Alarm Project due to protests from the second low bidder, Del Monte Electric (\$692,500), against the apparent low bidder, NEMA Construction; \$675,000. Six bids were received on June 30, 2009.	
July 29, 2009 (C.15)	Acceptance of bid alternate for Contract for the Coronado Elementary School Fence and Gates Emergency Repair Project previously awarded to Chain Link Fence & Supply, Inc.; \$11,213. Funded from Emergency Repair Program (ERP).	\$11,213
July 29, 2009 (C.16)	Approval of Award of Contract for the Crespi Junior High School Emergency Repair Program, Kitchen Repair Project to the lowest responsive, responsible bidder Michael G. McKim; \$41,334. Three contractors submitted bids on July 21, 2009. Funded from Emergency Repair Program (ERP).	\$41,334

DATE	ACTION	AMOUNT
July 29, 2009 (C.17)	Approval of Award of Contract for the Crespi Junior High School Emergency Repair Program, Paving Project to the lowest responsive, responsible bidder O.C. Jones.; \$279,300. Six contractors submitted bids on July 21, 2009. Funded from Emergency Repair Program (ERP).	\$279,300
July 29, 2009 (D.3)	Report on the Status of Measure J, Series “C” Bond Sales.	
July 29, 2009 (F.2)	Adoption of Resolution No. 21-0910 Authorizing the Issuance and Sale of up to \$80,000,000, a refunding of the district’s existing general obligation bonds. By issuing refunding bonds, the district can shift existing obligations coming due in the next several years to later in the repayment period, thereby creating additional capacity to pay interest on the Measure J, Series C Bonds. The Bonds will be sold by negotiated sale by Piper Jaffray & Co., as senior managing underwriter, and Siebert Brandford Shank & Co., LLC and Stone & Youngberg LLC, as co-managers.	\$80,000,000

¹ Several facilities items included in the list are not related to the bond program, but have been included to present a more complete picture of the District’s entire facilities program. Non-bond items should be considered to be information only, and are not a part of the bond performance audit.

The Board of Education approved a Facilities Master Plan on October 18, 2000, which was updated in a report dated June 26, 2006. Subsequently, the administration prepared a “2007 Facilities Master Plan,” which incorporated information from numerous sources to compile a

On July 30, 2008, the Board approved an updated budget for Measures M, D and J with adjusted allocations and revenues. The July 30, 2008 approved revenue sources were as follows:

Revenue Sources – Board Approved, July 30, 2008

Revenue Source	M	D	J	Total
New Bonds	\$150,000,000	\$300,000,000	\$400,000,000	\$850,000,000
Interest Income	4,967,794	13,666,472	14,000,000	32,634,266
Developer Fees	24,900,038	2,885,528	10,500,000	38,285,566
State Funds/Interest	43,593,269	16,316,744	47,448,808	107,358,821
E-Rate	2,413,150	888,654		3,301,804
FEMA (Riverside)	1,000,000			1,000,000
County (Verde)	900,000			900,000
Joint Use		4,250,000	3,000,000	7,250,000
Deferred Maintenance		1,200,000		1,200,000
Charter			2,600,000	2,600,000
Totals	\$227,774,251	\$339,207,398	\$477,548,808	\$1,044,530,457
Bond Transfer (D)	99,182,437	(99,182,437)		0
Bond Transfer (J)		88,696,111	(88,696,111)	0
Totals	\$326,956,688	\$328,721,072	\$388,852,697	\$1,044,530,457

A comparison of the January 17, 2007 and July 30, 2008 budgets reveals the following adjustments to the revenue sources:

Board Approved Bond Budget M, D and J Revenue Source

Revenue Source	Board Approval January 17, 2007	Board Approval July 30, 2008	Change
New Bonds	\$850,000,000	\$850,000,000	
Interest Income	27,000,000	32,634,266	\$5,634,266
Developer Fees	38,285,566	38,285,566	
State Funds/Interest	122,576,319	107,358,821	(15,217,498)
E-Rate	3,301,804	3,301,804	
FEMA (Riverside)	1,000,000	1,000,000	
County (Verde)	900,000	900,000	
Joint Use	7,250,000	7,250,000	
Deferred Maintenance	1,200,000	1,200,000	
Charter		2,600,000	2,600,000
Totals	\$1,051,513,689	\$1,044,530,457	(\$6,983,232)

As indicated above, the identified revenue adjustments include an increase in interest income and charter school categories and a decrease in state funds.

On August 26, 2009, the Board approved an updated budget for Measures M, D and J with adjusted allocations and revenues. The August 26, 2009 approved revenue sources were as follows:

Revenue Sources – Board Approved, July 30, 2008

Revenue Source	M	D	J	Total
New Bonds	\$150,000,000	\$300,000,000	\$400,000,000	\$850,000,000
Interest Income	4,967,794	13,666,472	14,000,000	32,634,266
Developer Fees	24,900,038	2,885,528	10,500,000	38,285,566

- Passage of Proposition 55 (March 2004), a \$10.0 billion State wide school facilities bond measure and resulting construction;
- Passage of Proposition 1D (November 2007), a \$7.3 billion State wide school facilities bond measure and resulting construction.
- Economic recession beginning in late 2007 which created the trend of declining construction costs starting in mid-2008 through the current period.

¹It can be argued that PLAs provide stability and help ensure quality and, therefore, are worth the cost. It may not be reasonable to assert, however, that such assurance (“insurance”) of stability and quality comes without any cost. Research conducted at the Beacon Hill Institute at Suffolk University titled “Project Labor Agreements and Financing Public School Construction in Massachusetts” concluded that PLAs in fact caused the project costs to increase. It must be kept in mind that each community has its unique needs and PLAs are a legal mechanism and within the authority and prerogative of the Board of Education. The Beacon Hill Institute might not have conducted the research in communities similar to West Contra Costa. Also, since most of the workforce in the greater Bay Area is union affiliated, the impact of the PLA on District projects may be less significant.

To demonstrate the impact of rising construction costs during the past few years on the District’s facilities program, the Class B Construction Cost Index is presented below:

Class B Construction Cost Index¹	Index Change	Percent Increase
January 2002 – January 2003	1.43-1.46	2.1
January 2003 – January 2004	1.46-1.51	3.4
January 2004 – January 2005	1.51-1.68	11.3
January 2005 – January 2006	1.68-1.74	3.6
January 2006 – January 2007	1.74-1.88	8.0
January 2007 – January 2008	1.88-1.94	3.2
January 2008 – January 2009	1.94-2.09	7.7

¹ Source: Office of Public School Construction website.

From the date that Measure D passed (March 5, 2002) to January 2009, the Class B Construction Cost Index increased from 1.43 to 2.09 – an increase of 46 percent. From the date that Measure J passed (November 8, 2005) to January 2009, the Class B Construction Cost Index increased from approximately 1.74 to 2.09 – an increase of 20 percent.

The District implemented a “Pre-qualification of General Contractors” process for Measure D and Measure J funded projects. At the Board meetings of June 28, 2006 and March 5, 2008, general contracting firms were pre-qualified through the General Contractor pre-qualification process for construction projects as follows:

General Contractor Pre-qualification Process		
	Measure D (June 28, 2006)	Measure J (March 5, 2008)
Firms Responding	23	25
Firms Prequalified	21	24

**Table 2a. Measure J Phase I Projects - Total Estimated Costs
(Construction and Soft Costs)**

School	Year Built	Capital Projects Cost Estimates¹	Capital Projects Cost Estimates²	Capital Projects Cost Budget³
Castro Elementary	1950	\$350,000	\$350,000	\$350,000
Dover Elementary	1958	30,439,500	38,733,539	38,733,539
Ford Elementary	1949	26,208,000	32,176,617	32,176,617
King Elementary	1943	26,500,001	33,891,479	33,801,479
Nystrom Elementary	1942	26,208,002	31,208,001	30,517,453
Ohlone Elementary	1965	27,955,200	33,955,200	33,955,200
Total		\$137,660,703	\$170,314,837	\$169,534,289

EXPENDITURE REPORTS FOR MEASURES D AND J

MEASURE D

The budget and expenditure totals contained in the table below were extracted from the Capital Assets Management Plan Report (C

Site Survey Projects, Phase 2A-3

School	Site No.	Project Description	Project Budget	Expensed to Date
Transitions LC	131	Site Survey	\$118,020	\$118,020
Vista Hill	163	Site Survey	0	0
Harbour Way	191	Site Survey	121,639	121,639
Adams Middle	202	Site Survey	487,199	487,018
Crespi Middle	206	Site Survey	399,139	399,139
Hercules Middle	211	Site Survey	74,527	74,527
Gompers High	358	Site Survey	549,876	517,378
Kennedy High	360	Site Survey	660,518	660,518
Pinole Valley High	362	Site Survey	703,106	702,071
Richmond High	364	Site Survey	641,600	647,430
Vista High	373	Site Survey	35,789	35,789
North Campus	374	Site Survey	125,032	125,032
Hercules High	376	Site Survey	426,346	426,346
Delta	391	Site Survey	152,564	152,564
Kappa	393	Site Survey	109,809	109,809
Omega	395	Site Survey	118,638	118,638
Sigma	396	Site Survey	110,728	110,728
Totals			\$4,834,530	\$4,806,646

Network/Telecom Technology E-Rate Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Adams Middle	202	E-Rate	\$203,064	\$203,064
Crespi Middle	206	E-Rate	47,106	47,106
DeJean Middle	208	E-Rate	226,880	214,532
Helms Middle	210	E-Rate	240,987	240,986
Hercules Middle	211	E-Rate	6,623	6,623
Pinole Middle	212	E-Rate	47,537	47,537
Portola Middle	214	E-Rate	151,809	151,795
DeAnza High	352	E-Rate	124,320	124,320
El Cerrito High	354	E-Rate	141,208	141,208
Gompers	358	E-Rate	183,109	182,918
Kennedy High	360	E-Rate	546,988	546,974
Pinole Valley High	362	E-Rate	59,855	59,855
Richmond High	364	E-Rate	235,826	235,967
North Campus	374	E-Rate	76,630	76,630
Hercules High	376	E-Rate	3,028	3,028
Progam		E-Rate	52,877	52,878
Totals			\$2,347,847	\$2,335,421

Furniture and Equipment

School	Site No.	Project Description	Project Budget	Expensed to Date
Helms Middle	210	Furniture and Equipment	\$536,393	\$0
Pinole Middle	212	Furniture and Equipment	637,430	553,690
Portola Middle	214	Furniture and Equipment	547,586	64,562

MEASURE J

The budget and expenditure totals contained in the table below were extracted from the Capital Assets Management Plan Report (CAMP), Number 43, dated August 26, 2009.

Measure J Bond Issuance and Expensed as of August 26, 2009

Total bond authorization	\$400,000,000
Total bond issues to date	\$190,000,000
Expensed per CAMP dated August 26, 2009	\$58,601,003

Elementary Schools

School	Site No.	Project Description	Project Budget ¹	Expensed to Date ¹
Castro	109	Site Survey	\$350,000	\$294,520
Dover	115	New School	38,733,539	3,830,581
Ford	124	New School	32,176,617	5,080,985
King	132	New School	33,801,479	3,848,037
Nystrom	144	Modernization and New Building	30,517,453	2,955,863
Ohlone	146	New School	33,955,200	1,286,197
Totals			\$169,534,289	\$17,296,183

¹ Totals do not match due to rounding.

Major Renovation and New Schools, Phase 1B

School	Site No.	Project Description	Project Budget	Expensed to Date
DeAnza High	352	New School	\$160,100,000	\$22,384,813
Kennedy High	360	Renovation	8,430,000	1,816,419
Pinole Valley High	362	Renovation	1,124,171	1,071,264
Richmond High	364	Renovation	6,993,099	4,711,057
Totals			\$176,647,270	\$29,983,553

Additional Bond Funded Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Richmond College Prep (Charter) Leadership Public Schools (Charter at Nystrom)	512	Modular-Permanent Campus	\$2,482,495	\$2,139,961
	544	Modular-Temporary Campus	3,499,277	2,493,908
Totals			\$5,981,772	\$4,633,869

Network Telecom Technology Projects

School	Site No.	Project Description	Project Budget	Expensed to Date
Totals all sites		Network-Technology Equipment	\$7,800,000	\$3,227,598

Furniture and Equipment

School	Site No.	Project Description	Project Budget	Expensed to Date
Dover Elementary		Furniture and Equipment	\$800,000	\$1,708
Ford Elementary	124	Furniture and Equipment	750,000	19,559
King Elementary		Furniture and Equipment	\$700,000	\$0
Nystrom Elementary	144	Furniture and Equipment	700,000	67,313
Ohlone Elementary		Furniture and Equipment	700,000	0
DeAnza High	352	Furniture and Equipment	1,262,180	10,420
Kennedy High	360	Furniture and Equipment	200,000	113,637
Pinole Valley High	362	Furniture and Equipment	30,000	20,139
Richmond High	364	Furniture and Equipment	675,000	11,211
Richmond College Prep	512	Furniture and Equipment	0	0
Leadership Public Schools Program	544 606/615	Furniture and Equipment	0 2,682,820	0 1,436,401
Totals			\$8,500,000	\$1,680,388

Program Coordination

School	Site No.	Project Description	Project Budget	Expensed to Date
Central Account	615		\$8,541,819	\$1,779,410

Program Contingency

School	Site No.	Project Description	Project Budget	Expensed to Date
Totals all Projects	615		\$7,823,704	\$0

Program Totals			\$384,828,855	\$58,601,003
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STATE SCHOOL FACILITIES PROGRAM

The District has filed facilities applications under the following programs:

50	-	New Construction
52	-	Joint Use
57	-	Modernization
58	-	Facility Hardship

As of June 30, 2009, the District received state grant amounts summarized in the table below. These amounts include \$3,781,072 for Helms Middle School released on November 4, 2008, \$4,834,933 for Downer Elementary School released on December 3, 2008 and \$10,985,587 for El Cerrito released on May 11, 2009. All of the following financial data have been extracted from the OPSC Internet Web site, which maintains

Projected State Grant Amounts

In addition to the receipt of \$60,687,459 from the State as of June 30, 2009, the District anticipates the receipt of an additional \$56,845,909 in State funds, assuming that all planned projects are completed as scheduled from projected total revenue sources. The additional State funding includes the following categories:

Anticipated State Funding

Schools/Categories	State Grant Amount
Kennedy High School	\$5,147,407
Richmond High School	4,000,000
Pinole Middle School	3,179,932
Portola Middle School(at Castro)	1,514,268
Portola Middle School(Reconstruction Hardship)	12,000,000
Dover Elementary School ¹	3,758,166
Ford Elementary School	3,582,684
King Elementary School	2,635,560
Subtotal	\$35,818,017
Additional State Funding	21,027,892
DeAnza High School	
Nystrom Elementary School	
Ohlone Elementary School	
Joint-Use Projects	
State Grant Inflationary Adjustments	
State Grants Interest Earnings	

STATE NEW CONSTRUCTION STATUS

During the annual performance audit period ending June 30, 2008, new construction eligibility was established based on California Basic Educational Data System (CBEDS) data through 2007-08 for four high school attendance areas, with subsequent certified eligibility for 124 students in grades 9-12, 246 non-severe needs special education students, and 75 severe needs special education students.

The District utilized new construction eligibility in the El Cerrito High School attendance area to file an application to construct severely-handicapped facilities. That application was approved by the SAB on June 24, 2009, and was placed on the “unfunded” list. It is anticipated that the state grant amount of \$561,000 will be received in the 2009-10 fiscal year.

New construction eligibility must be calculated based on the most recent CBEDS enrollment data at the time a district files an application for a new construction project (SAB 50-04). The filing cannot occur until a project has completed the California Environmental Quality Act (CEQA) process, has obtained clearance from the Department of Toxic Substances Control (DTSC), and has approvals from the Division of State Architect (DSA) and from the California Department of Education (CDE). The district cannot submit a State application for funding unless the new construction eligibility is reaffirmed or reestablished.

New School Site

Over the past several years, the District worked cooperatively with the City of Hercules to identify and acquire a suitable property for a new school. However, because of declining enrollment, the District concluded that a new school site was not needed. Plans to acquire a site in Hercules are currently on hold. However, the District is working cooperatively with the City of Hercules on planning for park facilities at the Wastewater Treatment site, which, if needed, could be a part of a future school site.

The District has no current plans to file a new construction application.

STATE MODERNIZATION STATUS

This section provides information on the current status of the modernization funding for existing campuses in the District that have not yet been modernized.

Eligibility for a modernization project is established when a district files a Form SAB 50-03, Eligibility Determination, with the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) approves the application. A school district designs and submits a project to the Division of State Architect (DSA) and the California Department of Education (CDE). The district awaits both agencies' approvals before filing Form SAB 50-04, Application for Funding. This establishes the level of project funding. If financially advantageous, a district may file a revised SAB 50-03 to reflect the most recent enrollment data. Once at least 50 percent of the work in the project has signed construction contracts, the district files form SAB 50-05, Fund Release Authorization, to request a release of the state's share of modernization funds for the project.

There are 26 elementary school projects in the District that have completed the SAB 50-03, SAB 50-04, and SAB 50-05 processes to date. These include nine Quick-Start projects, nine Phase M-1A projects, and eight Phase M-1B projects for which the District received \$3,863,449; \$9,943,161; and \$12,282,748 respectively. All available Measure M bond funds have been allocated to these 26 elementary school projects, and no future projects are planned using Measure M funds. The 26 completed modernization projects have been excluded from the Elementary Schools table below.

Several schools funded under Measure D have had modernization applications (SAB 50-04) filed (Downer Elementary, Helms Middle and El Cerrito High). The Downer Elementary School project was approved by the SAB on December 12, 2007 and funds were released on December 3, 2008. The Helms Middle School project was approved by the SAB on July 23, 2008 and funds were released on November 4, 2008. The El Cerrito High School project was approved by the SAB on December 10, 2008 and funds were released on May 11, 2009.

State Allocation Board Modernization Funding for Measure D Projects.

SAB #	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
57/				
27	Downer Elementary	12/03/08	\$4,834,933	\$3,223,289
29	Helms Middle	11/04/08	\$3,781,072	\$2,520,715
30	El Cerrito High	05/11/09	\$10,985,587	\$7,524,515

Existing Campuses - Middle Schools - Updated June 30, 2009

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05)	SAB Grant Amount (%) ²
202	Adams (1957)	6-8		000	03/22/00	1,059			
206	Crespi (1964)	7-8		000	03/22/00	1,053			
208	Lovonya DeJean (2003)	6-8		N/A	New school Not eligible				
210	Helms (1953) (1991)	6-8	D(1A)	029	07/26/00	619	07/23/08	11/04/08	\$3,781,072
211	Hercules Middle (2000)	6-8		N/A	New school Not eligible				
212	Pinole Middle (1966)	7-8	D(1A)	000	07/26/00	934			
214	Portola Middle (1950)	6-8	D(1A)	000	07/26/00	440			
Middle Schools									

Existing Campuses - High Schools - Updated June 30, 2009

No.	Existing Campus	Grade	Bond (Phase) ⁰	SAB# ¹	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05)	SAB Grant Amount (%) ²
352	De Anza (1955)	9-12	J(3)	000	07/26/00	1,495			
391	Delta Continuation	9-12							
354	El Cerrito (1938)	9-12	D(1A)	030	03/22/00	1,332	12/10/08	05/11/09	\$10,985,587 (60%)
376	Hercules High (2000)	9-12		N/A	New school Not eligible				
360	Kennedy (1965)	9-12	J(3)	000	03/22/00	1,158			
393	Kappa Continuation	9-12	J(3)						
362	Pinole Valley (1968)	9-12	J(3)	000	07/26/00	2,087			
396	Sigma Continuation	9-12	J(3)						
364	Richmond (1946)	9-12	J(3)	000	03/22/00	1,764			
395	Omega Continuation	9-12	J(3)						
High Schools									

Existing Campuses - Alternative Schools. Updated June 30, 2009

No.	Existing Campus	Grade	Bond (Phase) ¹	SAB# ²	SAB Eligibility Approval (50-03)	Eligibility Enrollment	SAB Project Approval (50-04)	SAB Fund Release (50-05)	SAB Grant Amount (%) ³
358	Gompers (1934)	9-12		000	7/26/00	261			
369	Middle College	9-12							
373	Vista High	K-12							
374	North Campus	9-12		000	3/22/00	123			
408	Adult Education-Serra								
102	Adult Education-Alvarado								
Alternative Schools									

¹When the “Bond (Phase)” column is blank, the school has not been assigned as a project. Note: D=Measure D; J=Measure J.

²A “000” indicates that form SAB 50-03 had previously been filed to establish eligibility, but the applications were rescinded when the projects did not move forward. A project number is assigned when form SAB 50-04 is filed, which requires DSA approved plans and CDE approval. A blank indicates that the status is unknown or that eligibility has not been established.

³The State grant amount is 60 percent of the total State modernization budget for project applications (SAB 50-04) filed after April 29, 2002. (Applications filed before April 29, 2002, receive 80 percent in State matching funds.) State funding is released to the District after the project has at least 50 percent of the construction contracts signed and a form SAB 50-05 has been filed. The District must provide its matching share of the project budget.

COMPLIANCE WITH STATE LAW, GUIDELINES AND DISTRICT POLICY

Process Utilized

TSS examined standard bid documents, project manuals, applicable

- *Document 00150, Bid Documents, Bid Bond:* A bid bond is present in the package and demanded of the contractor on a form prepared by the District, as required.
- *Document 00330, Bidders Certifications and Affidavits, Non-collusion Affidavit:* A non-collusion affidavit form is provided and demanded of the contractor.
- *Document 00550, Contract Forms, Escrow Agreement for Security Deposits in Lieu of Retention:* This item is included as an option, as required.
- *Document 00610, Contract Forms:* A performance bond for 100 percent of the contract price, on a form prepared by the District, is demanded of the contractor and included in the bid package.
- *Document 00620, Contract Forms:* A payment bond for 100 percent of the contract price, on a form prepared by the District, is demanded of the contractor and included in the bid package.
- *Document 00905, Contractor Certifications:* The contractor is required to certify compliance with the State workers' compensation regulations.
- *Document 00808, Contract Forms, Project Labor Agreement, Prevailing Wage and Related Labor Requirements Certification:* The contractor is required to certify compliance with the District's PLA, which states: "All employees...shall be paid in accordance with the classification and wage scales contained in the appropriate local agreements which have been negotiated by the historically recognized bargaining parties and in compliance with the applicable general prevailing wage determination..."
- *Document 00915, Contractor Certifications, Drug-Free Workplace Certification:* The contractor is required to certify compliance with the District's Drug-Free Workplace Policy. The contractor is required to certify compliance with the District's Drug-Free Workplace Policy.

The items below are best practices which are included in the District's contract documents. They are not required by state law or for state funding.

- *Document 00110: Instructions to Bidders*
- *Document 00510: Notice of Award*
- *Document 00520: Notice to Proceed*
- *Document 00530: Agreement*
- *Document 00540 Escrow of Bid Documentation*

¹ Proof of District compliance was taken from the bid documents for the "New School Construction Increment II at Dover Elementary School" project dated March 2009 and the Pinole Middle School Modernization, Phase 2 project dated, July 2009. In addition to the document numbers cited, Document 00700, "General Conditions (GC)" included Articles I-XXVII, which further clarified contractor duties and responsibilities.

Prevailing Wage Law/Labor Compliance Program

In California, contractors and subcontractors on public works projects must comply with the California Prevailing Wage Law (Labor Code 1720 et seq.). This law stipulates that workers must be paid the prevailing hourly wages and fringe benefits, as specified by the State Department of Industrial Relations, for the region where a construction project is located.

Traditionally, a school district ensures that the Prevailing Wage Law is complied with by requiring contractors and subcontractors to maintain certified payroll records for each worker.

In 2002, enactment of AB 1506 created the Labor Compliance Program (LCP), which added an additional requirement for school district construction projects that received State funding from Proposition 47 (2002) and Proposition 55 (2004). AB 1506 was intended to ensure that

Regardless of whether a school district is required to have a LCP for state-funded projects, it must fully comply with the prevailing wage law. To ensure compliance with the law, a school district should develop and implement policies and procedures to be applied to all construction projects, regardless of the source of funding.

The District currently contracts with a third party provider for labor compliance services to review contractor certified payrolls and ensure that construction projects comply with the District's Labor Compliance Program, the prevailing wage law and, if required, the SAB Labor Compliance Program. In light of enactment of SBX2 9, the District should review its options for meeting legal requirements on new projects.

Project Labor Agreement (PLA)

The Board of Education initially approved a Project Labor Agreement on April 9, 2003, covering the nine Measure M-1A projects. Subsequent amendments to add additional projects were approved by the Board. The Board date and projects covered included the following:

Projects Subject to Project Labor Agreements

<u>Board Meeting Date</u>	<u>Projects Covered</u>
April 9, 2003	M-1A Projects (1-9)
December 3, 2003	M-1B Projects (10-18)
April 7, 2004	M-1B Portables (19-20)
June 2, 2004	D-1A Projects (21-23)
August 3, 2005	D-1B Projects (24-25)
November 28, 2007	Non-Bond Funded Projects
October 2008	J Projects (26-34)

The April 9, 2003 PLA agreement included the following stated purpose:

PURPOSE

“The purposes of this Agreement are to promote efficient construction operations on the Project, to insure an adequate supply of skilled craftspeople and to provide for peaceful, efficient and binding procedure for settling labor disputes. In so doing, the parties to this Agreement establish the foundation to promote the public interest, to provide a safe work place, to assure high quality construction, to ensure an uninterrupted construction project, and to secure optimum productivity, on-schedule performance and District satisfaction.

It is the intent of the parties to set out uniform and fair working conditions for the efficient completion of the Project, maintain harmonious labor/management relations and eliminate strikes, lockouts and other delays.

To the extent permitted by law, it is in the interest of the parties to this Agreement to utilize resources available in the local area, including those provided by minority-owned, women-owned, small, disadvantaged and other businesses.”

The twenty-six articles in the PLA set forth the requirements for contractors and subcontractors and the District's rights and responsibilities.

It is pointed out, that in keeping with the intent of the third paragraph of the above stated purpose, the District developed a Local Capacity Building Program (LCBP) that is discussed in section “Bidding and Procurement Procedures.”

District Policy

At the Board of Education meeting of February 8, 2006, the Board voted to establish a policy subcommittee to analyze, review and revise policies, as needed.

At the Board meeting of October 3, 2007, the District policy statement *Series 3000: Business* was presented for a first reading. On February 6, 2008, Series 3000 policies were approved.

At the Board meeting of November 7, 2007, the District policy statement *Series 7000: Facilities* was presented for a first reading. On January 9, 2008, Series 7000 policies were approved.

The Series 7000 policies represent typical school district facility policies and conform to the standard templates recommended by the California School Boards Association. Board Policy 7214.2 and the related Administrative Regulations provide specific language regarding the role of the Citizens’ Bond Oversight Committee (CBOC), including the purpose of the committee, the committee’s duties, the committee composition and the selection process for the committee. These policies and regulations provide the necessary guidelines for appointments to the CBOC and provide committee members with a clear scope of their duties and authority.

The District’s Board Policy 7115, *Educational Facilities Design Standards*, includes the Collaborative for High Performan

BP	Description	Date of Adoption
BP 3314	Payment for Goods and Services	2/6/08
AP 3314	Payment for Goods and Services	10/6/08
BP 3320	Claims and Actions Against the District	2/6/08
AP 3320	Claims and Actions Against the District	10/6/08
BP 3400	Management of District Assets/Accounts	2/6/08
AP 3400	Management of District Assets/Accounts	10/6/08
BP 3430	Investing	2/6/08
AP 3430	Investing	10/6/08
BP 3460	Financial Reports and Accountability	2/6/08
AP 3460	Financial Reports and Accountability	10/6/08
BP 3517	Facilities Inspection	2/6/08

Series 7000 – Facilities

BP	Description	Date of Adoption	Most Recent Date of Revision
BP 7000	Concepts and Roles in New Construction	1/9/08	10/07
BP 7100	Facilities Master Plan	1/9/08	8/07
BP 7115	Educational Facilities Design Standards	1/9/08	8/07
BP 7125	Assembling and Preserving Important Documents	1/9/08	8/07
BP 7131	Relations with Local Agencies	1/9/08	8/07
BP 7140	Architectural and Engineering Services	1/9/08	8/07
BP 7150	Site Selection and Development	1/9/08	8/07
BP 7210	Methods of Financing	1/9/08	8/07
BP 7214	General Obligation Bonds	1/9/08	8/07
BP 7214.2	Citizens Bond Oversight Committee (CBOC)	1/9/08	8/07
AP 7214.2	Citizens Bond Oversight Committee (CBOC)	1/9/08	10/24/07
BP 7310	Naming of Facility	1/9/08	8/07
BP 7470	Inspection of Completed Project	1/9/08	8/07

Administrative Regulations Regarding Temporary Borrowing Between Funds

AR 3110, Business and Noninstructional Operations, outlines regulations regarding the transfer of monies between funds. Language regarding temporary transfers states: “The Board may direct that monies held in any fund or account may be temporarily transferred from one or more of these accounts to another fund or account to be used for the payment of obligations of the district, with limitations as set by Education Code 42603. The transfer shall be accounted for as temporary borrowing and shall not be available for appropriation or be considered income to the borrowing fund or account. (Education Code 42603)”

Observation

- A school district is mandated to not only maintain a balanced budget, but to meet its cash-flow requirements. To do this, the law permits a school district to borrow from one fund, such as the Building Fund, to meet obligations in another fund, such as the General Fund. It is appropriate that interest be paid against the borrowed funds if this occurs.

Recommendation

- It is recommended that any interest earned on borrowed monies from Measure D and Measure J involving a transfer of cash from one fund to another fund be transferred back to the funding source for the duration of the loan period.

High Performance Schools

TSS staff reviewed the High Performance scorecard on three schools: Dover Elementary School, Ford Elementary School and De Anza High School. The scorecard is based on the Collaborative for High Performance Schools criteria and is used as the basis for funding in the High Performance Schools Grant program. The information presented here is based solely on the scorecards since plans and specifications were not reviewed to verify the content of the scorecard.

The Ford Elementary School Modernization has 44 points out of 77 possible listed on the scorecard. This project showed superior performance in the category of Indoor Environmental Quality. The project received the maximum points for Indoor Air Quality, Acoustics and Thermal Comfort. Daylighting and high performance electric lighting were used to reduce energy consumption.

The project also received 5 points for improving energy performance, more than required by the California Energy Code.

With 44 points in the High Performance Schools Grant Program, the District should receive a 5.08 percent increase in the grants obtained through the School Facilities Program.

Dover Elementary School contained similar high performance elements with two notable exceptions. This project received 2 additional points for the reduction of potable water usage and 3 additional points for the use of recycled materials and rapidly renewable materials. Dover did not perform as well as Ford in other areas yet scored a total of 44 points. This project will also receive a 5.08 percent increase in the grants that it receives from the School Facilities Program.

The third scorecard reviewed was for De Anza High School. The primary high performance elements included in this project were the treatment of storm water runoff, the use of cool roof material to reduce energy consumption, superior energy performance, enhanced commissioning and the recycling of construction waste material. De Anza received a total score of 32 points with which the District should obtain a 2.24 percent increase in the grants from the School Facilities Program.

District Response

- District staff concurs with the recommendation

DISTRICT AND PROFESSIONAL SERVICES STAFFING PLAN FOR THE BOND PROGRAM

The governance and management of the bond program have evolved over time to address the changing needs, functions, and funding of the District's facilities program. This section provides information on the changes in the administration of the facilities program between July 1, 2008 and June 30, 2009.

FACILITIES STAFFING FOR THE BOND PROGRAM

The table below lists District staff and the funding allocations for the bond program for fiscal year 2008-09.

District Staffing for the Facilities Bond Program (Source: District records)

District Staff Position	Other Funds Percent	Bond Fund Percent	Object Code
Bond Finance Office			
Sr. Director of Bond Finance	25	75	2310
Principal Accountant	0	100	2410
Accountant II	50	50	2410
Senior Budget Control Clerk	0	100	2410
Senior account Clerk	50	50	2410
Bond Finance Office Subtotal	1.25 FTE	3.75 FTE	
Bond Management Office			
Associate Superintendent of Operations	50	50	2130

The facilities-related personnel (full-time equivalent or FTE) assigned to the program, including the internal staff and project and construction management personnel, are presented in the table below.

These numbers exclude the design manager, architects/engineers of record, project specialty consultants, inspectors, the communication consultant, the outreach consultant, and the labor compliance consultant.

Category	FTE¹
District Staff	
Bond Finance Office	3.75
Bond Management Office	7.00
Subtotal	10.75
Bond Program Manager (SGI)	
Program/Project Management	5.33
Design Management	0
Construction Management	10.50
Other (Network Admin., PS2 Coordinator, Receptionist)	3.00
Subtotal	18.83
TOTAL Full-Time Equivalent Positions	29.58

¹ Full-time equivalent (1.0 FTE is a full-time 8 hours per day/12 month employee.)

There has been a reduction of 6.52 FTE in the number of FTE's charged to the bond program during the period covered in this audit.

Observations

- At the end of this reporting period, there were three district employees assigned to the Facilities and Operations Center. Two of these are Bond Regional Facilities Program Managers, whose primary duties are project management. This leaves only the District Engineering Officer to conduct the day to day management of the entire bond program, resulting in some responsibility being delegated to outside consultants. The District should consider assigning additional staff to provide adequate oversight of the program.
- Previously, the District utilized the services of a full-time Program Director provided by the Program Manager, SGI. During the 2007-08 year, this position was reduced to a .33 FTE position. Consequently, a few of the duties of this position have been assigned to the Deputy Program Director/Pre-Construction and others to the Deputy Program Director/Construction Manager. This arrangement lacks the continuity needed for an effective delivery of services. The District may request that SGI return a full-time Program Director to the bond program.

Findings

- There are no findings in this section.

PROGRAM MANAGEMENT

The most significant change affecting the cost of the program management structure was the bifurcation of the program management and construction management services that occurred in 2004. Prior to this change, program management services were included with the construction management services. The bifurcation resulted in an increase of \$642,337 or 3.45 percent in the total cost for the CM and PM fees. This increase is partially offset by a decrease of \$321,613 or 7.47 percent, in the Master Architect fees. Overall, there was a slight increase in soft costs for the Measure M and D projects and a 1.4 percent increase in soft costs for the Measure J projects. There was also a significant increase in the Measure J Design Manager fees from the previous year, which increased by 469 percent from \$434,033 in 2006-07 to \$2,389,520 in 2007-08. Staff has reported that, in the 2006-07 report, all projects assigned to the Design Manager had not yet been identified. The increase in 2007-08 was due to the assignment of additional projects. There were no further increases observed during the 2008-09 year.

In the 2008-09 midyear update, substantial overlap in the services and responsibilities involving the District staff and consultants was reported. TSS reviewed the services agreements for the Master Architect, Program Manager, Architect of Record, Design Phase Manager and the Construction Manager. The following matrix of these services was presented:

PHASE	Design Phase Manager	Architect	Program Manager	Construction Manager	Master Architect
PROJECT					
Overall coordination and communication	X				X
Main Contact	X				
Design and Construction Schedules	X	X	X		
Assist in the Selection of Consultants	X				
Implementation Plan	X				
Advise on Green Building Technology	X				
Establish construction budget			X		
Establish project scope			X		
Costs			X		
Visually verify existing conditions					

PHASE	Design Phase Manager	Architect	Program Manager	Construction Manager	Master Architect
Maintain log of all meetings	X		X		
Project Schedule	X	X	X		
Preliminary Cost Estimates			X		
DESIGN					

29-4826()-4887(X)JTJ653006 0 Td()5T6.287 0 Td()TjET70.98 635.22 0.48562 Xef271.02 683.22 0.48562 ref271.02 683.22 0.4

During the process of developing project and program schedules, the Design Phase Manager, the

Recommendations

- The District and program manger should take steps to assure adherence to the master schedule by all bond program participants.
- The Board of Education should consider developing a “Code of Conduct” to direct individual Board members in their proper role on the Facilities Subcommittee or involving individual activities regarding the facilities program.

District Responses

- The District concurs with the recommendation regarding schedule adherence by all parties. We have focused responsibility for schedule compliance on the Program Manager.
- No comment.

The 2005 annual performance audit noted that the bifurcation of the contract had been completed.

The 2007 performance audit report indicated that the reorganization appeared to be more functional. The role of WLC as Master Architect was significantly clearer. The roles of the architects of record for the various projects were well defined. Similarly, SGI's role as manager of construction management services, including providing CM services for certain projects and coordination of other construction management providers for all projects, was better defined. District staff reported that the role of the master architect had been significantly reduced and was now limited to minor projects, including the review of designs from other architects for

Since this matter became known to the District, the District staff has been actively pursuing resolution for each of the sites, including a peer review of the re-examination results

DESIGN AND CONSTRUCTION SCHEDULES

Projected construction and schedules and status as of June 30, 2009 are shown in the following table, "Measure D & J Bond Program Schedules".

MEASURE D & J BOND PROGRAM SCHEDULES

PROJECTS	Program Master Schedule ¹	Status As Of August 18, 2009 ²
Measure D Bond		
Verde Elementary School	2009	In Construction - 40% Complete
Helms Middle School	2007 - 2010	Const. (New School); Bid (Demolition)
Pinole Middle School	2009 - 2011	Const. (Demolition); Bid (modernization)
Portola Middle School	Design (2009 - 2010) Const.(2011-2012)	Design Temp. & New School)
El Cerrito High School	2010	Design (4 minor projects)
Furniture & Equipment		
Technology		
Total		
Measure J Bond		
De Anza High School	Design (2007 - 2009) Const.(2009-2014)	Design(New School); Const.(3 projects)
Kennedy High School	Design (2008 - 2009) Const.(2009-2011)	Design (3 projects); Bidding (3 projects)
Richmond High School	2008 - 2010	In Construction (Stadium/Bleachers)
Dover Elementary School	2008 - 2012	In Construction (New School)
Ford Elementary School	2009 - 2011	Demolition & Site Work
King Elementary School	2008 - 2011	In Construction (New School)
Nystrom Elementary School	Design (2007 - 2009) Const.(2010-2012)	Design
Ohlone Elementary School	Design (2008 - 2009) Const.(2010-2012)	Design
Furniture & Equipment		
Technology		
Program Coordination		

Observation

- In the 2008-09 midyear audit, TSS prepared an analysis of the scheduling responsibilities based on contracts, agreements and actual delivery of services; and reported that there is duplication of effort in scheduling and a lack of specific assigned responsibility for primary schedule controls, maintenance, and distribution. The Design Phase Manager, the Architect of Record, the Program Manager and District staff created separate project schedules which, in the case of the sample projects reviewed, were not coordinated. It was not clear who had the ultimate responsibility for maintaining and adhering to the project schedule. The District recognized the problem and gave clear directions that the responsibility for schedule and control rests with the program management consultants, SGI. In addition, the District directed SGI to employ a bond program scheduler who would be assigned the primary responsibility of developing the overall program schedule and ensuring that it was maintained, communicated and adhered to by all parties involved. At the time of audit, SGI was in the process of recruiting a suitable candidate for the position of program scheduler. In the meantime, scheduling and control functions are handled by the Bond Program Manager.

Findings

- There are no findings in this section.

DESIGN AND CONSTRUCTION COST BUDGETS

Process Utilized

TSS conducted interviews with the District staff and members of the bond management team. These interviews covered a variety of topics, including project costs and budgets. Available documentation on the project bidding and contract award processes were also reviewed and analyzed. The bond management team provided TSS with project budgets for review.

Background

California public school districts are permitted to develop building standards based on their individual and unique educational, aesthetic and fiscal needs. The California Department of Education (CDE) reviews and approves projects based criteria set in the Title 5 Regulations, California Code of Regulations. These regulations include, review for toxic substances, educational adequacy, compliance with the California Environmental Quality Act (CEQA) and other standards. The Division of the State Architect (DSA) reviews and approves projects based on conformance with the California Building Code, Title 24, California Code of Regulations, with requirements related to structural (seismic) integrity, fire and life safety, and the accessibility for the disabled. The Office of Public School Construction (OPSC) approves projects based on established district eligibility for funding, CDE approval and DSA approval. All of these required approvals are based on “minimum standards” criteria established by these agencies. There are no existing State standards or minimum requirements in many areas such as technology, architectural style, aesthetics, specialty educational space (e.g., art, science, and industrial shop areas) and other similar features. Local communities determine these standards or requirements based on local educational programmatic needs, available funds and individual site conditions.

Many California school districts adhere strictly to the state’s School Facilities Program (SFP) budgetary standards. In those districts, projects are designed based on the total revenues produced through the SFP calculations. The eligibility is generally the sum of the SFP per pupil grant and the required local district match. Generally, school districts simply use this formula for

On August 26, 2009, the Engineering Officer's Report to the Citizens Bond Oversight Committee (CBOC) presented a "Cash Flow Update" that forecasted the availability of bond funds and other funds that are anticipated to contribute additional funding to the bond program. The document likewise forecasted the estimates of expenditures required to complete the design and construction of outstanding projects remaining in the school sites included in the Measure D and Measure J bond project lists. Forecast revenue and expenditure data beginning fiscal year, 2008-09, through the forecast completion of the bond program in the year 2013-14, is summarized in the following tables - "Measure D & J Bond Program Revenue and Expenditures".

MEASURE D & J BOND PROGRAM REVENUE AND EXPENDITURES¹

REVENUE

FUNDS	Beginning Balance July 1, 2008	Forecast Revenue 2009-2014	Cash Flow Update
Bond Sales	\$106,362,257		\$106,362,257
State Funding	8,862,007		8,862,007
Measure J Bonds (With Approved Waiver)	0	210,000,000	210,000,000
El Cerrito High School (State Allocation #1)	10,985,587	0	10,985,587
El Cerrito High School (State Allocation #2)	0	561,563	561,563
Pinole Middle School (Modernization)	0	3,179,932	3,179,932
Current Eligibility State Funds (Elementary Phase 1))	0	12,600,377	12,600,377
Projected State Funding (Secondary School)	0	15,064,985	15,064,985
Developer Fee Income	\$0	\$5,250,000	5,250,000
Projected Interest Income	0	3,250,000	3,250,000
State Fund Interest	750,000	1,283,442	2,033,442

Potential Joint-Use Community

EXPENDITURES

PROJECTS

Measure D

Program budgets for Measure D schools, in general, show increases when compared to the Capital Assets Management Plan (CAMP) program budget. Major construction projects at El

Construction Budgets vs. Actual Bids (2008-09)

Project Name / Bid No.	Estimated Construction Budget	Lowest Bid Amount / Bidder	Highest Bid Amount / Bidder	No. of Bidders / Bid Date	Variance (+ / -)	% Over/ Under Budget
ML King ES Demo/ Site Work & Temporary Playground Bid # J068112	\$550,000	\$461,000 Bay cities Paving	\$850,224 Evans Brothers	4 7/30/08	(\$89,000)	-16.18%
Dover ES Building Demolition & Site Work Bid # J068111	\$1,954,000	\$446,958 Evans Brothers	\$576,500 WR Forde & Associates	3 7/01/08	(\$1,507,042)	-77.13%
De Anza HS Gym Demolition, Utilities & Site Work Bid # J068113	\$5,141,446	\$2,393,000 Bay Cities Paving	\$4,675,000 WR Forde Associates	4 6/12/2008	(\$2,748,446)	-53.46%
Ford ES Transitional Housing at Downer ES Bid # J068134	\$650,000	\$914,000 Bay cities Paving	\$1,295,000 Terra Nova Const.	7 9/10/08	\$264,000	40.62%
Richmond College PS Campus Expansion Phase 1 Bid # J068129	\$350,000	\$888,000 Bay Cities Paving	\$1,025,000 Lamon Construction	5 09/02/08	\$538,000	153.71%
Leadership Public School Temporary Campus Bid # J068130	\$475,000	\$1,616,000 Bay Cities Paving	\$1,550,000 Terra Nova Construction	2 9/16/2008	\$1,141,000	240.21%
Ford ES Building Demo./Site Work Bid # J068110	\$1,500,000	\$697,000 Bay Cities Paving	\$1,161,000 Trinet Construction	9 1/20/2009	(\$803,000)	-53.53%
ML King ES Demolition and New Construction Incr. 2 Bid # J068148	\$23,000,000	\$15,595,000 West Bay Builders	\$17,775,000 Cal Pacific Construction	14 2/19/2009	(\$7,405,000)	-32.20%
Pinole MS Temporary Kitchen Utilities Bid # J068115	\$286,199	\$175,000 A & E Emaar	\$329,950 Gold Spring Const.	5 02/24/09	(\$111,199)	-38.85%
Dover ES New Campus Construction Bid # J068150	\$24,500,000	\$21,491,000 Alten Construction	\$25,615,000 Overaa Construction	9 04/14/09	(\$2,725,899)	-11.26%

Cons

The above data and analysis were presented in the 2008-09 midyear report. Construction costs escalated at a higher rate from early 2006 th

To demonstrate the cumulative impact of these external and internal factors on the project budgets, TSS has conducted a comparison of the State School Facility Program allowance, the architect's estimate of the project cost based on Option 1C, and the actual project cost at El Cerrito High School.

The following table illustrates the comparative information for the El Cerrito High School project:

Program Completion Cost

The total bond program revenues are currently projected at \$1,041,930,456. Based on current contract amounts and cost estimates for yet to bid projects, this amount will complete the current program. For details of the current program budget refer to the August 26, 2009 Engineering Officer's Report. However, in order to complete

The pre-qualification process was designed to help recruit contractors that are established, responsible and experienced in public school construction.

On March 5, 2009, the District submitted a notice to bidders regarding pre-qualifying for Major Projects – Measure J Program. As a condition of bidding work authorized under Measure J, and in accordance with Public Contract Code 20111.5e the District requires General Building Contractors to complete a pre-qualification statement, including financial statement. Contractors are pre-qualified for one calendar year following the initial date of the pre-qualification.

The notice of the required pre-qualification is also included in individual project bid advertisements, with instructions on where to get the forms and a notation that they are due 5 days prior to bid.

In 2008-09, the District expanded its pre-qualification process into three categories, (1) major projects ranging in cost between \$3 million and \$85 million, (2) small projects with costs up to \$1 million and (3) small specialty projects costs up to \$3 million.

The Facilities staff prepares the pre-qualification documents. Staff from SGI is responsible for reviewing the pre-qualification statements, checking references and scoring.

The District also has a Project Labor Agreement (PLA) with various construction unions. The PLA was designed to promote efficient construction operations, ensure adequate supply of skilled craftspeople and provide procedures for settling labor disputes. The PLA is applied to bond projects that are over one million dollars in value.

Bids for construction projects are handled by the Purchasing Director and the District's Engineering Officer, who work together to determine the best method of procuring furniture and/or equipment purchased with bond funds.

For all construction projects bid by the District, the Program Manager provides for "Bid Marketing" by faxing bid announcements to contractors. The District also publishes the advertisement for notice to bidders in the West County Times. Contractors that have not been pre-qualified are allowed the opportunity to do so within seven days before the bid opening. In addition to the minimum publication requirements, project plans are distributed at Ford Graphics in Oakland. The construction managers may also follow up directly with various contractors in an effort to increase participation. This process provides maximum exposure, thereby ensuring a

**Bid Schedule and Results – Measure J Projects
July 2008 – June 2009**

Site	Project Description	Bid Number	Bid Opening	No. Bids	High	Low	Variance	Board Approval	Contract Awarded	Contract Amount
Dover Elementary	Building Demo/Site Work	J068111	7/1/08	3	\$576,500	\$446,958	(\$129,542)	7/9/08	Evans Brothers	\$446,958
Pinole Valley High	Site Work	J068122	7/2/08	4	\$180,000	\$51,344	(\$128,656)	7/9/08	Bruce Carone	\$51,344
M.L. King Elementary	Demo, Site Work/Temp Play	J068112	7/29/08	4	\$850,224	\$461,000	(\$389,224)	7/30/08	Bay Cities Grading	\$461,000
Richmond College	Phase I Campus Expansion	J068129	9/2/08	5	\$1,025,000	\$888,000	(\$137,000)	9/3/08	Bay Cities Paving	\$888,000
Ford Elementary	Transitional Housing Project	J068134	9/10/2008	7	\$1,295,000	\$914,000	(\$381,000)	9/17/08	Bay Cities Paving	\$914,000
Leadership Public	Temporary Campus	J068130	9/16/2009	2	\$1,616,000	\$1,550,000	(\$66,000)	10/15/08	Bay Cities Paving	\$1,616,000
El Cerrito High	Furniture/Equipment Moving	J068140	10/7/2008	5	\$67,490	\$22,512	(\$44,978)		Moving Solutions	\$22,512
Leadership	Furniture/Equipment Moving	J068144	10/29/2008	5	\$27,558	\$12,789	(\$14,769)		Double Day	\$12,789
Ford to Downer Elementary	Furniture/Equipment Moving	J068143	11/12/2008	3	\$19,860	\$14,356	(\$5,504)		Double Day	\$14,356
Dover Elementary	Site Work Phase II	J068151	12/9/2008	7	\$113,525	\$77,000	(\$36,525)	12/10/08	Trinet Construction	\$77,000
Ford Elementary	Demo and Site Work	J068110	1/20/2009	9	\$1,161,000	\$697,000	(\$464,000)	1/21/09	Bay Cities Paving	\$697,000
Kennedy High	Water Heater Boys/Girls Gym	J068157	2/18/2009	3	\$238,000	\$110,000	(\$128,000)	3/18/09	Streamline Builders	\$110,000
King Elementary	New Const./Demo Inc. II	J068148	2/19/2008	14	\$17,775,000	\$15,595,000	(\$2,180,000)	3/4/09	West Bay Builders	\$15,595,000
Pinole Valley Middle	Kitchen Utility Installation	J068115	2/24/2009	5	\$329,950	\$175,000	(\$154,950)	3/4/09	A&E Emaar	\$175,000
Montalvin Elementary	Trash Enclosure	J06810	3/12/2009	11	\$43,280	\$28,647	(\$14,633)	4/22/09	Rosas Brothers	\$28,647
Pinole Valley Middle	Bldg A Demo/Hazmat Rem.	J068161	4/10/2009	6	\$890,490	\$773,070	(\$117,420)	4/22/09	Demo Masters	\$835,000

The following bids were reviewed and analyzed for completeness and compliance:

King Elementary School, New Construction - #J068148

The notice to bidders was advertised on December 4, 2008 and December 21, 2008, in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least fourteen days between the first bid publication and bid opening, as required by law. The bids were opened on February 19, 2009. Fourteen bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>	<u>Contractor</u>	<u>Base Bid</u>
West Bay Builders	\$15,520,000	Alten Construction	\$16,658,659
Zolman Construction	\$15,700,000	Wright Contracting	\$16,890,000
SJ Amoroso	\$16,072,000	Roebbelen	\$17,048,000
Lathrop	\$16,214,000	WA Thomas Co.	\$17,070,000
West Coast Cont.	\$16,328,000	Midstate Const.	\$17,437,000
Arntz Builders	\$16,369,296	Cal Pacific	\$17,700,000
Zovoich & Sons	\$16,555,000		
Overra & Co.	\$16,610,000		

West Bay Builders was the apparent low bidder. The estimated budget for this project was \$23,000,000. The Notice of Award was issued on March 4, 2009. Upon receipt of the required documentation, the Notice to Proceed was issued on May 20, 2009.

Evidence of the following documents was provided:

- Agreement
- Escrow Bid Documents
- Performance Bond
- Payment Bond
- Insurance Certificates and Endorsements
- Workers' Compensation Certification
- Prevailing Wage and Related Labor Requirements Certification
- Drug-Free Workplace Certification
- Hazardous Materials Certification
- Lead-Based Materials Certification
- Criminal Background Investigation/Fingerprinting Certification

Verdes Elementary School, Playground & Site Work – #J068163

The notice to bidders was advertised on April 5, 2009 and April 12, 2009 in the West County Times. The notice to bidders was advertised on two separate occasions, seven days apart; there were at least 14 days between the first bid public

Leadership Public School Temporary Campus – Bid #J068130

The notice to bidders was advertised on August 28, 2008 and August 31, 2008 in the West County Times. The notice to bidders was advertised on two separate occasions, but only four days apart; there were only thirteen days between the first bid publication and the initial bid opening date; an addendum was issued and the bid opening date was moved to September 16, 2008. Public contract code requires that the advertisement run two times, at least seven days apart and the bid opening date is to be at least fourteen days after the first bid publication. The bids were opened on September 16, 2008. A total of two bids were received. The table below summarizes the outcome of these bids.

<u>Contractor</u>	<u>Base Bid</u>
DL Faulk Construction	\$ 1,550,000
Bay Cities Paving	\$ 1,616,000

DL Faulk Construction was the apparent low bidder. However, Bay Cities Paving protested the bid as non-responsive to the call for bids due to (a) failing to list a fire detector and alarm system subcontractor on its “designated contractor list”, (b) failing to list a qualified subcontractor for the installation of the public address and intercom system, and (c) failing to list or listing a concrete subcontractor who may not be licensed with the state contractors license board. On September 23, 2008, the District issued a letter to Faulk Construction informing them that the bid was considered non-responsive. Bay Cities Paving and Grading was awarded the contract on September 26, 2008; the notice to proceed was issued on October 1, 2008. The estimated budget for this project was \$475,000. According to staff, the estimated budget figure was derived very early in the project when there was no clear scope defined and that the estimated budget should have been changed when the scope was more clearly delineated.

Observations

- The bid documents sampled were found to be complete and in compliance with Public Contract Code and the School Facilities Program.
- According to staff, the District has accepted bids that were submitted with minor irregularities. One example where a requirement was waived was a on a short form bid. The documents indicated the bidder was required to sign each page of the sub list; the bidder did not sign each page, but had signed the main form. Staff represents that a waiver is granted based upon the type of irregularity.
- Staff reports satisfaction with the bid turnout and results. They attribute the savings to the current economic climate and slow down of public and private works projects. Staff also commented on the fact that a few of the contractors are already working in the area, equipment is readily available on many of the school campuses and that contractors want to keep employees working and not lose them to other contractors. For more detailed information regarding project estimates and bid results refer to the section, Design and Construction Cost Budgets.
- A current list of pre-qualified general contractors was provided. However, the lists did not include the date in which the contractor was pre-qualified and the due date to renew.

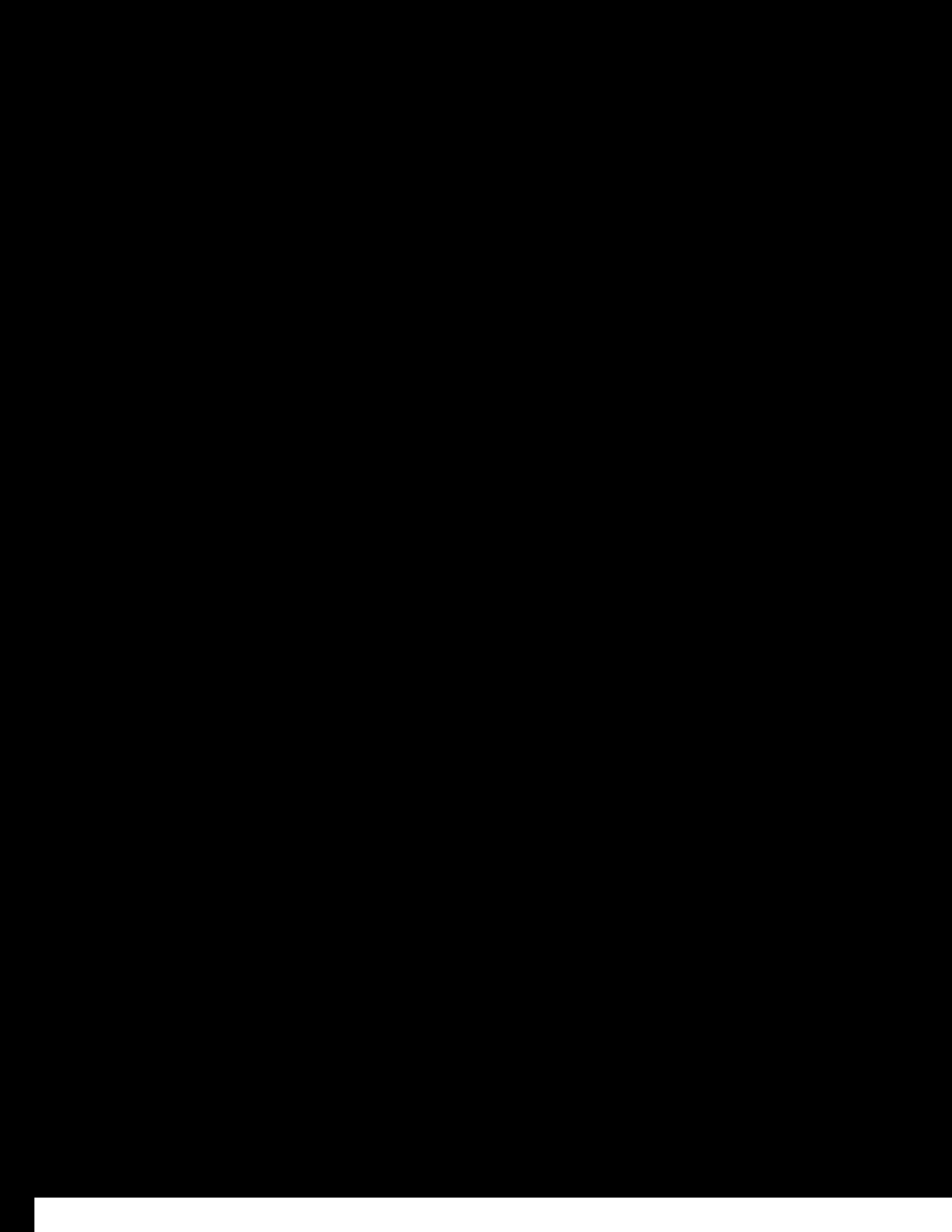
The following tables entitled, “Change Orders: Bond Program Projects”, summarize the change orders generated for Measure D and J projects from start of construction through June 30, 2009.

- As shown in the tables, the average change order percentages are 5.56 percent for Measure D projects and 2.92 percent for Measure J projects.

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Measure J

Measure J Projects	Construction Contract	% Complete	Total Approved Change Orders	Total Adjusted Contract
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- “Architect Design Issues” accounted for 51.11 percent of the overall cost of change orders generated for the projects examined. These changes include additions, deletions and revisions in the work triggered by document coordination disagreements regarding interpretation (e.g., dimensions, elevations, locations, etc.) and errors and omissions in the various sections or details of the contract drawings and specifications.
- “Owner Requested Changes” constitute 27.46 percent of the all change orders. These changes include substitutions or upgrades to specified materials or products like windows, floor or wall finishes. Districts also add to or delete from the scope of work during the course of construction. The District may also call for weekend and overtime work in order to recover time-schedule and meet completion targets.
- “Unforeseen Conditions” accounted for 19.04 percent of the cost of change orders generated during this period. The disposal of soil contaminated with hazardous materials (asbestos, petroleum products, etc.), hazardous demolition debris and equipment were the most common unforeseen conditions encountered during this period.
- “DSA and Other Code Revisions” at 2.39 percent are changes and additional installations directed by the DSA field engineer or other agencies (e.g. Health Department, City, etc.) in order to comply with revisions to structural, safety and other codes.

TSS reviewed details of change orders that were generated in two major Measure D projects; El Cerrito High School New Construction and Pinole Middle School New Construction projects, in order to provide better perspective. The following is a brief summary of the change orders generated.

El Cerrito High School New Construction:

Unforeseen Conditions:

- Removal and disposal of hazardous class 2 soil from work site. Costs do not include \$291,825 which was charged to the contract allowance.
- Conflicts between new work and existing underground utilities.
- Revisions to landscape, concrete and asphalt paving work.

DSA and Other Code Revisions:

- DSA directed addition of fireproofing at connecting bridges.
- Health Department directed addition of epoxy coat on flooring in kitchen, building E.

Architect/ Design Issues:

- Upgrades/modifications to the Science lab which included addition of cabinets, countertops, casework, equipment, data and electrical outlets.
- Miscellaneous adjustments to dimensions, si

Architect/ Design Issues:

- Change windows from Graham to DeVac type of windows.
- Miscellaneous revisions and rework due to conflicts between cable trays and diagonal bracing and glu-lam beams. Resolutions included lowering of ceilings to allow enough space for HVAC duct system, re-routing of ducts to avoid interference, change from rectangular to flex ducts, change from wall to ceiling registers, notching of ducts and cable trays, and revision of lighting fixtures.
- Miscellaneous changes to fireproofing types and addition of fireproof coatings to steel columns and other structural members.
- Miscellaneous adjustments to dimensions, sizes and designs for floors, windows, ceilings, equipment and fixtures.

Owner Requested Changes:

Changes to Materials and Scope:

- Change roof system to Grossman design. Includes changes to insulation, crickets, flashings, sheet metal trims, and walk pads.
- Miscellaneous changes to materials, floor and wall finishes, fixtures, equipment and hardware.

Additions and Other Issues:

- Install sewer ejection system, acid waste ejection system and a 2 horsepower lift pump system.
- Reconnect existing modular classrooms including installation of utilities, power, fire alarm and data.
- Add data drops in technology lab and various rooms in building B.
- Weekend and extra-time work for schedule recovery due to weather and other delays.

Contractor Claims:

At Pinole Middle School New Gym Classroom Building Project, a change order request was submitted for additional compensation due to delays and inefficiencies in the project, allegedly caused by design issues, encountered during the course of construction. The change order request was submitted by the general contractor, West Coast Contractors (\$676,347) and two sub-contractors; Del Monte Electric (\$145,220) and Cal-Air (\$62,000). The issues were analyzed by a delay consultant, hired by legal counsel, and the District rejected all claims. Del Monte Electric and Cal-Air withdrew/released their claims. West Coast Contractors made a formal certification of claim and requested to meet and confer under the provision for such in the contract documents. The request has been forwarded to legal counsel.

At Helms Middle School New Campus Construction Project, the general contractor West Bay Builders, submitted a request for compensable time extension of 110 days due to delays in the project, allegedly caused by unforeseen conditions, design issues and scope changes, encountered during the course of construction. The District hired a delay consultant to analyze the issues. The District proposed a settlement in the form of a change order to recognize concurrent delays, adjust contract times and offset payments to extended General Conditions (GC). The issue is currently pending with the contractor.

Allowances

As part of the sampling/testing process, documents relating to the cost items charged to or drawn against the allowances for the projects were reviewed and analyzed. The results and/or findings for the projects selected for review are shown in the table below:

Project	Base Bid	Allowance	Total Contract Award	Cost Items Charged to Allowances.
Bayview Elementary School PII Site Work	\$1,170,000 ¹	\$20,000	\$1,125,000	An amount of \$20,000 was charged to the Allowance for the disposal of hazardous materials contaminated soil under Change Order #2.

El Cerrito High School

PAYMENT PROCEDURES

Process Utilized

In the process of this examination, numerous purchasing and payment documents pertaining to expenditures funded through Measure J were reviewed. Interviews were held with the District staff and the program management staff from SGI.

The review consisted of the following:

- Verification that expenditures charged to the Measure J bond were authorized as Measure J projects;
- Compliance with the District's Purchasing and Payment policies and procedures;
- Verification that back up documentation, including authorized signatures, were present on payment requests; and vendor payment timelines were appropriate.

Background

In 2007-08, the Board and staff made it a priority to resolve an on-going issue of vendor-payment timelines. It is the District's goal and policy to pay vendors within thirty-days after the receipt of an invoice. Prior to 2007-08, the sample of payments showed the District was averaging a turn around time of forty-five days for invoices to be paid; only twenty-five percent of payments were being made within thirty-days. In 2007-08, eighty-seven percent of the payments sampled were paid within 30-days. In the current audit period (2008-09), the sample indicated ninety percent of payments were made within thirty-days.

Sample

One-hundred eighty-seven invoices totaling \$20,830,928.15 expended through Measure J funds during the period of July 1, 2008 through June 30, 2009, were reviewed in the course of this examination. This review consisted of verification of required approvals and back-up documentation, determination that expenditures were in accordance with Measure ballot language, verification that the invoice amount correlated with the amount paid, and a review of the timeline from the time invoices were received to the date of warrants.

The sample of payments included the following bond projects:

- Site improvements at Mira Vista Elementary, and Pinole Valley High School
- CEQA and testing for Portola Middle School, Ford Elementary School and De Anza Middle School
- Construction management services at various school sites
- New field house and track and field project at De Anza Middle School
- Painting, paving and architectural services at various school sites
- Solar project and theater for El Cerrito High School
- Custodial equipment/supplies for Pinole Middle School
- Playground equipment project for Mira Vista Elementary School
- New classrooms/gym for Pinole Middle School
- Modernization at Helms Middle School
- Communication project at Pinole Valley High School

- Gym for De Anza High School
- Demo/site work at Ford Elementary School
- Demo/site work at Martin Luther King Elementary School
- Play structure at Nystrom Elementary School
- Site work at Dover Elementary School
- De Anza Middle School reconstruction
- Architectural fees for Ford Elementary, De Anza High School, and Maritime Center renovations
- Design fees for Ohlone Elementary School
- Construction project security at various sites
- Furniture and equipment purchases for various school sites

Observations

- The 2007-08 Annual Performance Audit report contained a finding regarding the appropriateness of certain purchases made through the bond program. The District response was that staff initiated a process of funding appropriate new equipment for maintenance and custodial staff to keep the renovated buildings in good condition. The District believes these purchases are appropriate. The District did concur with the recommendation to seek a legal opinion. However, as of this writing one has not been obtained. During 2008-09, the District continued to purchase similar items. The District maintains these types of items are necessary for the purpose of keeping the newly renovated buildings in good condition.
- All of the invoices included in the sample showed evidence of being appropriately reviewed and approved by staff.
- Of the one hundred eighty-seven invoices reviewed, ninety percent were paid within thirty-days of receiving an invoice.
- Several of the delays in payments may have been attributed to the following:
 - Change order approval
 - Invoices that required further review
 - Lag time – time .J T501a5Tj/TT2 1 Tf()Tj/TTinvoices ri vi x e

- Payment applications should be adjusted accordingly for work that is disputed or qualified by the architect of record unless the staff has considered the issues at hand and determined otherwise.

District Responses

- Vendor payments. Staff concurs with the recommendation. The Program Manager has a tracking worksheet, updated weekly and reviewed at Director's meetings, to summarize status of payments and days remaining to payment in relation to the 30 day goal.
- Vendor payment process submittals. Staff concurs with the recommendation. It should be noted that payments to Contractors, which involve significant effort in the field prior to submittal of a fully signed payment application, are among the most timely paid in the program.
- Retention release, Notice of Completion, etc. District staff manages release of retention, in accordance with allowable procedures under the Public Contract Code, in order maximize leverage with the Contractor, but also to expedite payment to subcontractors. The nature and complexity of major public works projects often leads to protracted negotiations with contractors regarding Change Orders claimed, rejected, reconsidered, etc. These negotiations may extend beyond filing of the Notice of Completion.
- School Maintenance Equipment. District staff recognizes that the ability of the District to maintain new facilities, with equipment, finishes, and systems which are not found in other areas throughout the District, requires new types of maintenance and custodial equipment. This is a prudent practice which preserves the District's Bond Program facilities investment.
- Construction deviations, Schedule of Values. See response to Finding above.
- Payment applications. See response to Finding above.

BEST PRACTICES IN PROCUREMENT

Process Utilized

In the process of this examination, numerous purchasing, bid and payment documents pertaining to new construction and modernization projects were reviewed and analyzed. Board agenda items and minutes specific to contracts awarded for Measure J funded projects or purchases during the period of July 1, 2008 through June 30, 2009 were reviewed. Interviews were held with the District staff.

Background

Best practices in procurement of materials and services ensure the most efficient use of resources. The competitive bid process allows districts to secure the best quality products and services at the best possible price. It is the purpose of this component of the review to determine if best practices have been promoted.

Board Policy 3300 states the Governing Board recognizes its fiduciary responsibility to oversee the prudent expenditure of District funds. In order to best serve District's interests, the Superintendent or designee shall develop and maintain effective purchasing procedures that are consistent with sound financial controls and that ensure the District receives maximum value for items purchased. He/she shall ensure that records of expenditures and purchases are maintained in accordance with law.

Public Contract Code Section 20111 (a) requires school district governing boards to competitively bid and award any contract for equipment, materials or supplies involving an expenditure of more than \$50,000 (adjusted for inflation) to the lowest responsible bidder. Contracts subject to competitive bidding include: purchase of equipment, materials, or supplies to be furnished, sold, or leased to the school district. Effective January 1, 2009 – December 31, 2009, the bid threshold was increased to \$76,700.

The Facilities Department is responsible for the bidding and procurement process for the bond program; rarely is the Purchasing Department utilized or involved in the procurement process for bond funded purchases. The District may want to consider involving the Purchasing Department in the procurement of equipment and furniture funded by the bond as this function is one of the primary responsibilities of that department.

Sample

The process and procedures for the procurement of supplies and/or equipment and professional services for the following projects were reviewed in this examination:

- Furniture – Various School Sites
- Fitness Equipment – De Anza High School
- Temporary Modular Housing – Pinole Middle School
- Underwriter 2009 General Obligation Bond Issuance – Professional Services

The District purchased classroom furniture for \$1,368,851 from Young Office Solutions during the 2008-09 fiscal year. The District utilized two separate agreements for the procurement of furniture; 1) an agreement with the Cooperative Purchasing Network (TCPN), and 2) a piggyback contract with the Alameda County Office of Education. TCPN is a Texas government agency administering a cooperative purchasing program. The network provides its members, of which the District is one, with contracts and services that are compliant with the law at no cost to member districts. The District has an agreement with TCPN through October 2010. The District also utilized a “piggyback” contract with the Alameda County Office of Education. That agreement is valid through June 30, 2009.

During the midyear review, the method used for procuring fitness equipment for De Anza High School was examined. Initially, the District sent invitations to bid to thirteen fitness equipment suppliers. One bid for \$168,878 was received.

District Responses

- Equipment purchases. District Staff concurs with the recommendations. See also response to Finding.
- Procurement. District Staff concurs with the recommendation.
- Purchasing. District Staff has involved Purchasing in a variety of procurement efforts. For example, when the type of product or system is available under bulk-purchase agreements.
- Purchase Orders. The Purchase Order system includes all such information in the electronic file which is routed for approval.
- Legal Opinion. District staff concurs with the recommendation

DELIVERED QUALITY

Process Utilized

The TSS audit team was asked to review the process utilized by the District to define the level of quality for each project and then track that defined quality through construction to ensure that what is delivered in the final project is of the same quality level as originally specified. The Pinole Middle School New Classroom and Gymnasium project was defined as the focus of this review for the 2008-09 audit period. A sample of products and systems was developed for this analysis. This sample included:

- Custom Wood Casework
- Roofing Systems
- Classroom Window Systems
- Carpet Glue-Down
- HVAC Units
- Lighting Control Devices

Members of the District staff, the Architect of Record, the Program Manager, the Design Manager, and the Construction Manager were interviewed. The focus of the interviews was to determine what information was delivered to the design team at the beginning of design process, how that information was tracked and verified through the design and construction document process, and, what controls were put in place to ensure that the products/systems that were specified were included in the project during construction.

This section evaluates the standards that were in place at the commencement of this project, the criteria that was provided to the architect of record as the basis for the design, the products and systems that were incorporated into the design, the process used during construction to evaluate submitted systems and the delivered products and systems that were built into the project.

Background

For the purpose of this section, Delivered Quality has been defined as the quality of the finished product as compared to the District's Standards and established design criteria. TSS studied the initial criteria delivered to the design team and the process that was used to track those standards through the development of construction documents and the actual construction process. The documents that were reviewed for this evaluation were the District Master Product List, the Pinole Middle School Program Standards, Volumes 1 and 2, contract documents including plans and specifications, and construction submittals for the sampled products listed above.

Facilities Standards

The development and implementation of facilities standards is an important part of a successful construction and facilities management process. Design standards are established to provide equity in facilities and to contribute to the opportunity for a quality education for all students. These standards can reduce maintenance and operational costs District-wide, by allowing the maintenance staff to stock fewer replacement parts or consumables, such as HVAC filters and other similar items. With standardized systems, District staff training cost can also be reduced

The consultant also altered the detailing of the window flashing which led to changes during construction. Construction changes could be avoided if changes to the documents were made early in the design process and coordinated with other systems in the project. If deemed important to the sustainability and long-term maintenance of the structure, changes should be allowed at any time; however, the project team should evaluate the initial cost of the change related to the long-term economic benefits. In both these cases, it appears that a significant long-term benefit was realized in terms of the reduction in the potential for future water intrusion and related damage.

TSS found that most of the products specified and delivered on the project met the District's established standards. In one case, however, the system incorporated into the construction documents failed to meet the standards. On September 20, 2006, the Board adopted project standards indicating that only DeVac windows by MonRay were to be used. The Pinole Middle

Recommendations

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DELIVERED QUALITY – Comparison of Design Standards and Installed Products

Product/ System	Specification Section	Initial Criteria	Specified	Approved Submittal
Custom Wood Casework	06410	Woodworking Institute Certified fabricator	WI Certified fabricator	Certified fabricator
		All wood construction (budget permitting)	Plastic laminate finish; Wood veneer in display cases; Solid wood reception counter.	As specified
		Sustainable products	Not mentioned	
		Rockford overlay hinges	Rockford wrap-around hinges	As specified
Roof Membrane	07530	Modified Bituminous Roofing	Modified Bitumen Roofing	As specified
		Two (2) ply system with granular cap sheet	Two (2) ply system; Modified Bitumen Finish Ply	As specified
		District consultant to provide design	Grossman Design	Grossman Design
		Cool Roof System	Not specified	N/A
		Manufacturer: Siplast	Siplast	Siplast
Classroom Windows	08525	Solid aluminum unitized interlocking modular system	Aluminum modular system	As specified
		Factory installed laminated glass in natural anodized class 1 clear anodic finish frames	Class 1 clear glass	As specified
		Solid frame clear-anodized extruded aluminum window	Natural anodized finish; Class I clear anodic coating	As specified
		Frames shall accommodate laminated 2-1/8" thick glass with 0.30mil interlayer panes of nominal height 19-1/2" and widths of 17-1/4", 19-1/4" and 21-1/4".	Laminated Glass, Section 08800: Two panes of float glass of equal thickness, approximately 5/15", with 0.060" thick plastic interlayer.	As specified
		Manufacturer: DeVAC Series 400 ¹	Manufacturers: DeVAC by Mon-Ray; EFCO Corporation; Graham Architectural Products; Moduline Window Systems; TRACO	DeVAC 460 at Building B; DeVAC 430 and 450 at Building C.

Product/ System	Specification Section	Initial Criteria	Specified	Approved Submittal
Carpet Glue-Down	09688	Roll stock	Roll stock	
		Fully adhered, Peel and Stick	As recommended by manufacturer	
		Manufacturer: Collins and Aikman Corp. Guardian plus – Mark 1, Style 1614	Manufacturers: Cambridge Carpet; Lees Carpets; Mohawk Commercial Carpet; Shaw Commercial Carpets	
			LEED Credit Submittal required	
HVAC Units	15800	Meet CHPS Indoor Environmental Quality prerequisites and credits	No reference to CHPS standards or verification requirements	
		High Efficiency Gas Furnaces; High Efficiency Condensing Units; High Efficiency Rooftop Gas Packaged A/C Units; Large High Efficiency Rooftop Gas Packaged A/C Units	Package A/C, Furnaces, Cooling Coils and Condensing Units: Carrier or approved Equal	As Specified
		Indoor/Outdoor Gas Heating Units	Rezner, Sterling	Sterling
Lighting Control Devices	16145	Bi-level switching in classrooms		

In an effort to further increase activity and participation in the priority 1 area, Davillier-Sloan, Inc. (DSI) established a LCBP Advisory Committee comprised of local contractors, union leaders, community based organizations and individuals with an interest in the program. This committee began meeting on a monthly basis during the time period covered by this audit, to

The school construction projects at De Anza High School, Dover Elementary School and King Elementary school, which are the most significant projects undertaken during the time period of this audit, had a local hiring average of 20.45 percent in priority area 1; 28.52 percent in priority area 2; and 16.01 percent in priority area 3. This represents a significant increase in local hiring in the communities in West Contra Costa County (area 1) and Contra Costa County (area 2), which are the primary target areas of the LCBP.

DSI reports that the contractors are reporting difficulty with financing and bonding due to overall economic conditions, which has led to a decrease in the number of firms who have been able to successfully bid public sector work. For this reason, as noted above, DSI is preparing to conduct a workshop to assist local contractors with bonding and financing options.

DSI and District staff members have developed a close working relationship with pre-apprenticeship programs at Youth Build and the Cypress Mandela Training Center. DSI reports that the focus of the program during the past year has been to provide work opportunities for local workers who are either already in a trade job or in a pre-apprenticeship program. Many trades are reporting an average 20 percent unemployment rate due to the slower economy and a lack of job opportunities.

Commendation

- Davillier Sloan and District staffs are commended for developing a focused training for contractors who are experiencing difficulty with financing and bonding, which precludes them from bidding WCCUSD work.

Findings

- There are no findings in this section.

EFFECTIVENESS OF THE COMMUNICATION CHANNELS AMONG ALL

The Chief Information Officer for the District retired in December 2009 and due to budgetary reductions, this position remains vacant. The CIO's office had begun to include information about the bond program, in addition to other District programs over the last few years, which was a benefit to the program. With this change, ongoing responsibility for communication regarding the bond and construction program is unknown.

Findings

- There are no findings in this section.

Recommendation

- The District should assign responsibility for communication regarding the bond and construction program to a staff member and

CITIZENS' BOND OVERSIGHT COMMITTEE

California Education Code Sections 15278-15282 set the duties of a school district and its citizens' bond oversight committee. In addition to law, the West Contra Costa Unified School District has adopted Policy 7214.2 and By-Laws for the Committee (CBOC).

Committee Meetings and Membership

During the July 1, 2008 through June 30, 2009 audit period, the CBOC met eleven times, including one joint meeting with the Board of Education, as shown below. Meeting schedules and minutes are posted on the CBOC website.

<u>Meeting Date</u>	<u>Members/Alternates In Attendance</u>	<u>Members Absent</u>	<u>Quorum</u>
July 23, 2008	11	6	Yes
August 27, 2008	9	6	Yes
September 17, 2008 ¹	6	10	No
October 22, 2008	9	8	Yes
December 3, 2008	9	8	Yes
January 28, 2009	12	4	Yes
February 25, 2009	11	4	Yes
March 25, 2009	11	3	Yes
April 22, 2009	8	7	Yes
May 20, 2009	13	5	Yes

While Section 15282(a) is unambiguous regarding “two consecutive terms,” it is silent in regard to the number of terms a member may actually serve. For example, it appears that a member could serve two consecutive terms, leave the committee for a period of time and then again serve two terms under the language in the code. However, it can be argued, as one CBOC member does, that any community member could not serve for more than two terms. In a specific case brought to TSS’s attention, a WCCUSD CBOC member served two consecutive two-year terms from April 2003 to April 2007, was off the CBOC for two years, and was then reappointed to serve beginning April 2009.

Section 15282(b) is likewise unambiguous regarding eligibility for membership. It is clear that an employee, such as a substitute teacher, could not legally serve on the committee.

District Management Support of CBOC

Education Code Section 15280(a) states that a CBOC shall be provided with “any necessary technical assistance and...administrative assistance in furtherance of its purpose and sufficient resources to publicize the conclusions of the citizens’ oversight committee.”

The CBOC By-laws reiterate the above code language and further states: “The Associate Superintendent of Operations will serve as a resource to the Committee. He/she shall assign such other District staff and professional service providers as needed to assist the Committee in carrying out its duties.”

To carry out the above requirement specified in code and the by-laws, District staff and its consultants regularly provide materials to the CBOC and attend its meetings to enable the Committee to fulfill its purpose. This is the appropriate level of support that management should provide to the Committee.

CBOC Website

The CBOC maintains a website, with access via the District’s website, in compliance with Education Code Section 15280(b). In addition to the CBOC website materials, the District’s website has a link to the District’s bond program website, which includes information on Measures M, D, and J and performance audits. Together, the websites provide all documentation required by law and bylaws.

CBOC Annual Report

Education Code Section 15280(b) states: “A report shall be issued at least once a year.” However, neither law nor the CBOC’s By-laws stipulate that reports must be in writing. To comply with this requirement, the CBOC regularly attends Board meetings and has issued the following written annual reports:

<u>CBOC Annual Report</u>	<u>CBOC Approval Date</u>
2006	January 30, 2008
2007	February 25, 2009

Annual reports are available for review on the CBOC website.

Observation

- A review of the CBOC's materials, website postings and activities lead to the conclusion by Total School Solutions that the CBOC is compliant with the law and its by-laws.
- A member of the CBOC was appointed to the Committee while being on the substitute teachers' list. This created a conflict in violation of Section 15282(b). The District staff reports that the individual was removed from the Committee and the problem was resolved soon after it was discovered by the staff.

Recommendation

- It is recommended that the CBOC, in addition to periodic oral reports at meetings of the Board of Education, and scheduling joint meetings with the Board of Education, prepare and issue annual written reports to the Board of Education and community in a timely manner.
- It is recommended that the District either seek a legal opinion regarding the reappointment of a member who has previously served two consecutive terms after a period of non-service, or request a waiver from the State Board of Education regarding reappointment. (Note: The State Board of Education has previously approved such waivers.)
- It is recommended that the District establish a clear process for the appointment of new Committee members, including an application and requirement to answer a questionnaire regarding any existing conflict of interest issues. The existing members of the Committee should be asked to periodically report any conflict of interest or lack thereof.

APPENDIX A

MEASURE D BOND LANGUAGE

BOND MEASURE D
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

“To complete repairing all of our schools, improve classroom safety and relieve overcrowding through such projects as: building additional classrooms; making seismic upgrades; repairing and renovating bathrooms, electrical, plumbing, heating and ventilation systems, leaking roofs, and fire safety systems; shall the West Contra Costa Unified School District issue \$300 million in bonds at authorized interest rates, to renovate, acquire, construct and modernize school facilities, and appoint a citizens’ oversight committee to

proceeds of the bonds remain unexpended, the Assistant Superintendent-Business of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2003, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List, which is an integral part of this proposition, lists the specific projects the West Contra Costa Unified School District proposes to finance with proceeds of the bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed at a particular school site. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board of Education cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

**TAX RATE STATEMENT IN CONNECTION WITH
BOND MEASURE D**

An election will be held in the West Contra Costa Unified School District (the "District") on March 5, 2002, to authorize the sale of up to \$300,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in 7 series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 1.22 cents per \$100 (\$12.20 per \$100,000) of assessed valuation in fiscal year 2002-03.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 5.94 cents per \$100 (\$59.40 per \$100,000) of assessed valuation in fiscal year 2010-11.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6.00 cents per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2015-16: The tax rate is expected to remain the same in each year.]

Voters should note that estimated tax rate is based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which is not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: November 30, 2001.

Gloria Johnson, Superintendent
West Contra Costa Unified School District

Exhibit A

**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
BOND PROJECT LIST**

SECTION I

PROJECTS TO BE COMPLETED AT ALL SCHOOL SITES

(As needed, upon final evaluation of each site.)

Security and Health/Safety Improvements

- Modifications and renovations necessary for compliance with Americans with Disabilities Act (ADA).
- Improvements required for compliance with applicable building codes including the Field Act.
- Remove, abate, or otherwise mitigate asbestos, lead-based paint and other hazardous materials, as necessary.
- Install closed circuit television (CCTV) systems, as necessary, to provide secure environment for students, staff, and other users of the facilities.
- Survey, assess and mitigate seismic and structural issues and reinforce or replace existing structures, as necessary, except at Hercules Middle/High School and Richmond Middle School.
- Purchase necessary emergency equipment and provide adequate storage for such equipment.

Major Facilities Improvements

- Provide for required demolition in order to perform all work indicated below as well as the specific school site identified needs.
-

- Create, renovate and/or improve kitchen areas, including replacement of specialized equipment and furnishings.
- Renovate, upgrade or install library areas, including seismic restraints for shelving.
- Renovate, improve or replace restrooms.
- Renovate, improve or replace roofs.
- Re-finish and/or improve exterior and interior surfaces, including walls, ceilings, and floors.
- Upgrade, improve, install and/or replace indoor lighting systems.
- Provide furnishings and equipment for improved or newly constructed classrooms and administrative facilities.
- Replace worn/broken/obsolete instructional and administrative furniture and equipment, as well as site furnishings and equipment.

Furnishing/Equipping	Replace fold down tables in cafeteria. Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Helms Middle School 2500 Road 20, San Pablo, CA 94806-5010 Project List
	Projects as appropriate from the “All School Sites” list.
Major Building Systems Improvements/Rehabilitation	Improve/replace roof and skylights. Improve/replace glass block walls.

PROJECT TYPE	Portola Middle School 1021 Navellier Street, El Cerrito, CA 94530-2691 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Replace interior and exterior doors. Improve and paint interior walls. Improve/replace ceilings. Improve/replace floor surfaces. Improve/replace overhangs. Replace ceilings and skylights in 400 wing. Replace glass block at band room. Improve/replace concrete interior walls at 500 wing. Eliminate dry rot in classrooms and replace effected materials. Replace walkways, supports, and overhangs outside of 400 wing.
Construction/Renovation of Classroom and Instructional Facilities	Construct/install restrooms for staff. Renovate 500 wing. Reconfigure/expand band room.
Site and Grounds Improvements	Improve and expand parking on site.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Richmond Middle School 130 3 rd St., Richmond, CA 94801 Project List
	Projects as appropriate from the “All School Sites” list.
Major Building Systems	Construct new maintenance building.
Furnishing/Equipping	Lockers Provide and install new furniture and equipment.
PROJECT TYPE	El Cerrito High School 540 Ashbury Avenue, El Cerrito, CA 94530-3299 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Improve/replace floors. Improve/replace ceilings. Replace broken skylights. Improve and paint interior walls. Replace acoustical tiles. Install new floor and lighting in Little Theater. Replace water fountains in gymnasium. Relocate and replace radio antenna.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately twenty-six (26) portable classrooms. Renovate Home Economics room into a classroom. Add storage areas. Renovate woodshop. Remodel art room.
Site and Grounds Improvements	Improve/replace fence around perimeter of school.

Furnishing/Equipping	Install or replace whiteboards, tackboards and counters. Add partition walls to the gymnasium and the Little Theater. Replace tables and chairs in cafeteria. Replace equipment in woodshop. Add dust recovery system to woodshop.
PROJECT TYPE	Pinole Valley High School and Sigma High School 2900 Pinole Valley Road, Pinole, CA 94564-1499 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Improve and paint interior walls. Improve/replace ceilings. Improve/replace floors. Replace carpet. Correct or replace ventilation/cooling system in computer lab. Improve partition walls between classrooms 313/311 and 207/209. Reconfigure wires and cables in computer lab. Replace broken skylights.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately thirty-five (35) portable classrooms. Add/provide flexible teaching areas and parent/teacher rooms. Add storage.
Furnishing/Equipping	Add new soundboard in cafeteria. Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	De Anza High School and Delta High School 5000 Valley View Road, Richmond, CA 94803-2599 Project List
	Projects as appropriate from the “All School Sites” list.
Improvements/Rehabilitation	Replace/Improve skylights. Improve, or replace, and paint interior walls and ceilings. Improve or add ventilation/cooling system to computer lab. Replace exterior doors. Replace showers in gymnasium.
Construction/Renovation of Classroom and Instructional Facilities	Demolish and replace approximately fourteen (14) portable classrooms. Increase size of gymnasium. Add storage areas.
Furnishing/Equipping	Replace cabinets in 300 wing. Replace wooden bleachers. Add mirrors to gi

PROJECT TYPE

Gompers High School
1157 9th

PROJECT TYPE	Vista Alternative High School <u>2600 Moraga Road, San Pablo, CA 94806</u> Project List
	Projects as appropriate from the “All School Sites” list.
Major Building Systems	Add water supply to portable classrooms.
Construction/Renovation of Classroom and Instructional Facilities	Add storage space. Add mini-science lab. Add bookshelves.
Furnishing/Equipping	Install or replace whiteboards, tackboards and counters.
PROJECT TYPE	Middle College High School <u>2600 Mission Bell Drive, San Pablo, CA 94806</u> Project List
	Projects as appropriate from the “All School Sites” list.
Furnishing/Equipping	Refurbish/replace and install furnishings and equipment, as needed.

APPENDIX B

MEASURE J BOND LANGUAGE

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

Resolution No. 25-0506

RESOLUTION OF THE BOARD OF EDUCATION OF THE WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Board of Education (the “Board”) of the West Contra Costa Unified School District (the “District”), within the County of Contra Costa, California (the “County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to sections 5304 and 5322 of the California Education Code (the “Education Code”);

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter specified, pursuant to section 15100 *et seq.* of the California Education Code;

WHEREAS, pursuant to section 18 of Article XVI and section 1 of Article XIII A of the California Constitution, and section 15266 of the California Education Code, school Districts may seek approval of general obligation bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purpose, provided certain accountability measures are included in the proposition;

WHEREAS, the Board deems it necessary and advisable to submit such a bond proposition to the electors to be approved by 55% of the votes cast;

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election, as required by section 15266 of the California Education Code;

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of the West Contra Costa Unified School District on November 8, 2005, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the West Contra Costa Unified School District shall be authorized to issue and sell bonds of up to \$400,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the West Contra Costa Unified School District may be assured that their money will be spent wisely to address specific facilities needs of the West Contra Costa Unified School District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the West Contra Costa Unified School District, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial

in the Bond Annual Financial Audit. The Board of Education shall conduct an annual, independent financial

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition. The Bond Project List, which is an integral part of this proposition, lists the specific projects the West Contra Costa Unified School District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore the Board of Education cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only 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, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 30 years from the date borne by that bond. No series of bonds may be issued unless the District shall have received a waiver from the State Board of Education of the District's statutory debt limit, if required.

Section 2. Abbreviation of Proposition. Pursuant to section 13247 of the California Elections Code and section 15122 of the California Education Code, the Board hereby directs the Registrar of Voters to use the following abbreviation of the bond proposition on the ballot:

To continue repairing all school facilities, improve classroom safety and technology, and relieve overcrowding shall the West Contra Costa Unified School District issue \$400 million in bonds at legal interest rates, with annual audits and a citizens' oversight committee to monitor that funds are spent accordingly, and upon receipt of a waiver of the District's statutory debt limit from the State Board of Education, if required?"

Section 3. Voter Pamphlet. The Registrar of Voters of the County is hereby requested to reprint Section 1 hereof (including Exhibit A hereto) in its entirety in the voter information pamphlet to be distributed to voters pursuant to section 13307 of the California Elections Code. In the event

Section 1 is not reprinted in the voter information pamphlet in its entirety, the Registrar of Voters is hereby requested to print, immediately below the impartial analysis of the bond proposition, in no less than 10-point boldface type, a legend substantially as follows:

“The above statement is an impartial analysis of Measure J. If you desire a copy of the measure, please call the Contra Costa County Registrar of Voters at (925) 646-4166 and a copy will be mailed at no cost to you.”

Section 4. State Matching Funds. The District hereby requests that the Registrar of Voters

PASSED AND ADOPTED this day, July 13, 2005, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

President of the Board of Education of the West Contra Costa Unified School District

Attest:

Clerk of the Board of Education of the West Contra Costa Unified School District

CLERK'S CERTIFICATE

I, Clerk of the Board of Education of the West Contra Costa Unified School District, of the County of Contra Costa, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a meeting of the Board of Education of the District duly and regularly held at the regular meeting place thereof on July 13, 2005, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present.

The resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

At least 24 hours before the time of said meeting, a written notice and agenda of the meeting was mailed and received by or personally delivered to each member of the Board of Education not having waived notice thereof, and to each local newspaper of general circulation, radio, and television station requesting such notice in writing, and was posted in a location freely accessible to members of the public, and a brief description of the resolution appeared on said agenda.

I have carefully compared the same with the original minutes of the meeting on file and of record in my office. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESS my hand this 13th day of July, 2005.

Clerk of the Board of Education
West Contra Costa Unified School District

EXHIBIT A

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT BOND PROJECT LIST

SECTION I

PROJECTS TO BE COMPLETED AT ALL SCHOOL SITES (AS NEEDED)

Security and Health/Safety Improvements

- Modifications and renovations necessary for compliance with Americans with Disabilities Act (ADA).
- Improvements required for compliance with applicable building codes including the Field Act.
- Remove, abate, or otherwise mitigate asbestos, lead-based paint and other hazardous materials, as necessary.
- Install closed circuit television (CCTV) systems, as necessary, to provide secure environment for students, staff, and other users of the facilities.
- Survey, assess and mitigate seismic and structural issues and reinforce or replace existing structures, as necessary.
- Purchase necessary emergency equipment and provide adequate storage for such equipment.

Major Facilities

- Renovate, improve or replace roofs.
- Re-finish and/or improve exterior and interior surfaces, including walls, ceilings, and floors.
- Upgrade, improve, install and/or replace indoor lighting systems.
- Provide furnishings and equipment for improved or newly constructed classrooms and administrative facilities.
- Replace worn/broken/obsolete instructional and administrative furniture and equipment, as well as site furnishings and equipment.
- Purchase, rent, or construct temporary classrooms and equipment (including portable buildings) as needed to house students displaced during construction.
- Construct new school facilities, as necessary, to accommodate students displaced by school closures or consolidations.
- Acquire any of the facilities on the Bond Project List through temporary lease or lease purchase arrangements, or execute purchase options under a lease for any of these authorized facilities.
- Renovate current elementary schools into a K-8 configuration as appropriate.
- Move furniture, equipment and supplies, as necessary, because of school closures or changes in grading configuration.
- As to any major renovation project, replace such facility if doing so would be economically advantageous.

Special Education Facilities

- Renovate existing or construct new school facilities designed to meet requirements of student with special needs.

Property

- Purchase property, including existing structures, as necessary for future school sites.

Sitework

- Complete site work, including sitework in connection with new construction or installation or removal of relocatable classrooms.
- Improve or replace athletic fields, equipment rooms, lighting, and scoreboards.
- Improve, resurface, re-stripe and/or replace damaged asphalt and concrete surfaces.
- Improve or replace storm drain and site drainage systems.

SECTION II

ELEMENTARY SCHOOL PROJECTS

- Complete any remaining Election of November 7, 2000, Measure M, projects. All Elementary Schools may include projects, as necessary, from Section I.

SECONDARY SCHOOL PROJECTS

- Complete any remaining Election of March 5, 2002, Measure D, projects. All Secondary Schools may include projects, as necessary, from Section I.

RECONSTRUCTION PROJECTS

The following projects will be completed as part of the reconstruction program of the District, as funds allow. The reconstruction program includes the following:

- Health and Life Safety Improvements
- Code upgrades for accessibility
- Seismic upgrades
- Systems Upgrades
- Electrical
- Mechanical
- Plumbing
- Technology
- Security
- Technology Improvements
- Data
- Phone
- CATV (cable television)
- Instructional Technology Improvements
- Whiteboards
- TV/Video
- Projection Screens

In addition, the reconstruction program includes the replacement of portable classrooms with permanent structures, the improvement or replacement of floors, walls, insulation, windows, roofs, ceilings, lighting, playgrounds, landscaping, and parking, as required or appropriate to meet programmatic requirements and depending on the availability of funding.

PROJECT SCOPE

- De Anza High School Reconstruction/New Construction
- Kennedy High School Reconstruction/New Construction
- Pinole Valley High School Reconstruction/New Construction
- Richmond High School Reconstruction
- Castro Elementary School Reconstruction
- Coronado Elementary School Reconstruction
- Dover Elementary School Reconstruction
- Fairmont Elementary School Reconstruction
- Ford Elementary School Reconstruction
- Grant Elementary School Reconstruction
- Highland Elementary School Reconstruction
- King Elementary School Reconstruction
- Lake Elementary School Reconstruction
- Nystrom Elementary School Reconstruction
- Ohlone Elementary School Reconstruction/New Construction
- Valley View Elementary School Reconstruction
- Wilson Elementary School Reconstruction

EXHIBIT B
TAX RATE STATEMENT

An election will be held in the West Contra Costa Unified School District (the "District") on November 8, 2005, to authorize the sale of up to \$400,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in seven (7) series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.11 cents per \$100 (\$31.10 per \$100,000) of assessed valuation in fiscal year 2006-2007.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 5.99 cents per \$100 (\$59.90) per \$100,000) of assessed valuation in fiscal year 2013-2014.

3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6.00 cents per \$100 (\$60.00 per \$100,000) of assessed valuation in fiscal year 2020-2021 through fiscal year 2035-2036. The average tax rate is expected to be 5.55 cent per \$100 (\$55.50 per \$100,000) of assessed valuation over the life of the bonds. Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Superintendent

Dated: July 13, 2005 West Contra Costa Unified School District

APPENDIX C

REFERENCE DOCUMENTS

REFERENCE DOCUMENTS

Measures D & J Ballot Language

Bond Measure D – Ballot Language. March 5, 2002.

Bond Measure J – Ballot Language. November 8, 2005.

Audit Reports

WCCUSD Audit Reports, Fiscal Years 2000-01 through 2007-08.

WCCUSD Bond Financial Audit Reports, Fiscal Years 2000-01 through 2007-08.

Measures M and D Budget/Expenditure Reports

WCCUSD Measures M and D Expenditure Reports through June 30, 2009.

WCCUSD Engineering Officer's Reports through August 2009.

WCCUSD Capital Assets Management Plan, through August 2009.

Program Management

WCCUSD/WLC Agreement for Master Architectural Services, Signed December 1, 2004.

WCCUSD/SGI Agreement for Program, Project and Construction Management Services Related to District Bond Program, Signed December 20, 2004

WCCUSD Board of Education Policy Manual, Facilities and New Construction.

WCCUSD Board of Education Meeti

APPENDIX D

DISTRICT MEASURE M, D AND J FINANCIAL RECORDS

Description	Original Revenue Budget	Measure M Budget	Measure D Budget	Measure J Budget	Total Budget	Total Construction Program Revenues	Bond Fund Actual Revenues at June 30, 2009	Capital Facilities Fund 25	County School Facilities Fund 35
Sale of Bonds - Measure M	150,000,000	150,000,000			150,000,000	150,000,000	150,000,000		
Sale of Bonds - Measure D	300,000,000		300,000,000		300,000,000	299,997,483	299,997,483		
Sale of Bonds - Measure J				400,000,000	400,000,000	190,000,000	190,000,000		
Total Sale of Bonds	450,000,000	150,000,000	300,000,000	400,000,000	850,000,000	639,997,483	639,997,483		
Potential State Apportionments	87,765,630	43,593,269	16,316,744	46,165,366	106,075,379	61,159,959		61,159,959	
E-Rate Reimbursement		2,413,150	888,654		3,301,804	2,597,426	2,597,426		
FEMA - Riverside		1,000,000			1,000,000	310,600	310,600		
Joint Use Projects	2,900,000	900,000	4,250,000	3,000,000	8,150,000	2,400,000	2,400,000		
Interest Earnings	12,000,000	4,967,794	13,666,472	15,283,442	33,917,708	26,362,574	20,274,904	4,613,834	1,473,836
Developer Fees		24,900,038	2,885,528	10,500,000	38,285,566	42,315,998		42,315,998	
Deferred Maintenance Funding			1,200,000		1,200,000	1,218,026	1,218,026		
Other						2,101,214	2,088,820	12,394	
Contribution From Measure D *		99,928,361	(99,928,361)		-	-			
Contribution From Measure J *			90,119,952	(90,119,952)	-	-			
Amount to be Identified	786,071,160				-	-			
Total Projected Revenues	1,338,736,790	327,702,612	329,398,989	384,828,856	1,041,930,457	778,463,280	668,887,259	46,942,226	62,633,795
<i>Proof Totals - Fund 21</i>	1,338,736,790	327,702,612	329,398,989	384,828,855	1,041,930,456	778,463,281	668,887,259	46,942,227	62,633,795
<i>Difference, if any</i>	-	-	-	1	1	(1)	(0)	(0)	-

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources**

Category of Expenditure	Object	Current ** Budget	Actual to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Expenditures					
Architect Fees for Plans	6201	\$ 92,997,152	\$ 54,859,143	\$ 38,138,010	41.01%
CDE Plan Check Fee	6203	322,222	143,250	178,972	55.54%
Construction	6211	730,942,137	300,332,519	430,609,619	58.91%
DSA Plan Check Fee	6202	15,730,466	3,021,504	12,708,961	80.79%
Furniture & Equipment	6400	17,904,869	3,190,273	14,714,597	82.18%
Inspection	6214	306,417	6,560,973	(6,254,556)	(2,041.19%)
Labor	2000	0	6,283,231	(6,283,231)	
Labor Compliance	6216	3,069,849	1,551,232	1,518,617	49.47%
Materials and Supplies	4300	0	3,371,179	(3,371,179)	
Other Construction	6219	54,893,334	13,658,148	41,235,186	75.12%
Other Interfund Transfers Out	7619	0	169,989,858	(169,989,858)	
Planning Other	6207	24,080,055	60,154,212	(36,074,157)	(149.81%)
Preliminary Tests	6205	0			

Category of Expenditure	Object	Current ** Budget	Actual to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Expenditures					
Architect Fees for Plans	6201	\$ 92,997,152	\$ 54,859,143	\$ 38,138,010	41.01%
CDE Plan Check Fee	6203	322,222	143,250	178,972	55.54%
Construction	6211	730,942,137	300,332,519	430,609,619	58.91%
DSA Plan Check Fee	6202	15,730,466	3,021,504	12,708,961	80.79%
Furniture & Equipment	6400	17,904,869	3,190,273	14,714,597	82.18%
Inspection	6214	306,417	6,560,973	(6,254,556)	(2,041.19%)
Labor	2000	0	6,283,231	(6,283,231)	
Labor Compliance	6216	3,069,849	1,551,232	1,518,617	49.47%
Materials and Supplies	4300	0	3,371,179	(3,371,179)	
Other Construction	6219	54,893,334	13,658,148	41,235,186	75.12%
Other Interfund Transfers Out	7619	0	169,989,858	(169,989,858)	
Planning Other	6207	24,080,055	60,154,212	(36,074,157)	(149.81%)
Preliminary Tests	6205	0			

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources
Schedule of Budget and Actual Revenues and Expenditures Program to Date
For the Period Beginning November 2000 through June 30, 2009**

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources
Schedule of Budget and Actual Revenues and Expenditures Program to Date
For the Period Beginning November 2000 through June 30, 2009**

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Nystrom	144	20,966,814	32,314,298	2,946,941	29,367,356	90.88%
Ohlone	146	13,469,357	35,022,810	1,517,623	33,505,187	95.67%
Olinda	145	7,575,692	474,049	515,557	(41,508)	(8.76%)
Peres	147	17,662,421	18,813,424	16,252,840	2,560,585	13.61%
Riverside	150	12,410,695	14,168,700	12,736,266	1,432,433	10.11%
Seaview	152	8,459,415	500,349	496,440	3,909	0.78%
Shannon	154	7,886,806	411,115	832,678	(421,564)	(102.54%)
Sheldon	155	14,214,736	15,080,561	13,371,546	1,709,015	11.33%
Stege	157	12,561,538	757,744	812,504	(54,759)	(7.23%)
Stewart	158	12,977,517	13,536,802	15,077,344	(1,540,543)	(11.38%)
Tara Hills	159	12,371,514	14,893,997	12,225,299	2,668,698	17.92%
Transition LC	131	-	118,020	104,611	13,409	11.36%
Valley View	160	11,009,475	531,236	226,520	304,716	57.36%
Verde	162	14,005,656	15,605,338	12,784,429	2,820,909	18.08%
Vista Hills	163	-	6,604,272	5,814,435	789,836	11.96%
Washington	164	13,829,061	15,293,027	11,538,884	3,754,143	24.55%
Wilson	165	13,674,654	549,728	207,012	342,715	62.34%
Totals for Elementary School Projects		531,809,522	491,208,817	274,343,311	216,865,506	44.15%
Middle Schools						
Adams MS	202	42,834,869	690,263	652,264	37,999	5.50%
Crespi MS	206	38,494,363	446,245	425,086	21,159	4.74%
DeJean MS	208	1,284,709	226,880	160,230	66,650	29.38%
Helms MS	210	63,000,000	70,491,647	51,062,929	19,428,719	27.56%
Hercules MS	211	65,502,276	81,150	694,153	(613,003)	(755.40%)
Pinole MS	212	40,000,000	53,491,639	34,812,654	18,678,984	34.92%
Portola MS	214	39,000,000	60,699,395	3,859,930	56,839,465	93.64%
Totals for Middle School Projects		290,116,217	186,127,219	91,667,246	94,459,973	50.75%

West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bonds Measures M, D and J and Other Revenue Sources
Schedule of Budget and Actual Revenues and Expenditures Program to Date
For the Period Beginning November 2000 through June 30, 2009

School/Project Description	Site #	Original * Budget	Current ** Budget
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**West Contra Costa Unified School District
Budget Summary by Category for Measure M
As Of June 30, 2009**

<u>Category of Expenditure</u>	<u>Object</u>	<u>Project Budget</u>	<u>Actuals to Date</u>	<u>Variance</u>	<u>% of Budget Remaining</u>
Expenditures					
Architect Fees for Plans	6201	\$ 29,395,741	\$ 16,388,194	\$ 13,007,547	44.2%
CDE Plan Check Fee	6203	122,850	65,485	57,365	46.7%
Construction	6211	220,006,783	70,960,758	149,046,025	67.7%
DSA Plan Check Fee	6202	5,201,828	762,194	4,439,634	85.3%
Furniture & Equipment	6400	6,203,929	221,004	5,982,924	96.4%
Inspection	6214	165,911	1,668,876	(1,502,964)	0.0%
Labor	2000	0	2,881,116	(2,881,116)	0.0%
Labor Compliance	6216	961,089	365,583	595,507	62.0%
Materials and Supplies	4300	0	28,577	(28,577)	0.0%
Other Construction	6219	14,810,913	67,638	14,743,275	99.5%
Other Interfund Transfers Out	7619	0	11,862,752	(11,862,752)	0.0%
Planning Other	6207	8,634,338	21,656,542	(13,022,203)	0.0%
Preliminary Tests	6205	0	102,084	(102,084)	0.0%
Services	5000	4,143,978	6,714,418	(2,570,439)	0.0%
Tests - Construction	6213	1,344,644	599,075	745,569	55.4%
Quick Starts	QS	6,705,327	4,412,076	2,293,251	34.2%
Technology and Telecom	Tech	5,254,857	4,507,351	747,506	14.2%
Temporary Housing	Temp	13,747,218	14,660,074	(912,856)	0.0%
Grand Total		<u>\$ 316,699,406</u>	<u>\$ 157,923,796</u>	<u>\$ 158,775,610</u>	<u>50.1%</u>
Revenues					
Sale of Bonds		150,000,000			
Potential State Apportionments		43,593,269			
E-Rate Reimbursement		2,413,150			
FEMA - Riverside		1,000,000			
Joint Use Projects		900,000			
Interest Earnings		4,967,794			
Developer Fees		24,900,038			
Deferred Maintenance Funding		0			
Other		0			
Contribution From Measure D *		99,928,361			
Contribution From Measure J *		0			
Total Revenues		<u>\$ 327,702,612</u>			
Amount Available or To Be (Identified)		<u>\$ (11,003,206)</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
Budget Summary by School for Measure M
As Of June 30, 2009**

School	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	\$ 18,848,549	\$ 3,651,681	15,196,868	80.6%
Cameron	108	2,441	-	2,441	100.0%
Castro	109	301,957	420,371	(118,414)	0.0%
Chavez	105	551,047	484,483	66,564	12.1%
Collins	110	466,576	390,827	75,749	16.2%
Coronado	112	530,434	130,927	399,507	75.3%
Dover	115	581,152	1,075,792	(494,640)	0.0%
Downer	116	32,387,999			

**West Contra Costa Unified School District
Budget Summary by School for Measure M**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	Architect Fees for Plans	1,677,732	997,548	680,183	
		CDE Plan Check Fee	6,876	4,997	1,879	
		Construction	13,006,715		13,006,715	
		DSA Plan Check Fee	368,063	58,738	309,325	
		Furniture & Equipment	410,023	10,768	399,255	
		Labor Compliance	82,883		82,883	
		Other Construction	542,305		542,305	
		Planning Other	707,432	927,285	(219,853)	
		Services	341,967	89,587	252,380	
		Tests - Construction	50,460		50,460	
		Quick Starts	18,162	18,248	(86)	
		Technology and Telecom	278,884	284,938	(6,054)	
		Temporary Housing	1,357,047	1,259,572	97,475	
Bayview Total			18,848,549	3,651,681	15,196,868	80.6%
Cameron	108	Planning Other	9		9	
		Services	2,433		2,433	
Cameron Total			2,441		2,441	100.0%
Castro	109	Architect Fees for Plans	5,028	4,577	451	
		Other Construction	1,241		1,241	
		Planning Other		104,551	(104,551)	
		Quick Starts	282,471	291,272	(8,801)	
Castro Total		Technology and Telecom	13,217	19,972	(6,755)	
			301,957	420,371	(118,414)	0.0%
Chavez	105	Architect Fees for Plans	86,998	9,711	77,287	
		Construction	242,012	238,113	3,900	
		Furniture & Equipment				

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Coronado	112	Architect Fees for Plans	74,575	3,174	71,401	
		Construction		11,600	(11,600)	
		Other Construction	1,313		1,313	
		Planning Other	32,623	89,942	(57,319)	
		Services	5,607		5,607	
		Quick Starts	383,422		383,422	
		Technology and Telecom	32,894	26,212	6,682	
Coronado Total			530,434	130,927	399,507	

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Ellerhorst	117	Architect Fees for Plans	1,140,311	760,555	379,756	
		CDE Plan Check Fee	6,193		6,193	
		Construction	8,614,066		8,614,066	
		DSA Plan Check Fee	248,877	40,415	208,462	
		Furniture & Equipment	315,203	10,768	304,435	
		Labor Compliance	61,037		61,037	
		Other Construction	586,948		586,948	
		Planning Other	253,455	434,817	(181,361)	
		Services	158,779	70,273	88,506	
		Tests - Construction	64,762		64,762	
		Quick Starts	29,605	30,498	(893)	
		Technology and Telecom	7,995	5,047	2,948	
		Temporary Housing	259,154	336,757	(77,603)	
Ellerhorst Total			11,746,387	1,689,129	10,057,258	85.6%
Fairmont	123	Architect Fees for Plans	93,736	3,243	90,493	
		Furniture & Equipment	150		150	
		Other Construction	(4,132)	53,250	(57,382)	
		Other Interfund Transfers Out		381,063	(381,063)	
		Planning Other	35,205	88,676	(53,471)	
		Services	18,011	804	17,207	
		Quick Starts	537,671	111,629	426,042	
		Technology and Telecom	29,773	185,809	(156,036)	
Fairmont Total			710,413	824,473	(114,060)	0.0%
Ford	124	Architect Fees for Plans	5,028	4,639	389	
		Construction	(23,356)	14,900	(38,256)	
		Planning Other		106,121	(106,121)	
		Services		1,000	(1,000)	
		Quick Starts	321,682	311,831	9,850	
		Technology and Telecom	172,483	154,932	17,551	
Ford Total			475,837	593,424	(117,587)	0.0%
Grant	125	Architect Fees for Plans	112,327	5,930	106,397	
		Construction	540	21,500	(20,960)	
		Furniture & Equipment	34		34	
		Other Construction	6,600		6,600	
		Other Interfund Transfers Out		246,192	(246,192)	
		Planning Other	42,386	118,641	(76,254)	
		Services	13,217		13,217	
		Quick Starts	454,698	206,791	247,907	
		Technology and Telecom	238,826	254,284	(15,458)	

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Hanna Ranch	128	Architect Fees for Plans	135,096	33,779	101,317	
		Construction	578,285	431,700	146,585	
		Other Construction	41,217		41,217	
		Planning Other	20,261	77,664	(57,403)	
		Services	3,724	1,257	2,467	
		Quick Starts	19,805	25,516	(5,712)	
		Technology and Telecom	10,031	15,021	(4,990)	
Hanna Ranch Total			808,419	584,937	223,482	27.6%
Harding	127	Architect Fees for Plans	2,091,078	513,858	1,577,220	
		CDE Plan Check Fee	7,869	4,523	3,346	
		Construction	14,978,617	6,806,486	8,172,131	
		DSA Plan Check Fee	354,082	52,525	301,557	
		Furniture & Equipment	374,371	65,039	309,333	
		Inspection	25,860	200,299	(174,439)	
		Labor		863	(863)	
		Labor Compliance	47,281	36,143	11,138	
		Materials and Supplies		41	(41)	
		Other Construction	1,293,939		1,293,939	
		Other Interfund Transfers Out		1,351,435	(1,351,435)	
		Planning Other	656,736	1,288,908	(632,171)	
		Preliminary Tests		379	(379)	
		Services	122,476	202,954	(80,478)	
		Tests - Construction	94,299	60,901	33,398	
Quick Starts	5,157	11,750	(6,594)			
Technology and Telecom	157,047	157,122	(75)			
Temporary Housing	979,563	866,922	112,641			
Harding Total			21,188,376	11,620,145	9,568,231	45.2%
Highland	122	Architect Fees for Plans	107,417	5,943	101,474	
		Construction	403		403	
		Furniture & Equipment	150		150	
		Planning Other	38,007	119,810	(81,804)	
		Services	12,961		12,961	
		Quick Starts	16,474	16,636	(162)	
Technology and Telecom	169,415		169,415			
Highland Total			344,826	142,389	202,437	58.7%

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Lincoln	135	Architect Fees for Plans	1,465,008	994,256	470,752	
		CDE Plan Check Fee	9,566	7,007	2,559	
		Construction	12,102,995	7,481,404	4,621,592	

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Madera	137	Architect Fees for Plans	1,187,917	812,346	375,571	
		CDE Plan Check Fee	5,785	3,592	2,194	
		Construction	8,468,603	5,088,369	3,380,234	
		DSA Plan Check Fee	190,181	33,348	156,833	
		Furniture & Equipment	243,437	11,569	231,868	
		Inspection	31,120	119,109	(87,989)	
		Labor		128	(128)	
		Labor Compliance	41,191	36,143	5,048	
		Materials and Supplies		507	(507)	
		Other Construction	697,615		697,615	
		Other Interfund Transfers Out		811,278	(811,278)	
		Planning Other	277,950	790,217	(512,267)	
		Preliminary Tests		237	(237)	
		Services	118,047	198,586	(80,539)	
		Tests - Construction	65,269	49,392	15,877	
Quick Starts	16,011	15,690	321			
Technology and Telecom	90,881	90,881	-			
Temporary Housing	500,114	480,538	19,576			
Madera Total			11,934,122	8,541,929	3,392,193	28.4%
Mira Vista	139	Architect Fees for Plans	1,643,552	839,483	804,069	
		CDE Plan Check Fee	5,556	3,933	1,624	
		Construction	11,215,761		11,215,761	
		DSA Plan Check Fee	299,289	46,139	253,150	
		Furniture & Equipment	323,267	10,768	312,499	
		Labor Compliance	62,018		62,018	
		Other Construction	617,596		617,596	
		Planning Other	515,997	896,837	(380,840)	
		Services	201,737	79,974	121,764	
		Tests - Construction	77,530		77,530	
		Quick Starts	30,965	30,016	949	
		Technology and Telecom	166,104	5,154	160,950	
Temporary Housing	1,136,124	799,879	336,246			
Mira Vista Total			16,295,497	2,712,181	13,583,316	83.4%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Montalvin	140	Architect Fees for Plans	1,226,213	819,592	406,621	
		CDE Plan Check Fee	6,313	4,024	2,289	
		Construction	9,261,257	6,432,690	2,828,567	
		DSA Plan Check Fee	194,034	39,097	154,937	
		Furniture & Equipment	283,301	13,940	269,361	
		Inspection		108,658	(108,658)	
		Labor		10,695	(10,695)	
		Labor Compliance	40,241	36,143	4,099	
		Materials and Supplies		598	(598)	
		Other Construction	639,354	14,127	625,227	
		Other Interfund Transfers Out		216,345	(216,345)	
		Planning Other	340,941	695,043	(354,102)	
		Preliminary Tests		784	(784)	
		Services	238,859	295,973	(57,113)	
		Tests - Construction	70,374	46,820	23,554	
		Quick Starts	18,962	128,450	(109,488)	
Technology and Telecom	157,454	168,800	(11,346)			
Temporary Housing	469,657	381,971	87,686			
Montalvin Total			12,946,960	9,413,750	3,533,211	27.3%
Murphy	142	Architect Fees for Plans	930,114	830,353	99,760	
		CDE Plan Check Fee	6,596	3,978	2,618	
		Construction	11,017,445	6,732,169	4,285,276	
		DSA Plan Check Fee	297,389	49,003	248,386	
		Furniture & Equipment	270,076	11,508	258,569	
		Inspection		195,447	(195,447)	
		Labor Compliance	67,773	57,211	10,562	
		Materials and Supplies		11,286	(11,286)	
		Other Construction	738,411		738,411	
		Planning Other	316,000	923,457	(607,457)	
		Preliminary Tests		224	(224)	
		Services	181,709	149,262	32,447	
		Tests - Construction	60,184	31,493	28,691	
		Quick Starts	22,586	25,318	(2,732)	
		Technology and Telecom	66,910	5,047	61,863	
		Temporary Housing	1,214,841	904,237	310,604	
Murphy Total			15,190,032	9,929,993	5,260,039	34.6%
New Hercules	180	Architect Fees for Plans	159,839		159,839	
		Planning Other	56,847	56,847	-	
New Hercules Total			216,685	56,847	159,839	73.8%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Nystom	144	Architect Fees for Plans	5,665	6,722	(1,057)	
		Construction	(269)	18,800	(19,069)	
		Other Construction	1,589		1,589	
		Other Interfund Transfers Out		574,260	(574,260)	
		Planning Other		6,129	(6,129)	
		Services		1,000	(1,000)	
		Quick Starts	709,419	138,053	571,366	
Technology and Telecom			70,440	78,977	(8,537)	
Nystom Total			786,844	823,941	(37,097)	0.0%
Ohlone	146	Architect Fees for Plans		9,728	(9,728)	
		Construction	967		967	
		Furniture & Equipment	150		150	
		Planning Other		157,571	(157,571)	
		Services		49,025	(49,025)	
		Quick Starts	15,126	15,534	(407)	
		Technology and Telecom			51,366	44,540
Ohlone Total			67,610	276,398	(208,788)	0.0%
Olinda	145	Architect Fees for Plans	86,276	3,698	82,578	
		Furniture & Equipment	150		150	
		Other Construction	2,604		2,604	
		Planning Other	28,959	96,231	(67,272)	
		Services	7,219	1,088	6,131	
		Quick Starts	295,736	361,285	(65,549)	
		Technology and Telecom			53,105	45,296
Olinda Total			474,049	507,598	(33,549)	0.0%
Peres	147	Architect Fees for Plans	1,605,315	1,151,896	453,419	
		CDE Plan Check Fee	11,331	8,964	2,367	
		Construction	13,533,904	10,500,510	3,033,394	
		DSA Plan Check Fee	285,689	53,950	231,739	
		Furniture & Equipment	329,092	12,046	317,046	
		Inspection	83,907	185,248	(101,341)	
		Labor		3,838	(3,838)	
		Labor Compliance	41,787	36,143	5,644	
		Materials and Supplies		2,148	(2,148)	
		Other Construction	911,557	261	911,296	
		Other Interfund Transfers Out		1,099,599	(1,099,599)	
		Planning Other	385,879	1,096,574	(710,695)	
		Preliminary Tests		1,461	(1,461)	
		Services	398,204	535,623	(137,419)	
		Tests - Construction	71,978	54,844	17,134	
		Quick Starts	35,176	35,703	(527)	
		Technology and Telecom			263,919	269,835
Temporary Housing			855,688	675,493	180,195	
Peres Total			18,813,424	15,724,137	3,089,288	16.4%

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Riverside	150	Architect Fees for Plans	1,545,887	892,712	653,176	
		CDE Plan Check Fee	6,937	4,453	2,484	
		Construction	9,778,059	7,774,387	2,003,672	
		DSA Plan Check Fee	286,595	35,175	251,420	
		Furniture & Equipment	274,318	6,363	267,955	
		Inspection		205,379	(205,379)	
		Labor Compliance	41,984	19,231	22,753	
		Materials and Supplies		558	(558)	
		Other Construction	652,598		652,598	
		Other Interfund Transfers Out		794,315	(794,315)	
		Planning Other	454,360	850,381	(396,021)	
		Preliminary Tests		784	(784)	
		Services	281,144	421,109	(139,965)	
		Tests - Construction	113,661	91,864	21,797	
		Quick Starts	7,268	9,516	(2,248)	
		Technology and Telecom	237,195	237,332	(137)	
Temporary Housing	488,694	499,515	(10,821)			
Riverside Total			14,168,700	11,843,073	2,325,627	16.4%
Seaview	152	Architect Fees for Plans	82,778	2,850	79,928	
		Construction		15,911	(15,911)	
		Furniture & Equipment	34		34	
		Planning Other	27,106	86,230	(59,124)	
		Services	5,283		5,283	
		Quick Starts	283,153	270,198	12,955	
		Technology and Telecom	62,286	71,242	(8,956)	
		Temporary Housing	39,710	39,710	-	
Seaview Total			500,349034	Tc 0.003.26928(39)-7(.34 Tc 0.6 0 Td[(er)-64.0015 T-60.00t)-64.7(n)		

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Sheldon	155	Architect Fees for Plans	1,552,350	908,118	644,232	
		CDE Plan Check Fee	6,577		6,577	
		Construction	10,098,605	120	10,098,485	
		DSA Plan Check Fee	283,784	37,945	245,839	
		Furniture & Equipment	318,981	10,768	308,214	
		Labor Compliance	60,963		60,963	
		Other Construction	648,175		648,175	
		Planning Other	652,685	498,759	153,927	
		Services	150,389	77,341	73,048	
		Tests - Construction	55,783		55,783	
		Quick Starts	30,427	31,879	(1,452)	
		Technology and Telecom	130,067	5,533	124,535	
		Temporary Housing	1,091,774	778,999	312,775	
Sheldon Total			15,080,561	2,349,462	12,731,099	

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Tara Hills	159	Architect Fees for Plans	1,317,611	787,168	530,443	
		CDE Plan Check Fee	5,705		5,705	
		Construction	9,985,490		9,985,490	
		DSA Plan Check Fee	313,590	45,500	268,090	
		Furniture & Equipment	373,013	10,768	362,245	
		Labor		918	(918)	
		Labor Compliance	65,667		65,667	
		Other Construction	935,929		935,929	
		Planning Other	411,881	477,624	(65,743)	
		Services	190,707	82,919	107,788	
		Tests - Construction	57,877		57,877	
		Quick Starts	20,019	21,099	(1,080)	
		Technology and Telecom	140,250	5,504	134,746	
		Temporary Housing	1,076,259	846,475	229,784	
Tara Hills Total			14,893,997	2,277,974	12,616,023	84.7%
Valley View	160	Architect Fees for Plans	101,249	4,758	96,491	
		Construction	506	15,000	(14,494)	
		Other Interfund Transfers Out		193,476	(193,476)	
		Planning Other	32,208	106,639	(74,431)	
		Services	13,804	787	13,017	
		Quick Starts	351,094	148,445	202,649	
		Technology and Telecom	32,376	41,298	(8,922)	
Valley View Total			531,236	510,402	20,834	3.9%
Verde	162	Architect Fees for Plans	1,457,901	998,280	459,621	
		CDE Plan Check Fee	6,344	4,344	2,000	
		Construction	11,564,560	8,205,680	3,358,880	
		DSA Plan Check Fee	253,591	34,008	219,583	
		Furniture & Equipment	239,739	12,046	227,693	
		Inspection		170,470	(170,470)	
		Labor		5,468	(5,468)	
		Labor Compliance	39,475	36,143	3,332	
		Materials and Supplies		582	(582)	
		Other Construction	662,263		662,263	
		Other Interfund Transfers Out		786,730	(786,730)	
		Planning Other	272,092	802,148	(530,056)	
		Preliminary Tests		1,484	(1,484)	
		Services	293,526	365,995	(72,469)	
		Tests - Construction	68,457	53,981	14,475	
Quick Starts	26,252	26,780	(528)			
Technology and Telecom	232,700	184,749	47,952			
Temporary Housing	488,436	409,618	78,818			
Verde Total			15,605,338	12,098,507	3,506,831	22.5%

West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Vista Hills	163	Architect Fees for Plans	738,813		738,813	
		Construction	5,137,752	2,000	5,135,752	
		DSA Plan Check Fee	57,658		57,658	
		Furniture & Equipment	107,476		107,476	
		Other Construction	447,535		447,535	
		Planning Other	55,811	(106,164)	161,975	
		Services	13,553		13,553	
		Tests - Construction	15,000		15,000	
		Technology and Telecom	30,675	28,450	2,224	
Vista Hills Total			6,604,272	(75,714)	6,679,986	101.1%
Washington	164	Architect Fees for Plans	1,389,719	857,687	532,033	
		CDE Plan Check Fee	6,948		6,948	
		Construction	11,068,047		11,068,047	
		DSA Plan Check Fee	203,581	45,309	158,272	
		Furniture & Equipment	327,493	10,768	316,725	
		Inspection	12,202		12,202	
		Labor Compliance	70,861		70,861	
		Other Construction	695,682		695,682	
		Planning Other	313,624	506,418	(192,794)	
		Services	164,214	55,030	109,184	
		Tests - Construction	49,021		49,021	
				Quick Starts	21,889	21,111
		Technology and Telecom	156,236	141,264	14,972	
		Temporary Housing	813,509	497,283	316,226	
Washington Total			15,293,027	2,134,870	13,158,157	86.0%
Wilson	165	Architect Fees for Plans	100,779	4,708	96,071	
		Construction		19,600	(19,600)	
		Other Construction	1,104		1,104	
		Other Interfund Transfers Out		215,971	(215,971)	
		Planning Other	35,983	105,914	(69,931)	
		Services	7,141		7,141	
				Quick Starts	391,938	164,801
		Technology and Telecom	12,782	19,975	(7,193)	
Wilson Total			549,728	530,969	18,758	3.4%
Adams MS	202	Quick Starts		11,492	(11,492)	
Adams MS Total				11,492	(11,492)	0.0%

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure M
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Fiscal	606	Labor		807,417	(807,417)	
		Services		11,800	(11,800)	
Fiscal Total				819,217	(819,217)	0.0%
Operations	615	Architect Fees for Plans	3,011	190,413	(187,402)	
		Construction		583,553	(583,553)	
		DSA Plan Check Fee		7,193	(7,193)	
		Labor		2,043,262	(2,043,262)	
		Materials and Supplies		11,026	(11,026)	
		Other Construction	8,467		8,467	
		Other Interfund Transfers Out		2,440,493	(2,440,493)	
		Planning Other	55,220	6,052,040	(5,996,819)	
		Preliminary Tests		74,169	(74,169)	
		Services		3,043,136	(3,043,136)	
		Quick Starts		220,748	(220,748)	
		Technology and Telecom	367,838	365,254	2,584	
Operations Total			434,536	15,031,286	(14,596,750)	0.0%
Grand Total			316,699,406	157,923,796	158,775,610	50.1%

**West Contra Costa Unified School District
Budget Summary by Category for Measure D
As Of June 30, 2009**

Description	Object	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Expenditures					
Architect Fees for Plans	6201	\$ 32,156,032	\$ 22,131,453	\$ 10,024,578	31.2%
CDE Plan Check Fee	6203	71,740	77,765	(6,025)	0.0%
Construction	6211	232,157,947	205,535,762	26,622,185	11.5%
DSA Plan Check Fee	6202	4,738,235	1,210,645	3,527,591	74.4%
Furniture & Equipment	6400	3,200,941	2,263,931	937,009	29.3%
Inspection	6214	140,506	3,748,540	(3,608,034)	0.0%
Labor	2000	-	2,323,340	(2,323,340)	0.0%
Labor Compliance	6216	885,527	898,254	(12,726)	0.0%
Materials and Supplies	4300	-	2,187,616	(2,187,616)	0.0%
Other Construction	6219	25,486,095	9,787,575	15,698,520	61.6%
Other Interfund Transfers Out	7619	-	139,987,441	(139,987,441)	0.0%
Planning Other	6207	6,336,844	31,891,002	(25,554,157)	0.0%
Preliminary Tests	6205	-	428,064	(428,064)	0.0%
Services	5000	3,499,361	2,413,051	1,086,311	31.0%
Tests - Construction	6213	1,941,873	1,872,993	68,880	3.5%

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**West Contra Costa Unified School District
Budget Summary by School for Measure D
As Of June 30, 2009**

Project	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Bayview	104	-	10,042,426	(10,042,426)	0.0%
Chavez	105	-	16,293	(16,293)	0.0%
Collins	110	-	23,091	(23,091)	0.0%
Coronado	112	-	13,515	(13,515)	0.0%
Dover	115	-	14,892	(14,892)	0.0%
Downer	116	-	27,285,505	(27,285,505)	0.0%
Ellerhorst	117	-	7,551,315	(7,551,315)	0.0%
Fairmont	123	-	7,911	(7,911)	0.0%
Ford	124	-	12,239	(12,239)	0.0%
Grant	125	-	15,328	(15,328)	0.0%
Harbor Way	191	121,639	96,737	24,901	20.5%
Harding	127	-	4,240,335	(4,240,335)	0.0%
Highland	122	-	21,181	(21,181)	0.0%
Kensington	130	-	12,641,230	(12,641,230)	0.0%
Lake	134	-	8,323	(8,323)	0.0%
Lincoln	135	-	859,502	(859,502)	0.0%
Lupine Hills	126	-	362,134	(362,134)	0.0%
Madera	137	-	881,279	(881,279)	0.0%
Mira Vista					

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**West Contra Costa Unified School District
Budget Summary by School for Measure D
As Of June 30, 2009**

Project	Site #	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Richmond HS	364				

School
Bayview

Site # Description

Project Budget

**Expenditures
to Date**

Variance

**% of Budget
Remaining**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Ellerhorst	117	Architect Fees for Plans		75,933	(75,933)	
		CDE Plan Check Fee		3,496	(3,496)	
		Construction		5,429,768	(5,429,768)	
		DSA Plan Check Fee		7,613	(7,613)	
		Furniture & Equipment		9,851	(9,851)	
		Inspection		175,514	(175,514)	
		Labor Compliance		52,944	(52,944)	
		Materials and Supplies		48,753	(48,753)	
		Other Construction		62,959	(62,959)	
		Other Interfund Transfers Out		901,914	(901,914)	
		Planning Other		530,808	(530,808)	
		Services		77,083	(77,083)	
		Tests - Construction		45,241	(45,241)	
		Technology and Telecom		124,135	(124,135)	
Temporary Housing		5,303	(5,303)			
Ellerhorst Total			7,551,315	(7,551,315)	0.0%	
Fairmont	123	Technology and Telecom		7,911	(7,911)	
Fairmont Total				7,911	(7,911)	0.0%
Ford	124	Technology and Telecom		12,239	(12,239)	
Ford Total				12,239	(12,239)	0.0%
Grant	125	Technology and Telecom				

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Highland	122	Technology and Telecom		21,181	(21,181)	
Highland Total				21,181	(21,181)	0.0%
Kensington	130	Architect Fees for Plans		311,133	(311,133)	
		Construction		9,879,378	(9,879,378)	
		DSA Plan Check Fee		19,609	(19,609)	
		Furniture & Equipment		9,943	(9,943)	
		Inspection		213,798	(213,798)	
		Labor Compliance		76,259	(76,259)	
		Materials and Supplies		60,811	(60,811)	
		Other Construction		55,815	(55,815)	
		Other Interfund Transfers Out		849,895	(849,895)	
		Planning Other		749,247	(749,247)	
		Preliminary Tests		1,866	(1,866)	
		Services		199,657	(199,657)	
		Tests - Construction		63,821	(63,821)	
		Technology and Telecom		149,844	(149,844)	
		Temporary Housing		155	(155)	
Kensington Total				12,641,230	(12,641,230)	0.0%
Lake	134	Quick Starts		405	(405)	
		Technology and Telecom		7,918	(7,918)	
Lake Total				8,323	(8,323)	0.0%
Lincoln	135	Architect Fees for Plans		27,604	(27,604)	
		Construction		254,616	(254,616)	
		DSA Plan Check Fee		23,376	(23,376)	
		Furniture & Equipment		10,396	(10,396)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		243,837	(243,837)	
		Other Construction		19,161	(19,161)	
		Planning Other		16,360	(16,360)	
		Preliminary Tests		542	(542)	
		Services		18,097	(18,097)	
		Temporary Housing		241,179	(241,179)	
Lincoln Total				859,502	(859,502)	0.0%
Lupine Hills	126	Architect Fees for Plans		40,027	(40,027)	
		Construction		227,692	(227,692)	
		DSA Plan Check Fee		11,709	(11,709)	
		Furniture & Equipment		9,111	(9,111)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		39,969	(39,969)	

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure D
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures	Variance	% of Budget Remaining
				to Date		
Murphy	142	Architect Fees for Plans		141,555	(141,555)	
		Construction		396,140	(396,140)	
		DSA Plan Check Fee		9,947	(9,947)	
		Furniture & Equipment		9,111	(9,111)	
		Inspection		4,333	(4,333)	
		Labor		1,151	(1,151)	
		Materials and Supplies		41,324	(41,324)	
		Other Construction		884,101	(884,101)	
		Other Interfund Transfers Out		1,122,580	(1,122,580)	
		Planning Other		162,629	(162,629)	
		Services		2,995	(2,995)	
		Technology and Telecom		130,493	(130,493)	
Murphy Total				2,906,359	(2,906,359)	0.0%
Ohlone	146	Technology and Telecom		7,943	(7,943)	
Ohlone Total				7,943	(7,943)	0.0%
Olinda	145	Technology and Telecom		7,959	(7,959)	
Olinda Total				7,959	(7,959)	0.0%
Peres	147	Architect Fees for Plans		31,072	(31,072)	
		Construction		200,636	(200,636)	
		DSA Plan Check Fee		20,084	(20,084)	
		Furniture & Equipment		21,559	(21,559)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		104,272	(104,272)	
		Other Construction		86,128	(86,128)	
		Planning Other		10,121	(10,121)	
		Preliminary Tests		79	(79)	
		Services		31,481	(31,481)	
Peres Total				509,765	(509,765)	0.0%
Riverside	150	Architect Fees for Plans		98,148	(98,148)	
		Construction		386,092	(386,092)	
		DSA Plan Check Fee		14,407	(14,407)	
		Furniture & Equipment		17,798	(17,798)	
		Inspection		4,333	(4,333)	
		Materials and Supplies		35,701	(35,701)	
		Other Construction		53,921	(53,921)	
		Planning Other		36,376	(36,376)	
		Preliminary Tests		27	(27)	
		Services		36,870	(36,870)	
		Tests - Construction		790	(790)	
				Temporary Housing		72,798
Riverside Total				757,260	(757,260)	0.0%
Seaview	152	Construction		10,300	(10,300)	
Seaview Total				10,300	(10,300)	0.0%

School	Site # Description	Project Budget	Expenditures to Date	Variance
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School	Site # Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Tara Hills	159 Architect Fees for Plans				

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Washington	164	Architect Fees for Plans		165,655	(165,655)	
		CDE Plan Check Fee		4,503	(4,503)	
		Construction		6,444,132	(6,444,132)	
		DSA Plan Check Fee		41,494	(41,494)	
		Furniture & Equipment		10,903	(10,903)	
		Inspection		151,291	(151,291)	
		Labor Compliance		59,066	(59,066)	
		Materials and Supplies		58,610	(58,610)	
		Other Construction		186,507	(186,507)	
		Other Interfund Transfers Out		1,441,987	(1,441,987)	
		Planning Other		644,453	(644,453)	
		Preliminary Tests		577	(577)	
		Services		103,428	(103,428)	
		Tests - Construction		31,331	(31,331)	
Technology and Telecom		46,921	(46,921)			
Washington Total			9,390,860	(9,390,860)	0.0%	
Adams MS	202	Architect Fees for Plans	289,955		289,955	
		Furniture & Equipment	(49,433)		(49,433)	
		Other Construction	11,492		11,492	
		Planning Other	90,905	391,060	(300,155)	
		Services	94,847		94,847	
Adams MS Total		252,497	205,894	46,603	13.5%	
		690,263	596,954	93,309		
Crespi MS	206	Architect Fees for Plans	287,367		287,367	
		Other Construction	11,078		11,078	
		Planning Other	90,153	376,740	(286,587)	
		Services	33,331		33,331	
Crespi MS Total		24,316	48,346	(24,029)		
		446,245	425,086	21,159	4.7%	
DeJean MS	208	Architect Fees for Plans	77,289	900	76,389	
		Construction	(60,000)	39,982	(99,982)	
		DSA Plan Check Fee		3,640	(3,640)	
		Furniture & Equipment		1,214,100	(1,214,100)	
		Materials and Supplies		468,021	(468,021)	
		Planning Other	118,008	69,165	48,843	
Services						

School	Site #	Description	Project Budget	Expenditures		% of Budget Remaining
				to Date	Variance	
Helms MS	210	Architect Fees for Plans	6,497,487	4,189,502	2,307,985	
		CDE Plan Check Fee	10,522	28,828	(18,306)	
		Construction	56,298,614	21,778,608	34,520,006	
		DSA Plan Check Fee	1,490,688	273,839	1,216,849	
		Furniture & Equipment	536,393		536,393	
		Inspection		596,141	(596,141)	
		Labor Compliance	198,518	124,262	74,256	
		Other Construction	3,157,913	965,486	2,192,427	
		Planning Other	918,273	3,913,435	(2,995,162)	
		Preliminary Tests		184,875	(184,875)	
		Services	519,560	406,784	112,777	
		Tests - Construction	655,805	455,804	200,000	
		Technology and Telecom	207,875	252,447	(44,573)	
Helms MS Total		70,491,647	33,170,011	37,321,637	52.9%	
Hercules MS	211	Architect Fees for Plans		26,185	(26,185)	
		Construction		630,956	(630,956)	
		DSA Plan Check Fee		3,118	(3,118)	
		Inspection		16,962	(16,962)	
		Labor Compliance	254		254	
		Planning Other	147,099	2,202	144,897	
		Preliminary Tests		85	(85)	
		Services	1,946		1,946	
		Tests - Construction	(74,772)	8,022	(82,795)	
		Technology and Telecom	6,623	6,623	0	
Hercules MS Total		81,150	694,153	(613,003)	0.0%	
Pinole MS	212	Architect Fees for Plans	5,881,761	2,876,591	3,005,169	
		CDE Plan Check Fee	7,334	20,101	(12,767)	
		Construction	39,918,628	19,395,839	20,522,789	
		DSA Plan Check Fee	1,124,453	135,627	988,826	
		Furniture & Equipment	637,430	140,206	497,224	
		Inspection		444,036	(444,036)	
		Labor Compliance	138,368	86,611	51,756	
		Materials and Supplies		1,349	(1,349)	
		Other Construction	3,318,735	1,050,204	2,268,531	
		Other Interfund Transfers Out		1,000,000	(1,000,000)	
		Planning Other	955,208	3,782,472	(2,827,264)	
		Preliminary Tests		24,599,446	(24,597)	

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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Portola MS	214	Architect Fees for Plans	4,778,054	1,337,901	3,440,153	
		CDE Plan Check Fee	8,706		8,706	
		Construction	40,875,168	272,345	40,602,823	
		DSA Plan Check Fee	612,854	32,136	580,718	
		Furniture & Equipment	547,586	4,662	542,924	
		Inspection	73,581		73,581	
		Labor Compliance	164,254		164,254	
		Other Construction	11,577,685		11,577,685	
		Planning Other	770,657	1,494,486	(723,829)	
		Preliminary Tests		47,625	(47,625)	
		Services	896,123	199,759	696,363	
		Tests - Construction	242,919		242,919	
		Technology and Telecom	151,809	153,507	(1,697)	
Portola MS Total			60,699,395	3,542,421	57,156,974	94.2%
De Anza HS	352	Architect Fees for Plans	(28,388)	1,501,865	(1,530,253)	
		Construction	24,088	37,635	(13,547)	
		DSA Plan Check Fee		14,500	(14,500)	
		Other Construction	14,701	10,928	3,773	
		Planning Other		2,097,186	(2,097,186)	
		Preliminary Tests		23,000	(23,000)	
		Technology and Telecom	113,919	132,559	(18,640)	
De Anza HS Total			124,320	3,817,673	(3,693,353)	0.0%
El Cerrito HS	354	Architect Fees for Plans	11,402,842	8,221,132	3,181,709	
		CDE Plan Check Fee	45,178	281	44,897	
		Construction	87,082,227	66,427,958	20,654,269	
		DSA Plan Check Fee	1,484,593	374,788	1,109,805	
		Furniture & Equipment	1,528,592	252,504	1,276,088	
		Inspection	66,925	647,274	(580,349)	
		Labor		26,569	(26,569)	
		Labor Compliance	383,841	240,265	143,575	
		Materials and Supplies		51,563	(51,563)	
		Other Construction	7,374,388	3,836,262	3,538,126	
		Planning Other	1,867,660	5,987,228	(4,119,568)	
		Preliminary Tests		55,632	(55,632)	
		Services	1,027,656	875,028	152,627	
		Tests - Construction	853,975	706,885	147,090	
		Technology and Telecom	101,848	95,384	6,464	
		Temporary Housing	7,450,255	7,992,187	(541,932)	
El Cerrito HS Total			120,669,979	95,790,941	24,879,038	20.6%

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Hercules HS	376	Architect Fees for Plans	269,263	177,933	91,330	
		Construction		964,792	(964,792)	
		DSA Plan Check Fee		4,072	(4,072)	
		Inspection		13,983	(13,983)	
		Labor Compliance	294		294	
		Materials and Supplies		38,085	(38,085)	
		Planning Other	170,624	117,717	52,908	
		Services	(10,806)		(10,806)	
		Tests - Construction		9,505	(9,505)	
		Technology and Telecom		3,028	(3,028)	
Hercules HS Total			1,439,042	(1,439,042)		
		429,375	2,768,156	(2,338,781)	0.0%	
Kennedy HS	360	Architect Fees for Plans	620,547	207,017	413,530	
		Construction	2,826,084	2,770,376	55,708	
		DSA Plan Check Fee	12,100	12,100	-	
		Other Construction	5,592	104,220	(98,627)	
		Planning Other	245,284	967,677	(722,392)	
		Preliminary Tests		11,231	(11,231)	
		Services	50,679	21,491	29,188	
		Tests - Construction	12,000	13,324	(1,324)	
Kennedy HS Total		602,968	500,954	102,014		
		4,375,255	4,608,390	(233,135)	0.0%	
Pinole Valley HS	362	Architect Fees for Plans	7.7278679	,33,677 ,39	1	1

School	Site # Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Nystrom Community	544	Services		1,518	(1,518)	
Nystrom Community Total				1,518	(1,518)	0.0%
Fiscal	606	Labor		670,359	(670,359)	
		Services		16,000	(16,000)	
Fiscal Total				686,359	(686,359)	0.0%
Operations	615	Architect Fees for Plans		15,938	(15,938)	
		Construction		2,068	(2,068)	
		Furniture & Equipment		44,422	(44,422)	
		Labor		1,622,835	(1,622,835)	
		Other Interfund Transfers Out		0	0	
				1,682,263	(1,682,263)	

**West Contra Costa Unified School District
Budget Summary by Category for Measure J
As Of June 30, 2009**

<u>Description</u>	<u>Object</u>	<u>Project Budget</u>	<u>Expenditures to Date</u>	<u>Variance</u>	<u>% of Budget Remaining</u>
Expenditures					
Architect Fees for Plans	6201	\$ 31,445,380	\$ 16,339,495	\$ 15,105,885	48.0%
CDE Plan Check Fee	6203	127,632	-	127,632	100.0%
Construction	6211	278,777,407	23,835,999	254,941,408	91.4%
DSA Plan Check Fee	6202	5,790,402	1,048,666	4,741,736	81.9%
Furniture & Equipment	6400	8,500,000	705,337	7,794,663	91.7%
Inspection	6214	-	1,143,557	(1,143,557)	0.0%
Labor	2000	-	1,078,775	(1,078,775)	0.0%
Labor Compliance	6216	1,223,232	287,396	935,837	76.5%
Materials and Supplies	4300	-	1,154,986	(1,154,986)	0.0%
Other Construction	6219	14,596,327	3,802,935	10,793,392	73.9%
Other Interfund Transfers Out	7619	-	18,139,665	(18,139,665)	0.0%
Planning Other	6207	9,108,873	6,606,669	2,502,203	27.5%
Preliminary Tests	6205	-	37,374	(37,374)	0.0%
Services	5000	5,801,068	5,441,541	359,527	6.2%
Tests - Construction	6213	1,815,178	362,285	1,452,893	80.0%
Technology and Telecom	Tech	7,800,000	3,699,945	4,100,055	52.6%
Temporary Housing	Temp	3,477,833	3,292,359	185,474	5.3%
Totals		<u>\$ 368,463,332</u>	<u>\$ 86,976,984</u>	<u>\$ 281,486,348</u>	<u>76.4%</u>
Revenues					
Sale of Bonds		400,000,000			
Potential State Apportionments		46,165,366			
E-Rate Reimbursement		0			
FEMA - Riverside		0			
Joint Use Projects		3,000,000			
Interest Earnings		15,283,442			
Developer Fees		10,500,000			
Deferred Maintenance Funding		0			
Other		0			
Contribution From Measure D *		0			
Contribution From Measure J *		(90,119,952)			
Total Revenues		<u>\$ 384,828,856</u>			
Amount Available or To Be (Identified)		<u>\$ (16,365,524)</u>			

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
Budget Summary by School for Measure J
As Of June 30, 2009**

**West Contra Costa Unified School District
Budget Summary by School for Measure J
As Of June 30, 2009**

Revenues

Sale of Bonds	400,000,000
Potential State Apportionments	46,165,366
E-Rate Reimbursement	0
FEMA - Riverside	0
Joint Use Projects	3,000,000
Interest Earnings	15,283,442
Developer Fees	10,500,000
Deferred Maintenance Funding	0
Other	0
Contribution From Measure D *	0
Contribution From Measure J *	<u>(90,119,952)</u>

Total Revenues \$ 384,828,856

Amount Available or To Be (Identified) \$ (16,365,524)

* Actual contributions to other bond measures are shown as expenditures within the contributing bond measure, not as actual revenue transfers in order to maintain accountability of the proceeds of each measure and prevent the co-mingling of funds.

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure J
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
El Sobrante	120	Construction		(369,339)	369,339	
El Sobrante Total				(369,339)	369,339	0.0%
Ellerhorst	117	Architect Fees for Plans		1,216	(1,216)	
		Materials and Supplies		3,184	(3,184)	
		Tests - Construction		533	(533)	
Ellerhorst Total				4,934	(4,934)	0.0%
Fairmont	123	Architect Fees for Plans		7,407	(7,407)	
		Construction		(571,594)	571,594	
Fairmont Total				(564,187)	564,187	0.0%
Ford	124	Architect Fees for Plans	2,709,384	1,712,088	997,295	
		CDE Plan Check Fee	10,829		10,829	
		Construction	25,113,035	1,570,754	23,542,281	
		DSA Plan Check Fee	511,712	120,073	391,639	
		Furniture & Equipment	750,000	0	750,000	
		Labor		0	-	
		Labor Compliance	107,084		107,084	
		Materials and Supplies		6,602	(6,602)	
		Other Construction	965,047	125,330	839,716	
		Planning Other	1,119,699	708,628	411,071	
		Services	449,737	394,283	55,454	
		Tests - Construction	142,472	2,595	139,877	
		Technology and Telecom	300,000		300,000	
		Temporary Housing	1,047,619	473,361	574,258	
Ford Total			33,226,617	5,113,715	28,112,902	84.6%
Grant	125	Construction		(369,288)	369,288	
Grant Total				(369,288)	369,288	0.0%
Harding	127	Architect Fees for Plans		9,581	(9,581)	
		Construction		(87,140)	87,140	
		Materials and Supplies		1,681	(1,681)	
		Other Construction		0	-	
		Services		3,673	(3,673)	
Harding Total				(72,206)	72,206	0.0%
Kensington	130	Architect Fees for Plans		2,638	(2,638)	
		Tests - Construction		1,050	(1,050)	
Kensington Total				3,688	(3,688)	0.0%

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
King	132	Architect Fees for Plans	2,468,014	1,287,983	1,180,031	
		CDE Plan Check Fee	10,845		10,845	
		Construction	27,776,746	1,916,658	25,860,088	
		DSA Plan Check Fee	518,477	122,000	396,477	
		Furniture & Equipment	700,000		700,000	
		Inspection		21,880	(21,880)	
		Labor Compliance	107,240		107,240	
		Other Construction	1,265,098	244,800	1,020,298	
		Planning Other	1,052,652	638,678	413,974	
		Services	451,789	181,388	270,401	
		Tests - Construction	150,618	6,385	144,233	
Technology and Telecom	300,000		300,000			
King Total			34,801,479	4,419,773	30,381,706	87.3%
Lake	134	Construction		(309,937)	309,937	
		Other Construction		5,636	(5,636)	
Lake Total			(304,301)	304,301		0.0%
Lincoln	135	Architect Fees for Plans		7,209	(7,209)	
		Materials and Supplies		64	(64)	
		Tests - Construction		788	(788)	
Lincoln Total			8,061	(8,061)		0.0%
Lupine Hills	126	Architect Fees for Plans		15,260	(15,260)	
		Construction		106,135	(106,135)	
		Planning Other		14,825	(14,825)	
		Services		3,211	(3,211)	
Lupine Hills Total			139,431	(139,431)		0.0%
Madera	137	Architect Fees for Plans		6,244	(6,244)	
		Materials and Supplies		6,191	(6,191)	
Madera Total			12,435	(12,435)		0.0%
Mira Vista	139	Architect Fees for Plans		5,683	(5,683)	
	788	j7nad80.001352n106,135	(106,135)			

als26

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Murphy	142	Architect Fees for Plans		10,400	(10,400)	
		Construction		31,218	(31,218)	
		DSA Plan Check Fee		150	(150)	
		Materials and Supplies		3,362	(3,362)	
		Other Construction		69,500	(69,500)	
Murphy Total			114,631	(114,631)	0.0%	
Nystom	144	Architect Fees for Plans	3,039,506	2,132,397	907,109	
		CDE Plan Check Fee	10,644		10,644	
		Construction	24,024,784	(824,833)	24,849,617	

School	Site # Description	Project Budget	Expenditures
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School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
DeJean MS	208	Materials and Supplies		259	(259)	
		Services		10,750	(10,750)	
		Technology and Telecom		105,660	(105,660)	
DeJean MS Total				116,669	(116,669)	0.0%
Helms MS	210	Architect Fees for Plans		391,630	(391,630)	
		Construction		13,867,106	(13,867,106)	
		Inspection		316,800	(316,800)	
		Labor Compliance		75,952	(75,952)	
		Other Construction		467,050	(467,050)	
		Other Interfund Transfers Out		2,520,715	(2,520,715)	
		Planning Other		8,618	(8,618)	
		Services		117,205	(117,205)	
		Tests - Construction		127,841	(127,841)	
Helms MS Total				17,892,918	(17,892,918)	0.0%
Pinole MS	212	Architect Fees for Plans		194,847	(194,847)	
		Construction		2,591,255	(2,591,255)	
		Furniture & Equipment				

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
De Anza HS	352	Architect Fees for Plans	14,310,992	5,142,553	9,168,439	
		CDE Plan Check Fee	66,146		66,146	
		Construction	127,368,423	9,868,602	117,499,821	
		DSA Plan Check Fee	3,068,457	490,750	2,577,707	
		Furniture & Equipment	1,262,180	12,933	1,249,247	
		Inspection		387,126	(387,126)	
		Labor		334	(334)	
		Labor Compliance	654,114		654,114	
		Materials and Supplies		1,987	(1,987)	
		Other Construction	7,854,785	828,673	7,026,112	
		Planning Other	2,772,282	1,277,573	1,494,709	
		Preliminary Tests		37,374	(37,374)	
729859	(72)	Services	2,735,368	673,480	2,061,888	
		Tests - Construction	918,700	30,278	888,422	
		Technology and Telecom	680,000		680,000	
		Temporary Housing	350,733	170,150	180,583	
De Anza HS Total			162,042,180	18,921,812	143,120,368	88.3%
El Cerrito HS	354	Architect Fees for Plans		725,859	(725,859)	
		Construction		(1,082,099)	1,082,099	
		Furniture & Equipment		401,761	(401,761)	
		Inspection		269,613	(269,613)	
		Labor		131	(131)	
		Labor Compliance		146,856	(146,856)	
		Materials and Supplies		754,579	(754,579)	
		Other Construction		647,284	(647,284)	
		Other Interfund Transfers Out		7,524,515	(7,524,515)	
		Planning Other		72,361	(72,361)	
		Services		1,366,301	(1,366,301)	
		Tests - Construction		37,741	(37,741)	
		Technology and Telecom		495,447	(495,447)	
		Temporary Housing		115,924	(115,924)	
El Cerrito HS Total				11,476,273	(11,476,273)	0.0%
Hercules HS						

**West Contra Costa Unified School District
Budget Summary by Project and Category for Measure J
As Of June 30, 2009**

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Kennedy HS	360	Architect Fees for Plans	1,093,726	348,466	745,260	
		CDE Plan Check Fee	3,649		3,649	
		Construction	6,400,899	290,266	6,110,632	
		DSA Plan Check Fee	52,154	24,786	27,368	
		Furniture & Equipment	200,000	35,762	164,238	
		Labor Compliance	12,359		12,359	
		Materials and Supplies		85,427	(85,427)	
		Other Construction	547,338	95,674	451,664	
		Planning Other	207,378	200,897	6,481	
		Services	88,269	189,833	(101,564)	
		Tests - Construction	4,607	670	3,937	
Technology and Telecom		110,443	(110,443)			
Temporary Housing		19,621	19,621			
Kennedy HS Total			8,630,000	1,382,224	7,247,777	84.0%
Pinole Valley HS	362	Architect Fees for Plans	395,203	56,935	338,269	
		Construction	342,549	232,382	110,167	
		Furniture & Equipment	30,000	64,545	(34,545)	
		Labor		0	-	
		Materials and Supplies		4,784	(4,784)	
		Other Construction	95,604	71,811	23,793	
		Planning Other	31,540	572,744	(541,204)	
		Services	254,733	84,186	170,547	
		Tests - Construction	4,542	4,542	-	
Pinole Valley HS Total			1,154,171	1,091,928	62,243	5.4%
Richmond HS	364	Architect Fees for Plans	643,359	261,243	382,116	
		Construction	5,778,369	3,842,619	1,935,750	
		DSA Plan Check Fee	22,722	22,722	0	
		Furniture & Equipment	675,000	11,211	663,789	
		Other Construction	255,757	137,372	118,385	
		Planning Other	103,425	192,480	(89,055)	
		Services	77,075	161,500	(84,425)	
		Tests - Construction	101,600	131,231	(29,631)	
		Temporary Housing	10,793		10,793	
Richmond HS Total			7,668,099	4,760,377	2,907,721	37.9%
Gompers HS	358	Architect Fees for Plans		131,064	(131,064)	
		Planning Other		12,259	(12,259)	
Gompers HS Total				143,323	(143,323)	0.0%
Vista HS	373	Materials and Supplies		255	(255)	
Vista HS Total				255	(255)	0.0%

School	Site #	Description	Project Budget	Expenditures to Date	Variance	% of Budget Remaining
Nystrom Community	544	Architect Fees for Plans	533,454	136,154	397,300	
		Construction	1,815,310	152,267	1,663,042	
		DSA Plan Check Fee	17,560		17,560	
		Labor		348	(348)	
		Materials and Supplies		840	(840)	
		Other Construction	177,767	196,583	(18,816)	
		Planning Other	71,093	21,470	49,623	
		Services	184,194	225,090	(40,896)	
		Tests - Construction	4,000	1,865	2,135	
		Temporary Housing	695,900	1,621,915	(926,015)	
Nystrom Community Total			3,499,277	2,356,532	1,142,745	32.7%
Richmond Charter	512	Architect Fees for Plans	913,165	572,609	340,556	
		CDE Plan Check Fee	1,500		1,500	
		Construction		983,412	(983,412)	
		DSA Plan Check Fee	2,711		2,711	
		Labor		0	-	
		Materials and Supplies		3,283	(3,283)	
		Other Construction	142,500	142,500	-	
		Planning Other	65,452	53,530	11,922	
		Services		13,151	(13,151)	
		Tests - Construction	4,000	2,806	1,194	
Temporary Housing	1,353,167	354,433	998,734			
Richmond Charter Total			2,482,495	2,125,724	356,771	14.4%
Fiscal	606	Labor		368,784	(368,784)	
Services			28,000	(28,000)		
Fiscal Total				396,784	(396,784)	0.0%
Operations	615	Architect Fees for Plans		7,500	(7,500)	
		Construction		(1,428,431)	1,428,431	
		Furniture & Equipment	2,682,820	22,474	2,660,346	
		Labor		708,731	(708,731)	
		Materials and Supplies		2,944	(2,944)	
		Other Construction		24,009	(24,009)	
		Other Interfund Transfers Out		4,871,146	(4,871,146)	
		Planning Other		1,270,867	(1,270,867)	
Services		911,808	(911,808)			