

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT

MAINTENANCE AND RECREATION ASSESSMENT DISTRICT

ENGINEER'S REPORT

FISCAL YEAR 2014-15

PUBLICATION LANDSCAPING AND LIGHTING ACT OF 1972 AND ARTICLE AUTO OF THE CALIFORNIA CONSTITUTION.

ENGINEER OF WORK:

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ENGINEER OF WORK

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TABLE OF CONTENTS

FIGURE 1 S

OVERVIEW

In 1994, the West Contra Costa Unified School District, (the "District"), originally proposed the formation of an assessment district ("the West Contra Costa Unified School District Maintenance and Recreation Assessment District" or t) to finance the maintenance and improvement of school grounds, playing fields, and public recreational facilities of the District . This proposed assessment formation was conducted pursuant to the majority protest requirements of the Landscaping and Lighting Act of 1972 (the "Act"). Under the Act, each property owner within the District received a notice of the proposed assessment by mail and was provided with a 45 day time period in which to submit a written protest for the proposed assessment district. Since a majority protest was not received by the end of this period, the District board took



If the Board approves this Engineer's Report and the proposed assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10 day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 11, 2014. At this hearing, the Board would consider approval of a resolution confirming the assessments for fiscal year 2014-15. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax roll for fiscal year 2014-15.

LEGISLATIVE ANALYSIS

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIIC and XIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

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denied review. In Dahms the Court upheld an assessment that was 100% special benefit



The work and improvements to be undertaken by the West Contra Costa Unified School District Maintenance and Recreation Assessment District and the cost thereof paid from the levy of the annual assessment are generally described as follows:

Installation, maintenance and servicing of public recreational facilities and improvements, including but not limited to, turf and play areas, landscaping, irrigation systems, lighting, fencing, basketball courts, tennis courts, running tracks, security guards, graffiti removal and repainting, swimming pools, recreational facilities, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the West Contra Costa Unified School District.

Any plans and specifications for these improvements will be filed with the Associate Superintendent, Business Services of the West Contra Costa Unified School District and are incorporated herein by reference.

services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including, cultivation, irrigation, trimming, spraying, fertilization, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the deaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

illumination for any public lighting facilities or for the lighting or operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the eport, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes if any pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any balloting process held for the approval of a new or increased assessment. (Streets & Highways Code §22526).

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FIGURE 1 – ESTIMATE OF COST

West Contra Costa Unified School District Maintenance and Recreation Assessment District

Estimate of Cost Fiscal Year 2014-15

		Total Budget	
Capital Improvement and Maintenance Expe Capital Improvements to School Facilities Field Preservation and Maintenance Utilities, Irrigation Graffiti and Vandalism Abatement Maintenance and Operation	600,000 86,730 100,000 300,000 4,400,000		
Total Capital Improvement and Maintenan	ce Expenditures	\$5,486,730	
Incidental Costs Legal Counsel and Administrative Service Contra Costa County Data and Collection Notice and Contingency Total Incidental Costs		36,500 51,862 7,500 \$95,862	
Total Maintenance and Recreation Assess	sment Budget	\$5,582,592	
Assesment to SFE			
Assessment per SFE \$72.00	Total SFE Units 77,536	Total Budget \$5,582,592	



WHEREAS, on Warch 12, 2014, the Board of Education of the West Contra Costa Unified School District, Richmond, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Directing Preparation of Annual Report for the West Contra Costa Unified School District Maintenance and Recreation Assessment District for the proposed improvements and changes in existing public improvements, more particularly therein described;

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the assessment district and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment district, to which said Resolution and the description of proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of Education of said West Contra Costa Unified School District, hereby make the following assessment to cover the portion of the estimated cost of said improvements, including the maintenance and servicing thereof and the costs and expenses incidental thereto to be paid by the assessment district.

The amount to be paid for said improvements, including the maintenance and servicing thereof and the expenses incidental thereto, to be paid by the assessment district for the fiscal year 2014-15 is generally as follows:

FIGURE 2 – SUMMARY OF ESTIMATE

West Contra Costa Unified School District

Maintenance and Recreation Ass9.994 T(e)8(n)3(a)8(n)p@F5

Capital Improvements and Maintenance Expenditures 5,486,730 Incidentals 95,862

Total Budget \$5,582,592

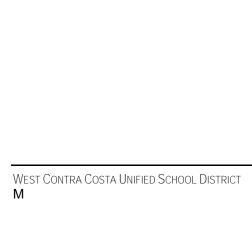


As required by said Act, an Assessment Diagram is hereto attached showing the exterior boundaries of said Maintenance and Recreation Assessment District as the same existed at the time of the passage of said Resolution. The distinctive number of each parcel or lot of land in the said Maintenance and Recreation Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including maintenance and servicing thereof, upon the parcels or lots of land within said Maintenance and Recreation Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the maintenance of said







APPENDIX A - ASSESSMENT DIAGRAM

