

RA COSTA
UNIFIED SCHOOL DISTRICT

AND

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INTRODUCTION

On March 5, 2002, the West Contra Costa Unified School District submitted for voter approval Measure D, a 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.

On November 8, 2005, the West Contra Costa Unified School District submitted for voter approval Measure J, a 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 was placed on the ballot in accordance with Proposition 39, it too required 55 percent of the vote for passage.

Article XIII of the California State Constitution requires an annual independent performance audit of Proposition 39 bond funds. The District engaged the firm Total School Solutions (TSS) to conduct this independent performance audit and to report its findings to the Board of Education and to the independent Citizens' Bond Oversight Committee.

The District decided to include Measure M funded projects in the scope of the examination even though Measure M was not subject to the performance audit requirements of Proposition 39. Voters previously approved Measure M, a \$150 million two-thirds majority general obligation bond, on November 7, 2000.

Besides ensuring that the District uses bond funds in conformance with the provisions listed in the ballots, the scope of the examination includes a review of design and construction schedules and cost budgets; change orders and claim avoidance procedures; compliance with state law and fu

DISTRICT FACILITIES PROGRAM – A PERSPECTIVE

While the scope of the annual performance audit and midyear reports is limited to Measures M, D and J, it is useful to review the history of the District’s facilities program to place the current program into context.

The financial status of the District’s facilities program, as documented in the audits and financial reports for the past six fiscal years, is presented in the table below.

Facilities Program Financial Status	Fiscal Year (as of June 30 for each Fiscal Year)					
	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
Bonds Outstanding ¹	\$54,340,000	\$122,450,000	\$216,455,000	\$315,155,000	\$380,634,377	\$544,027,483
Certificates of Participation (COPs) Outstanding ²	11,875,000	11,325,000	9,960,000	9,745,000	9,510,000	10,600,000
Developer Fees Revenues ³	6,069,815	2,749,539	9,094,400	10,498,724	7,759,844	8,813,402
Developer Fees Ending Balance	3,526,019	1,293,876	8,928,225	21,037,513	27,533,708	34,162,499
State School Facilities Program New Construction Revenues	None	None	12,841,930	None	None	None
State School Facilities Program Modernization Revenues	None	None	\$3,494,161			

On July 10, 2002, the Board of Education of the West Contra Costa Unified School District authorized the administration to submit a waiver request to the California State Board of Education (SBE) to increase the District's bonding limit from 2.5 percent to 3.0 percent of assessed valuation (A/V). On November 13-14, 2002, the SBE approved the waiver request for Measures E, M and D only. Resolution No. 25-0506 ordering the Measure J bond election stated that "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."

Based on a 2004-05 total assessed valuation of \$19.7 billion, the West Contra Costa Unified School District's debt limit is as follows:

Percent	Debt Limit
2.5	\$492 million
3.0	\$590 million

² Certificates of Participation (COPs) are loans, not a source of funds. COPs are repaid over time from collected developer fees.

³ Developer fees are imposed on residential additions and commercial projects (Level 1) and new residential construction (Level 2). Total revenues include interest earnings.

EXECUTIVE SUMMARY

This midyear report, prepared between February 2007 and April 2007, includes a review of the following aspects of the District's facilities program:

- District and Professional Services Staffing Plan for the Bond Program
- Master Architect/Engineer Plan

COMPLIANCE WITH BALLOT LANGUAGE

MEASURE M

On July 24, 2000, the Board of Education of the West Contra Costa Unified School District approved the placement of a \$150 million bond measure (Measure M) on the ballot with the adoption of Resolution No. 33-0001.

The ballot language contained in Measure M is present(d)-260.0(i)JTJ Ei01.

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 B, 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, a citizens' bond oversight committee was established. On April 19, 2003, the Board of Education merged the Measure M and D oversight committees into one body, with the caveat that the new committee would use the more stringent requirements for oversight committees set forth in Proposition 39.

As of June 30, 2006, the District had expended \$139,413,304 (46.5%) of the \$300 million Measure D bond funds. 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 attached hereto as Appendix C. The following appeared as the summary ballot language:

To continue repairing all school facilities, improve classroom safety and technology, and

FACILITIES PROGRAM HISTORY/STATUS

To assist the community in understanding the district's facilities program and the chronology of events and/or decisions that resulted in the increased scopes and costs for projects, this report documents the events that have taken place from July 1, 2006, through March 7, 2007. For a discussion of prior Board agenda items and actions, refer to earlier annual and midyear reports. Major actions of the Board of Education are listed in the table below.

Chronology of Facilities Board Agenda items since July 1, 2006.

DATE	ACTION	AMOUNT
July 12, 2006 (E.8)	Ratification or Approval of Engineering Services Contracts for the Bond Program	\$144,600
July 12, 2006 (E.9)	Preliminary Geotechnical Engineering Services Contract for Measure J Phase 1 Projects	
July 12, 2006 (E.10)	Ratification and Approval of Negotiated Change Orders	(\$32,505)
July 12, 2006 (E.11)	El Cerrito High School Energy Services Agreement and Roofing Services Contract	
July 12, 2006 (E.12)	Gompers High School Energy Services Agreement and Roofing Services Contract	
July 12, 2006 (E.13)	Hercules Middle High School Paining Project	
July 12, 2006 (E.14)	Amend Boar Bylaw Regarding Candidate Forums in Governing Board Elections	
July 12, 2006 (E.18)	Phase I Environmental Review Engineering Services Contract for Measure J Phase I Projects	\$25,500
July 12, 2006 (E.19)	Award contract for Vista Hills Education Center, Alren Construction (Measure D, 3 bids)	\$3,376,906
July 12, 2006 (F.3)	Resolution No. 02-0607: Adoption of Nystrom Revitalization Effort Resolution	
July 12, 2006 (G.1)	Consultant Services Agreement Procedures	
July 12, 2006 (G.2)	Status Report – Operations Division	
August 2, 2006 (E.8)	Ratification or Approval of Engineering Services Contracts for the Bond Program	\$58,330
August 2, 2006 (E.9)	El Cerrito High School Energy Services Agreement and Roofing Services Contract (Measure D)	\$2,119,122
August 2, 2006 (E.11)	Award Contract for Riverside Sitework Project Contract for Construction, Suaren and Munoz (Measure D, 2 bids)	\$622,052
August 2, 2006 (E.12)	Collins Roofing Project Contract for Construction, Western Roofing (Deferred Maintenance)	\$1,090,833
August 2, 2006 (E.18)	Paving and Related Work at El Cerrito High School and Portola Middle School (Deferred Maintenance)	
August 2, 2006 (G.2)	Construction Status Reports	

DATE	ACTION	AMOUNT
September 20, 2006 (E.22)	Ratification and Approval of Negotiated Change Orders	(\$38,896)
September 27, 2006 (B.1)	Role of Citizens' Bond Oversight Committee	
September 27, 2006 (B.2)	Information request from CBOC so that the CBOC can become more efficient and effective in providing oversight to the bond program. Staff support for CBOC.	
September 27, 2006 (B.3)	Staff Report: factors or components that influence the cost of renovation and new construction.	
September 27, 2006 (B.4)	Future bond proposals – when and what to include.	
October 4, 2006 (E.9)	N(4).	

DATE	ACTION	AMOUNT
November 8, 2006 (E.8)	Ratification and Approval of Negotiated Change Orders	\$373,903
November 8, 2006 (E.12)	Mira Vista Landscape & Sitework Project Contract for Construction (tabled)	
November 8, 2006 (E.13)	Award contract to West Coast Contractors for Pinole Middle New Classroom & Gym Project (Measure D, 4 bids)	\$20,661,000
November 8, 2006 (E.14)	Award contract to Mobile Modular for Portable Buildings Relocation (Measure D, 2 bids)	\$208,694
November 8, 2006 (E.15)	Award contract to Bay Cities Paving and Grading for Bayview Sitework Project (Measure D, 6 bids)	\$1,125,000
November 8, 2006 (E.16)	Notice of Completions: Bid M05030 Harding Auditorium Demo & Abatement, W06057 Hercules MHS Painting Project and Bid M04142	

DATE	ACTION	AMOUNT
January 3, 2007 (E.17)	E-Rate Funding – Form 470 Technology Services	\$3,000,000
January 3, 2007 (E.18)	Citizens’ Bond Oversight Committee Appointment: Michael Witwear and Antonio Medrano	
January 3, 2007 (F.6)	Public Hearing – Resolution No. 40-0607, Level II and Level III Developer Fees	
January 3, 2007 (F.7)	Resolution No. 40-0607, Level II and Level III Developer Fees (from \$3.86/sf to \$3.92/sf)	
January 3, 2007 (G.1)	2007 Facilities Master Plan – Discussion only	
January 3, 2007 (G.4)	Board Policy Update – Section 0000, Philosophy, Goals, Objectives and Comprehensive Plans	
January 3, 2007 (G.5)	Status Reports – Facilities Planni6.0(u)6.0(a)-ne	

DATE

ACTION

AMOUNT

February 7, 2007
(G.19

More recent cost estimates for phases M-1A, M-1B, D-1A and J (September 13, 2004, August 22, 2006 and January 23, 2007) are presented, respectively, in Tables 1, 2, 3 and 4 in this section.

A summary of Tables 1, 2, 3 and 4 and associated costs is presented below.

Table	Phase	Capital Projects Cost Estimates (September 13, 2004)	Capital Projects Cost Estimates (August 22, 2006)	Capital Projects Cost Estimates (
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Options (Quality Standards)	Measure M Estimated Expenditures in millions of dollars (\$1,000,000s)
1 Modernization Standard (\$100/square foot)	181
1A Base Standard (\$145/square foot)	246
1B Base Standard (\$145/square foot)	319
1C Base Standard (\$145/square foot)	345
2A Reconstruction Standard (\$175/square foot)	387
2B Reconstruction Standard (\$175/square foot)	440
2C Reconstruction Standard (\$175/square foot)	465

The Board of Education selected Option 1C (\$345 million), at that time estimated to be sufficient to complete the first 18 elementary schools. The Board was informed that work at the remaining 21 schools would have to wait for future funding through other local bonds (such as Measure D) or other future funding sources.

Before the adoption of Option 1C standards on May 15, 2002, the Board was aware that additional revenues were needed. The Board authorized Measure D, a \$300 million measure on November 28, 2001, which passed on March 5, 2002. While the primary purpose of Measure D was to address secondary school facilities needs, the bond language allowed funds to be used on elementary school projects as well.

After the adoption of the Option 1C standards and the passage of Measure D, projects were phased into M-1A, nine (9) schools; M-1B, nine (9) schools; and D-1, five (5) schools. The District adjusted the project budgets to reflect Option 1C quality standards, and the WLC/SGI contract was amended to incorporate the new budgets.

The District administration and the Board recognized that, as the facilities program approached the construction stage, proper and adequate program management to facilitate construction was needed. Accordingly, the Board authorized a total of eight (8) new District employees; hired project architects for phases M-1A and M-1B and onsite DSA inspectors; approved a project labor agreement, a labor compliance program and leases for 112 interim-use portables; prequalified general contractors; and employed the services of a materials testing laboratory.

Construction contracts for the nine (9) Measure M-1A schools were awarded in June and July 2003. The status of the Phase 1A projects is presented in Table 5 in this section. As additional information became available, the District had to increase the budgets for M-1A projects. The original Option 1C standard budget of \$83.1 million of June 15, 2002, was adjusted to \$91 million on September 18, 2002; to \$113.2 million in September 2004; to \$120.7 million in August 2005, and to \$125.4 million in August 2006, based on awarded contracts, change orders and other costs.

Many variables have impacted school district construction costs including, but not limited to, the following:

- Establishment of Option 1C quality standards
- Project labor agreements
- Acceleration of construction costs at a rate higher than projected

Overall, the prequalification process was as follows:

Processes	Number of Firms
Prequalification	32
Firms Submitting Bids	12
Firms Awarded 17 Contracts	7

While the prequalification process helps in excluding unqualified construction contractors, the process does not ensure a high number of bidders.

The District selected Phase D-1A project architects and a few projects are in the architect planning/schematic drawing stage while a few projects are under construction as of June 30, 2006. The development of detailed plans and specifications (working drawings) has moved forward. As of June 30, 2006, El Cerrito High School and Helms Middle School (Increment 1) have been submitted to DSA for review, and Helms Middle School (Increment 2) has had final contract documents prepared. Various phases of construction were underway at Downer Elementary, El Cerrito High and Pinole Middle as of June 30, 2006.

The District initiated a new “Prequalification of General Contractors” process for Measure D-1A projects, Downer Elementary and Measure J. At the June 28, 2006, board meeting, 21 firms were prequalified for bidding on larger construction projects as shown below:

General Contractor Prequalification Process (June 28, 2006)	
Requests sent to firms	60+
Firms Responding	23
Firms Prequalified	21

The District initiated a prequalification process for architects for Measure J projects, the results of which were presented to the Board on August 16, 2006, with the following statistics:

Architect Prequalification Process (August 16, 2006)	
Requests sent to firms	30+
Firms responding	20+
Firms prequalified	22

Table 1. Measure M-1A Projects. Total Estimated Costs (Construction and Soft Costs).

School	Year Built	Capital Projects¹ Cost Estimates	Capital Projects² Cost Estimates	Capital Projects³ Cost Estimates
Harding Elementary	1943	\$14,014,301	\$17,733,309	\$17,476,110
Hercules/Lupine Hills Elementary	1966	13,615,961	13,561,727	13,529,013
Lincoln Elementary	1948	15,200,388	16,158,738	16,142,036
Madera Elementary	1955	9,954,252	11,255,611	11,292,916
Montalvin Elementary	1965	10,420,290	11,708,229	11,751,998
Peres Elementary	1948	16,889,728	17,957,340	17,999,555
Riverside Elementary	1940	11,788,329	12,581,826	12,634,691 0 0 1 246.48 616.8

Table 4c. Measure J-III Projects. Total Estimated Costs. (Construction and Soft Costs).

School	Year Built	Capital Projects Cost Estimates¹	Capital Projects Cost Estimates²
Grant Elementary	1945	\$16,167,942	\$0
Lake Elementary	1956	13,172,375	0
Ohlone Elementary	1965	14,670,642	0
Wilson Elementary	1953	15,084,411	0
Total		\$59,095,372	\$0

¹ Budgets from the Asns

Table 5. Measure M-1A. Budget, Contracts and Schedule.

School	Harding	Hercules/ Lupine Hills	Lincoln	Madera	Montalvin	Peres	Riverside	Stewart	Verde
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Table 6. Measure M-1B. Budget, Contracts and Schedule.

School	Bayview	Ellerhorst	Kensington	Mira Vista	Murphy	Sheldon	Tara Hills	Washington	Total Phase M-1B
<i>Budget (January 23, 2007)</i>									
Construction Costs	\$13,022,999	\$8,677,116	\$14,314,455	\$10,678,763	\$10,401,516	\$10,263,868	\$		

Table 7. Measure M-1B. Downer – Funded out of Measure D.

School	Downer Elementary (Abatement/Demolition)	Downer Elementary (Ground Improvement)	Downer Elementary (Modernization Phase 1)	Downer Elementary (Modernization Phase 2)	Downer Elementary (New Construction)	Total Downer
<i>Budget (January 23, 2007)</i>						
Construction Costs						\$23,912,754
Soft Costs						6,650,936 (21.8%)
Total Budget						\$30,563,690
SAB #						027
SAB Revenues ¹						
Bid Schedule	9/28/05				2/9/06	
Award Date	10/5/05	12/14/06			3/16/06	
Contractor (Number of Bidders)	WR Forde Associates (3)	Hayward Baker (2)	WR Forde Associates	West Bay Builders	West Bay Builders (4)	
Base Bid	\$594,800	741,899			\$21,232,027	

Table 8. Measure D-1A. Budget, Contracts and Schedule.

School	El Cerrito High (Temp Housing)	El Cerrito High (Abatement/Demolition)	El Cerrito High (Site Grading)	El Cerrito High (Storm Drain)	El Cerrito High (New Campus)	Helms Middle (Total)	Pinole Middle (Temp Housing)	Pinole Middle (Site Grading)	Pinole Middle (Total)	Portola Middle (New Campus)	Total Phase D-1A
<i>Budget (January 23, 2007)</i>											
Construction Costs					\$97,027,083	\$52,784,343			\$35,386,497	\$48,842,384	\$234,040,306
Soft Costs					22,164,283 (18.6%)	13,754,247 (20.7%)			11,394,071 (24.4%)	11,157,616 (18.6%)	58,470,217 (20.0%)
Total Budget					119,191,366	66,538,590			46,780,568	60,000,000	292,510,524
SAB #											
SAB Revenues ¹											
Bid Schedule	2/3/05 (Site) 3/06 (Port)	10/05 (Site) 2/06 (Bldgs)	1/06		8/06	2/07	6/15/05 and 9/05 (Bldgs)				
Award Date	2/9/05 & 3/11/05			10/19/05							
Contractor (Number of Bidders)	Taber Construction (7)	Silverado Contractors, Inc. (5)	Top Grade Construction	McGuire & Hester (8)	Lathrop Construction		HJ Integrated System, Inc.	Bay Cities Paving & Grading	West Coast Contractors		
Base Bid	\$3,444,000	2,078,125	1,613,100 (Grading)	292,562	54,264,000		529,000 (3 bids)	905,200	20,661,000		
Approved Change Orders (1/24/07) ²	354,297 (10.3%)	(126,962) (-6.1%)	(31,642) (-2.0%)	2,704 (0.9%)	0		52,571 (9.0%)	28,057 (3.0%)	0		
Revised Contract	3,798,297	1,951,163	1,581,458	295,266	54,264,000		581,571	933,257	20,661,000		
<i>Schedule</i>											
Notice to Proceed	2/22/05	5/23/05	3/8/06		9/18/06		7/1/05	3/20/06	11/27/06		
Original Completion	8/22/05	10/31/05	7/6/06		11/6/08		8/15/05	7/18/06	5/23/08		
Revised Completion	2/28/06	10/28/05	8/2/06		11/6/08		8/23/05	8/03/06	5/23/08		
Status Report Date (Percent Complete)	1/19/06 (100%)	10/20/05 (99%)	6/28/06 (40%)		2/13/07 (10%)		12/19/05 (100%)	7/18/06 (94%)	2/13/07 (6%)		

¹SAB revenues have been budgeted and are likely to be received, but SAB documents have not yet been filed.

²Source: Engineering Officer's Report, January 24, 2007. Does not include El Cerrito Dismantle & Relocations project, Downer E-Rate, Track & Field projects,

Table 9. Measure J Phase I - [REDACTED] e.

School	Castro ²	Dover	Ford	King	Nystrom	Ohlone	Total Elementary (Phase J-1)
<i>Budget (January 23, 2007)</i>							
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Soft Costs	4,470,507 (22.8%)	6,964,432 (22.9%)	6,015,963 (23.0%)	6,024,734 (22.7%)	5,913,107 (22.0%)	6,380,017 (22.8%)	35,768,759 (22.8%)
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Table 10. Measure J Phase I - Secondary Budget, Contracts and Schedule.

School	DeAnza High	Kennedy High	Pinole Valley High	Richmond High (Renovations)	Richmond High (Track & Field)	Richmond High (Total)	Total Secondary (Phase J-1)
<i>Budget (January 23, 2007)</i>							
Construction Costs	\$124,901,092	\$6,572,679	\$18,947,107			\$3,057,060	\$135,696,653
Soft Costs	36,747,988 (22.7%)	2,027,321 (23.6%)	6,052,893 (24.2%)			942,940 (23.6%)	45,771,142 (23.0%)
Total Budget	161,649,080	8,600,000	25,000,000	(Deferred Maintenance)		4,000,000	199,249,080
SAB #							
SAB Revenues ¹							
Bid Schedule							
Award Date				6/14/06	6/14/06		
Contractor (Number of Bidders)				IMR Contractor (1)	McGuire & Hester (1)		
Base Bid				\$1,840,000	\$3,260,489		
Approved Change Orders				0	17,281		
Total Construction				\$1,840,000			

EXPENDITURE REPORTS FOR MEASURES D, M, AND J

MEASURE D

To ensure a comprehensive performance audit, Total School Solutions (TSS) reviewed all Measure D projects, and selected several for more extensive examination. As of June 30, 2006, \$139,413,304 (46%) of total Measure D bond funds authorized have been spent.

Measure D Bond Issuance and Expenditures as of June 30, 2006.

Total bond authorization	\$300,000,000
Total bond issues as of June 30, 2006 (Series A, B, C and D)	\$300,000,000
Expenditures through June 30, 2006	\$139,413,304 (46% of total authorization)

Measure D Expenditures Report (June 30, 2006).

Audit Projects	2001-02	2002-03	2003-04	2004-05	2005-06 ¹	Total ¹
Bayview Elementary (M-1B)				\$8,247,067	\$1,755,960	\$10,003,027
Chavez Elementary					13,533	13,533
Collins Elementary					12,451	12,451
Coronado Elementary (J-2)					13,634	13,634
Dover Elementary (J-1)					14,487	14,487
Downer Elementary (M-1B)				553,216	2,975,994	3,529,210
Ellerhorst Elementary (M-1B)			\$301,424	5,853,517	1,897,359	8,052,300
Fairmont Elementary (J-2)					7,911	7,911
Ford Elementary (J-1)					12,609	12,609
Grant Elementary (J-3)					15,368	15,368
Harding Elementary (M-1A)				68,487	2,191,421	2,259,908
Highland Elementary (J-2)					21,181	21,181
Kensington Elementary (M-						

Audit Projects	2001-02	2002-03	2003-04	2004-05	2005-06¹	Total¹
Nystrom Elementary (J-1)					2,035	2,035
Ohlone Elementary (J-33)					7,959	7,959
Olinda Elementary					7,943	7,943
Peres Elementary (M-1A)				16,771	62,757	79,528
Riverside Elementary (M-1A)				72,798	68,461	141,259
Seaview Elementary					10,300	10,300
Shannon Elementary				44,997	432,067	477,064
Sheldon Elementary (M-1B)				8,854,372	1,415,041	10,269,413
Stege Elementary					14,008	14,008
Stewart Elementary (M-1A)				1,956	392,361	394,317
Tara Hills Elementary (M-1B)				6,386,284	1,453,998	7,840,282
Verde Elementary (M-1A)				47,906	305,289	353,195
Vista Hills			3,852	17,093	921,603	942,548
Washington Elementary (M-1B)				8,074,869	1,850,400	9,925,269
Harbour Way Elementary		151,969	(55,232)		0	96,737
Adams Middle		364,207	64,374	168,354	1	596,936
Crespi Middle		350,859	56,655	17,572	1	425,087
Lovonya DeJean Middle		1,556,544	217,777	(1,774,321)	(62)	(62)
Helms Middle		473,858	1,254,346	1,506,975	3,010,825	6,246,005
Hercules Middle	\$60	620,973	3,001		85	624,118
Pinole Middle (D-1A)		353,758	916,981	2,440,588	2,926,104	6,637,431
Portola Middle (D-1A)	420	410,690	873,353	1,660,003	299,740	3,244,706
DeAnza High (J-3)		686,260	2,178,362	16,920	482,083	3,363,625
El Cerrito High (D-1A)		656,699	2,317,678	9,150,276	10,333,644	22,458,297
Gompers High)		402,142	54,369	138,915	18,361	613,787
Kennedy High (J-3)		699,246	116,657	238,747	190,921	1,245,571
Pinole Valley High (J-3)		563,775	57,621		1,661,267	2,282,663
Richmond High (J-3)		658,083	70,636	129,950	497,228	1,356,697
Vista High		147,675	(55,306)		0	92,369
North Campus High		166,421	19,323	6,673	0	192,418
Hercules High		2,495,001	216,960	(135,975)	0	2,593,277
Delta High		158,199	(25,268)		0	132,932
Kappa High		155,447	(53,799)		0	101,648
Omega High		157,030	(53,242)		0	103,788
Sigma High		155,809	(53,222)			102,586
Deferred Maintenance Transfer	1,277,500					1,277,500

Audit Projects	2001-02	2002-03	2003-04	2004-05	2005-06¹	Total¹
Overall Facilities Program	262,142	1,056,914	1,618,088	2,722,856	1,902,839	7,562,839
Totals	\$1,557,412	\$12,599,491	\$9,993,366	\$72,895,361	\$42,367,674	139,483,305
Percent of Total Authorized	1%	4%	3%	24%	14%	46%

¹The expenditures in the “Total” column were from the official District records. The 2005-06 expenditures were calculated by subtracting the prior reported expenditures for 2001-02 through 2004-05 from the totals. The official records for the Deferred Maintenance Transfer and Overall Facilities Program were reported under Fiscal and Operations categories for the total Measure D bond program and totaled \$8,840,339.

MEASURE M

To ensure a comprehensive performance audit, TSS reviewed all Measure M projects and selected several for more extensive examination. As of June 30, 2006, \$167,219,109 (112%) of

Audit Projects

MEASURE J

To ensure a comprehensive performance audit, TSS reviewed all Measure J projects with expenditures. As of June 30, 2006, \$579,991 (0.1%) of total Measure J bond funds authorized have been spent.

Measure J Bond Issuance and Expenditures as of June 30, 2006.

Total bond authorization	\$400,000,000
Total bond issues to date	\$ 70,000,000
Expenditures through June 30, 2006	\$ 579,991 (0.1% of total authorization)

Audit Projects¹	2005-06	Total
Castro Elementary	\$ 48,657	\$ 48,657
Dover Elementary	11,750	1,750
Ford Elementary	113,905	113,905
King Elementary	71,824	71,824
Lake Elementary	7,331	7,331
Nystrom Elementary	98,933	98,933
Operations	227,591	227,591
Totals	\$579,991	\$579,991
Percent of Total Authorized	0.1%	0.1%

¹ Source: Budget and Actual Summ191.16 345.9(7(e)-1.q

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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 - Rehabilitation

As of December 31, 2006, the District has received the state grant amounts summarized in the following table. All of the following financial data have come from the OPSC/SAB internet website which maintains current project status for all school districts.

State Program	SAB#	State Grant Amount	District Match
New Construction	50/001 ¹	\$12,841,930	\$12,841,930
Modernization	57/001-57/009 ²	3,863,449	2,609,434
Modernization	57/010-57/017 and 57/019 ³	9,943,161	6,801,923
Modernization	57/018 and 57/020-57/026 ⁴	12,282,748	8,320,619
Rehabilitation	58/001 ⁵	654,579	0
Joint Use	52/001 ⁶	1,500,000	1,500,000
Totals		\$41,085,867	\$32,073,906

¹ LaVonya DeJean Middle School was approved for state funding on December 18, 2002, with a 50/50 match. The major funding for the project came from the District's \$40 million Measure E bonds.

² These nine projects were Quick-Start projects funded with 60/40 matches and Measure M bonds.

³ These nine projects were Measure M-1A projects funded with 60/40 matches and Measure M bonds.

⁴ These eight projects were Measure M-1B projects funded with 60/40 matches and Measure M bonds.

⁵ This was a 100 percent state funded project for work at Lincoln Elementary School to correct structural problems.

⁶ This is a Joint Use project.

By utilizing the various state programs available to the District, state grant amounts received to date total \$41,085,867.

STATE NEW CONSTRUCTION STATUS

As reported in the performance audit report for the period ending June 30, 2004, new construction eligibility was originally established in the Hercules and Pinole Valley High School attendance areas based on CBEDS enrollment data through the 2002-03 school year (SAB 50-01, 50-02 and 50-03). Eligibility Forms SAB 50-01, 50-02 and 50-03 were subsequently updated based on CBEDS enrollment data through 2003-04, indicating that eligibility no longer existed within the Pinole Valley High School attendance area and that eligibility had declined in the Hercules High School attendance area. While decline in District enrollment has impacted eligibility under the state program, the District reports that eligibility currently exists in the Richmond High School attendance area.

New construction eligibility must be calculated based on current CBEDS enrollment data at the time a district files an application for a new construction project (SAB 50-04). That filing cannot occur until a project has completed the California Environmental Quality Act (CEQA) process and has obtained clearance from the Department of Toxic Substances Control (DTSC), approval from the Division of State Architect (DSA), and approval from the California Department of Education (CDE). Until such time that new construction eligibility is again established, the District cannot submit a state application for funding.

New School Site

The District has been collaborating with the City of Hercules to identify and obtain property for a new school. The status of the site under consideration is described below.

School Site: Wastewater Treatment Plant

This 12 acre site, located in Hercules on the northeast corner of Sycamore Avenue and Willett Street, is the primary site now under consideration for a new school. A "Preliminary Endangerment Assessment" report prepared by the Department of Toxic Substances Control dated April 26, 2005, identified a number of concerns with the site which will require additional investigation and possible mitigation, including arsenic and lead in site soils, possible groundwater contamination, and possible impact of adjacent wetlands. The ultimate site development cost to construct a new school is unknown at this time.

According to the District's Program Status Report of September 7, 2005:

"The District and City of Hercules are in the final stages of negotiation for the purchase of the Wastewater Treatment Plant site by the District. This purchase must be completed by September 30th in order for the District to maintain its eligibility for the Federal EPA Brownfield Cleanup Grant which it has received. In anticipation of the sale, the District has prepared and circulated a Request for Qualifications and Request for Proposal (RFQ/RFP) for Environmental Services and Consulting on this project site. The work will include the design and management of all major environmental remediation at the

leading to a clean site, ready for the design and construction of a new school. The Environmental proposals are due September 21st and will be evaluated by staff prior to preparation of a recommendation to the Board.”

In follow-up to the above September 7, 2005 report, the District’s Program Status Report of October 5, 2005, reported the following:

“The District notified the US EPA of the failure of the City and District to reach agreement on sale of the proposed school site property. The District will not be eligible to receive the previously awarded 2005 Brownfields Cleanup Grant for the site. EPA staff have indicated that it will be possible to reapply for the current funding cycle when the District can meet the ownership criteria. Staff will review next steps with the City of Hercules, focusing on a consideration of completing Supplemental Site Investigations to more accurately characterize the required environmental cleanup and costs.0(o1.0(f)3.0(o4.0(e)4-3.9(upp

State Allocation Board Modernization Funding for Measure M-1A Projects.

SAB # <i>57/</i>	School	SAB Fund Release Date	SAB Grant Amount¹	District Match Requirement
10	Verde Elementary	9/02/03 5/09/05	\$1,161,510 18,584	\$774,340 12,390
11	Peres Elementary	9/25/03 5/09/05	1,448,206 20,273	1,086,084 13,515
12	Stewart Elementary	9/25/03 5/09/05	1,128,998 18,064	752,665 12,043
13	Montalvin Elementary	10/2/03 5/09/05	303,687 9,600	202,458 6,400
14	Madera Elementary	9/02/03 5/09/05	1,197,753 19,164	798,502 12,776
15	Lincoln Elementary	9/25/03 5/09/05	320,804 9,600	213,869 6,400
16	Riverside Elementary	9/25/03 5/09/05	1,172,709 18,763	781,806 12,509
17	Hercules Elementary	9/25/03 5/09/05	1,129,032 18,065	752,688 12,043
19	Harding Elementary	9/25/03		

State Allocation Board Rehabilitation Funding

SAB # 58/	School	SAB Fund Release Date	SAB Grant Amount	District Match Requirement
01	Lincoln Elementary	05/26/05	\$654,579 (100%)	\$0 (0%)
Grand Total			\$26,743,937	\$17,731,976

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) ²	SAB Grant Amount (%) ³
135	Lincoln (1948) (1994)	K-5	M(1A)	015 58/001 ^{1a}	07/26/00	61			

Existing Campuses. Middle Schools. Updated December 31, 2006.

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) ²	SAB Grant Amount (%) ³
202	Adams (1957) ⁴	6-8		000	03/22/00	1,059			
206	Crespi (1964) ⁴	7-8		000	03/22/00	1,053			
208	Lovonya DeJean (2003)	6-8		N/A	New school Not eligible				
210	Helms (1953) (1991) ⁴	6-8	D(1A)	000	07/26/00	634			
211	Hercules Middle (2000)	6-8		N/A	New school Not eligible				
212	Pinole Middle (1966) ⁴	7-8	D(1A)	000	07/26/00	934			
214	Portola Middle (1950) ⁴	6-8	D(1A)	000	07/26/00	440			
Total 7 Middle Schools									

Existing Campuses. High Schools. Updated December 31, 2006

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) ²	SAB Grant Amount (%) ³
352	De Anza (1955) ⁴	9-12	J(3)	000	07/26/00	1,495			
391	Delta Continuation	9-12							
354	El Cerrito (1938) ⁴	9-12	D(1A)	000	03/22/00	1,381			
376	Hercules High (2000)	9-12		N/A	0001844844/26/00				

DISTRICT AND PROFESSIONAL SERVICES STAFFING PLAN
FOR THE BOND PROGRAM

The governance and management of the bond management plan have evolved over time to address the changing needs, functions and funding of District’s facilities program. This section provides information in regard to the changes in the administration of the facilities program since July 1, 2003.

FACILITIES STAFFING FOR THE BOND PROGRAM

During the early stages of the Measure M bond program, the WLC/SGI team provided most of the architectural services, including services for the Quick-Start projects at 39 elementary schools. After WLC/SGI completed preliminary design documents, the District hired architects of record (AORs) to develop detailed plans, specifications and bid documents.

As the facilities program progressed over time with the design and construction of Measure M and Measure D projects, the District recognized the need of employing key District staff to implement essential functions of the facilities program, which the WLC/SGI team could not perform for various reasons. The table below lists District staff and the funding allocations for the bond program for the 2006-07 fiscal year.

District Staffing to Fulfill the Facilities Bond Program. (Source: District records)

District Staff Position	General Fund %	Bond Fund %	Object Code
Bond Finance Office			
Sr. Director of Bond Finance	25	75	2310
Director of Capital Projects ¹	25	75	2310
Principal Accountant	0	100	2410
Accountant II	50	50	2410
Accountant II ²	50	50	2410
Administrative Secretary	25	75	2410
Bond Finance Office Subtotal	1.75 FTE	4.25 FTE	
Bond Management Office			
Associate Superintendent of Facilities, Maintenance and Construction	50	50	2310
District Engineering Officer	10	90	2310
Administrative Support Staff ²	0	100	2410
Specialist - Classified	0	100	2410
Director of Bond Facilities	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Regional Facility Project Manager	10	90	2310
Bond Network Planner ²	10	90	2310
Bond Management Office Subtotal	1.0 FTE	7.0 FTE	
Total for Management and Finance	2.75 FTE	11.25 FTE	

¹ On June 14, 2006, the Board approved a reorganization plan o reallocate position as 75% charged to the bond program and 25% charged to the general fund. This change was due to increased workload associated with Measure J, however this position is currently vacant and there is no plan to fill at this time.

²This position is currently vacant.

The estimated costs for the FTEs above, charged to the bond program, are the following:

Category	Cost in Millions of Dollars (\$1,000,000s)
District Staff	5.4
Master Architect	7.0
Program Manager	12.1
Construction Management	12.1
Design Manager (Todd)	2.7
Total Cost	39.3

CONSTRUCTION MANAGEMENT

The data that summarize the number of construction managers employed by SGI, (including

reorganizing functions to improve internal controls and accountability of funds for District projects.

In 2005-06, Measure J, a new \$400 million Proposition 39 bond was passed. The District staff has, therefore, initiated the necessary steps to put into place the needed services to deliver another round of projects.

The level of future service to be provided by the Master Architect has been reevaluated. Initially, the Master Architect provided a broad range of services provided by both WLC and SGI under one contract. Since bifurcation, “Master Architect Services” are applicable only to the services provided by WLC. The Master Architect has provided services that ranged from a broad program view to the more detailed aspects of design. Specific items include Measure M and D Program Management Plan, Measure M and D Facilities Evaluation Reports, Program Quality Control Document, Master Architect Approach to Standards, WCCUSD Procedures Manual, application of Board adopted standards, and development of various policies and procedures.

The District is no longer in need of many of the one-time services that were necessary four years ago. Much of the previous work will now serve Measure J well. The original contracts and staffing plans were developed without the current level of District staff. Furthermore, as early as June 2003, as mentioned in the 2002-03 annual audit report, there was significant overlap of duties between the Master Architect and the Architects of Record (AORs). It may be reasonable and timely to consider redefining the Master Architect’s role to that of a broad program role while expanding the role of the AORs to a more traditional scope of services. This newly defined Master Architect role could assist with overall budget development and oversight of the AORs. In any event, a reduction of cost for Master Architect services should be expected since much of the work done for Measures M and D was needed on a one-time basis. (Refer to the Midyear Report Update in the section titled Master Architect/Engineer Plan for more detail.)

The scope of future services to be provided by the Program Manager, SGI, should also be reconsidered. Similar to the Master Architect, some of the originally contracted services were due to a lack of designated district staff at the time. There are a number of areas of responsibility that could be considered for transfer to the District staff:

- Network Administrator (1 FTE)
- PS2 Coordinator (1 FTE)
- Receptionist (1 FTE)
- Project Controls Engineers

Mid-Year Update

This staffing plan reflects a change in the Bond Finance Office of +1.25 FTE charged to the bond fund and +.75 charged to the general fund; and a change in the Bond Management Office of -0.3

MASTER ARCHITECT/ENGINEER PLAN

Background

In 2002, the West Contra Costa Unified School District contracted for bond management services through one comprehensive joint contract with Wolf Lang Christopher Architects (WLC) and the Seville Group, Inc. (SGI). The services included overall conceptual development to construction contract management services.

In significant California school construction programs, various participants typically fulfill a number of roles. Significant functions or roles generally include the following:

Owner
Architect
Contractor
Construction Manager

School districts usually contract with individuals, firms or agents for services associated with the general functions listed above. This separation of responsibilities allow for a set of checks and balances based on the relationships of the separate entities performing their respective functions.

The master architect contract combined all of the elements above except for the contractor. Program management design services and construction management services were, to various degrees, provided under this one contract. This mechanism potentially delivered the advantage of continuity. However, this arrangement also had an inherent flaw in that it runs contrary to the concept of checks and balances typical of more traditional construction programs. Although the master architect contract was creative and potentially productive, this contractual arrangement had the potential for difficulty without the appropriate checks and balances in place.

The annual performance audit report in 2003 found that the master architect arrangement could create the impression that the bond management team functions in a District staff role. This potential for confusion of roles placed the master architect in a number of difficult situations, including (1) providing services beyond the scope of the contract without payment, (2) declining to provide services, or (3) providing additional services for additional fees. It was recommended that District staff and the leadership of the bond management team meet regularly to review work in progress, planned work and the scope of provided services. The District responded to this finding by strengthening in-

The 2005 annual performance audit noted that the bifurcation of the contract has been accomplished.

The reorganization appears to

DESIGN AND CONSTRUCTION SCHEDULES

Process Utilized

Total School Solutions (TSS) reviewed and analyzed documents, schedules and systems related to construction design and schedule in the course of this examination. The master schedule was compared to the actual schedule for M-1A, M-1B and D-1A. The projects scheduled for master planning, programming, District review and other similar activities were also reviewed. For documentation of the design and construction schedules and the budgets for projects in Phases M-1A, M-1B and D-1A, refer to Tables 5, 6, 7 and 8 respectively.

Background

The bond management team has developed documentation systems that include schedules for the Measure M, D and J programs. For the purpose of program management, the Measure M and Measure D master schedule is the most useful of these schedules. The master schedule includes the facilities programs for Measure M and Measure D, beginning with the master planning for Measure M in October 2001 and ending with the completion of the final Measure D projects in August 2010.

The bidding for those initial projects was delayed beyond the period of the 2003 annual performance audit. At that time, insufficient data existed to make an overall determination of schedule compliance. In that annual report, TSS recommended that the bond management team publish updated schedules reflecting adjustments necessary in the process. For the most part, the bond management team has complied with that recommendation.

In prior reports, it was noted that the bond management team continues to provide clear, easily understandable and regularly updated schedule information. The project status reports and the engineering officer's reports continue to serve as an excellent resource of data regarding project schedules.

Measure M-1A projects (Table 5) were all complete as of June 30, 2006. Measure M-1B projects (Table 6) were all substantially complete (occupied) as of December 31, 2005, and as of June 30, 2006, only one project (Bayview) had a revised completion date after June 30, 2006. Downer, a Measure M-1B project funded out of Measure D (Table 7) was under construction.

Measure D-1A projects (Table 8) are mostly in the preliminary design and/or construction phase. Construction work that is either complete or substantially complete includes El Cerrito High School (demolition/abatement and temporary housing) and Pinole Middle School (site work and temporary housing).

Midyear Update

Several new projects including El Cerrito High School main campus and Pinole Middle School Gym/Classroom buildings were bid and awarded during the period of July 1, 2006 through December 31, 2006. (Please refer to table on page 57 of this report).

DESIGN AND CONSTRUCTION COST BUDGETS

Process Utilized

Construction of the Phase M-1A and M-1B projects was nearly completed and/or substantially completed during the time period covered in this report. The bond management team provided Total School Solutions (TSS) with project budgets for review.

TSS conducted interviews with the District staff and members of the bond management team. These interviews included a variety of topics, including project costs and budgets. For documentation of the design and construction schedules and the budgets for projects in Phases M-1A, M-1B, D-1A, and J, refer to Tables 5, 6, 7 and 8 respectively.

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

As noted above and in the “Design and Construction Schedules” section in this report, detailed data for Measure M, D and J projects are presented in Tables 5, 6, 7 and 8.

Midyear Update

There have been a number of projects bid and awarded which required budget adjustments. Refer to the Bidding and Procurement Procedures section of this report for details.

DISTRICT POLICIES AND GUIDELINES FOR FACILITIES PROGRAM

Process Utilized

In the performance of this examination, Total School Solutions (TSS) interviewed District staff and reviewed available documentation regarding the policies and administrative regulations of the District.

Background

In previous performance audits and midyear reports, Total School Solutions recommended that the District administration and staff work toward updating policies and regulations related to the facilities program. A number of policies and regulations remain out of date with respect to current law or legislative changes that have taken place in recent years. Similarly, many policies and regulations do not conform to the current unique facilities operations of the West Contra Costa Unified School District.

At the school board meeting of February 8, 2006, the board voted to establish a policy subcommittee for the purpose of analyzing, reviewing, and revising policies, as needed.

Midyear Update

The District's website includes a section on "The Board Policy Update Project," which states:

"The Superintendent's cabinet are currently working on draft updates of the entire Board Policy Manual for review and approval by the Board of Education. The goal is to complete the project by January 2008. The first step in this process is to bring to Board Members the updated board policies--one section at a time--as an agenda Discussion Item for their first reading. The Board then provides feedback and any suggestions for revision. Next, the policies will be distributed widely to various stakeholder groups for feedback and input prior to the Board's adoption of the updated policies at a subsequent public meeting."

At the January 3, 2007, Board meeting, Series 0000: Philosophy, Goals, Objectives and Comprehensive Plans, was presented for a first reading. After initial review by community members and interested parties, a revised Series 0000 will be brought back to the Board for another reading.

It is anticipated that each series will be brought to the Board at subsequent meetings. (Note: Series 7000 addresses facilities program policies and administrative regulations.)

issued. Work to remain in the contract included all other roofing work, including, but not limited to “sheet metal roofing”, etc. This deductive alternative amounted to \$967,000. The lowest bid totaled \$54,264,000. The bid exceeded estimated construction costs by 14.8%. Staff reports show the project cost reflects increased costs of labor and materials in the current construction market and the comprehensive scope of work included in this phase.

The Notice to Bidders for the El Cerrito High School Increment 1 and 2 project was advertised on June 26, 2006 and June 27, 2006 in the West County Times. Bidders on WCCUSD projects

it is necessary to bid the additional work. The presence of an allowance in an original contract can impact a bid for additional work, thereby raising the threshold for competitive pricing. This practice could deny the District the benefit of competitive prices for what could be substantial work.

In August 2006, the District awarded Increments 1 and 2 for El Cerrito High School to Lathrop Construction in the amount of \$54,264,000. Subsequently, in March 2007, Increment 3 was bid with the low bidder again being Lathrop Construction. The avoidance of multiple general contractors on one site at the same time, a distinct possibility when projects are bid in overlapping phases (or increments) is substantial. While this bid situation was avoidable, caution should be used when bidding increments to avoid the potential for multiple contracts working concurrently on the same site.

CHANGE ORDER AND CLAIM AVOIDANCE PROCEDURES

Mid Year Updates

The tables summarizing the change orders for Measure M and D projects were updated through January 17, 2007. These tables now include all new contracts awarded during the period between audits, new and additional change orders approved and potential change orders currently under review by the construction management team, the Architects of Record and District Facilities staff.

The Bond Project Controls Engineer monitors the board minutes for the approval of contracts

BEST PRACTICES IN PROCUREMENT

Process Utilized

The District staff was interviewed; documentation was reviewed; and processes were observed in the course of work. To clarify issues or questions, subsequent interviews were held.

Background

Board policy 3310 states the Superintendent or designee shall maintain effective purchasing procedures in order to ensure that maximum value are received for money spent by the district and that records are kept in accordance with law.

The policy delegates the authority to the purchasing department or designee to engage in contracts to not only ensures that the best-quality products at the most economical prices are obtained, but to enforce the contract and all its rights afforded the District. Board policy sets fiscal controls to ensure monies disbursed are within budgeted appropriations set by the Board. Invoices in excess of the approved purchase order amounts are to be reviewed and approved through appropriate actions.

Midyear Update

There are four outstanding invoices to AT&T/MCI currently in dispute. The invoices are dated October 31, 2006 and total approximately \$514,000. In June 2003 the District entered into a contract with SBC to provide certain equipment and installation of a Wide Area Network (WAN) to all of the schools and district office. However, as GigaMAN (Wide Area Network) technology emerged, the current bandwidth was not enough to support or have function properly an IP/CVS phone system and network at the sites or District. The District decided to enter into a new contract through CALNET with SBC (nullifying the original contract) to include the evolved technology needs and requirements. The confusion in invoices is due to not having a clear reconciliation of what was paid on the original contract and if any duplications in equipment or installation is occurring on the new contract. Several issues are compounding the problems, buy-out of SBC by AT&T/MCI, District's representative with SBC changed, District staff has not been able to locate or provide copies of the original contract or current contract and no clear reconciliation of the services and costs analysis have been made between both contracts. The District is requested to provide copies of both contracts and an accounting of expenditures made on both contracts to ensure that no duplications in payments have been made.

District staff is commended for doing an analysis on function and need as it relates to construction projects. For example, by changing the roofing system at El Cerrito High School, savings of \$967,000 were realized in Phase I and \$396,000 in Phase II.

QUALITY CONTROL PROGRAM

A “Quality Control Program” could be considered to encompass a full range of concepts, from initial conceptual considerations to outfitting a completed school construction project with furniture, equipment and materials, as well as managing change orders throughout the construction process.

After considerable discussion among the citizens’ bond oversight committee, the District administration and the District’s legal counsel, Total School Solutions was directed as follows:

In this task, the Auditor will evaluate the District’s quality control programs. To perform this task, the performance auditors will evaluate the SGI/WLC memorandum describing the Bond Team’s approach to quality control. Total School Solutions will interview key

DELIVERED QUALITY REVIEW

Process Utilized

Total School Solutions interviewed various members of the staff, consultants and Board members. Additionally, various contract documents were reviewed and site visitations were

The Kensington project entailed the following work:

Due to the fact that the cost of interim housing creates no measurable effect on the project outcomes, the cost of interim housing is not included in this comparison. Similarly, the soft

Kensington

Section	Section	“As Specified” Product	“Equal” Product
Translucent Wall & Roof Assembly	08950	X	
Gypsum Board Systems	09260	X	
Resilient Flooring	09650	X	
Carpet, Glue Down	09688	X	
Surface Applies Acoustical Panels	09840	X	
Toilet & Bath Accessories	10800	X	
Sunshades and Mini Blinds	12514	X	
Grounding and Bonding	16060		X
Fuses	16491	X	
Switches and Circuit Breakers	16410	X	

Peres

Section	Section	“As Specified” Product	“Equal” Product
Standard Steel Door Frames	08111	X	
Wood Doors	08210		X
Aluminum Classroom Windows	8525	X	
Finish Hardware	8710	X	
Tackable Wall System	08270	X	

**EFFECTIVENESS OF THE COMMUNICATION CHANNELS AMONG ALL
STAKEHOLDERS WITHIN THE BOND PROGRAM**

Process Utilized

During the process of this examination, Total School Solutions (TSS) interviewed personnel in facilities, purchasing and fiscal services departments; consultants; the assistant superintendent and other parties involved in the District's facilities program.

Board members, members of the bond oversight committee audit-

The district has continued its efforts in facilitating the dissemination of information among different groups, to improve general awareness of the bond program and to enhance communication among the stakeholders. The Director of Bond Facilities continues to work with the consultant, Craig Communications to manage communication regarding community meetings and ongoing projects to impacted school communities via Parent-Teacher Associations, School Site Councils, and other local agencies and organizations affiliated with specific West Contra Costa communities. More creativity in reaching certain sub-groups within specific communities is needed to ensure that decisions are made based on the needs of the whole community and not just a vocal minority of participants.

APPENDIX A

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

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.

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 Improvements

- Provide for required demolition in order to perform all work indicated below as well as the specific school site identified needs.
- Upgrade, install and/or replace, as necessary, intercom, alarm, bell, and clock systems.
- Renovate gymnasiums, or replace, as economically advantageous, and replace or install gymnasium equipment.
- Provide a technology backbone system for voice, data, and video communications to accommodate computer network systems, internet access, and other technology advancements; upgrade or install electrical wiring and power for all systems, and provide computers and other technology equipment.
- Assure that all instructional areas and classrooms are provided with telephone service in order to enhance safety and security.
- Improve, upgrade and/or replace heating, ventilation and air conditioning systems, (including energy management systems).
- Improve, upgrade and/or replace electrical systems and equipment.
- Improve, upgrade and/or replace plumbing lines and equipment.
- Install or upgrade energy efficient systems.
- Improve, replace and/or install new outdoor lighting to improve security, safety and enhance evening educational events or athletic activities.
- Renovate, improve, relocate and/or create adequate trash enclosures.
- Renovate, add, or replace lockers.
- Construct, reloc Tw /F2 12 Tf 1 0 0 1 a 0 Tc 0 T0s.

APPENDIX B

establish an account in which proceeds of the sale of bonds will be deposited. As long as any 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

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 Education Code Section 15100, 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 Government Code Section 53410.

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.

**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

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.
- Upgrade, install and/or replace, as necessary, intercom, alarm, bell, and clock systems.
- Renovate gymnasiums, or replace, as economically advantageous, and replace or install

- Furnish and/or replace emergency evacuation, building identification and address signage and monument signs.
- Replace doors, hardware, windows and window coverings.
- 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-

<u>PROJECT TYPE</u>	<u>Juan Crespi Junior High School</u> <u>1121 Allview Avenue, El Sobrante, CA 94803-1099</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Renovate library. • Improve/replace floors. • Replace sinks in science lab. • Improve and paint interior walls. • Renovate stage. • Improve/replace ceilings. • Replace acoustic tiles in cafeteria.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Renovate cafeteria side room or computer room for itinerant teacher’s room. • Expand textbook room. • Renovate shower rooms. • Renovate shop room. • Renovate classroom 602. • Expand counseling office
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Replace fold down tables in cafeteria. • Install or replace whiteboards, tackboards and counters.

<u>PROJECT TYPE</u>	<u>Helms Middle School</u> <u>2500 Road 20, San Pablo, CA 94806-5010</u> <u>Project List</u>
	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Major Building Systems</u>	<ul style="list-style-type: none"> • Improve/replace roof and skylights.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Improve/replace glass block walls. • Improve/replace floor surfaces. • Improve/replace ceilings. • Repaint locker rooms. • Replace carpet. • Improve and paint interior walls.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Demolish and replace two portable classrooms.
<u>Site and Grounds Improvements</u>	<ul style="list-style-type: none"> • Revise parking and traffic circulation. • Improve/replace fence.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Install or replace whiteboards, tackboards and counters.

<u>PROJECT TYPE</u>	<u>Hercules Middle/High School</u> <u>1900 Refugio Valley Road, Hercules, CA</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Major Building Systems</u>	<ul style="list-style-type: none"> • Add additional buildings or portables to address overcrowding.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Install additional outdoor and indoor water fountains.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Install lockers. • Provide and install new furniture and equipment.

<u>PROJECT TYPE</u>	<u>Pinole Middle School</u> <u>1575 Mann Drive, Pinole, CA 94564-2596</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Improve/replace floors. • Improve/replace ceilings. • Improve/replace exterior doors. •

<u>PROJECT TYPE</u>	<u>Portola Middle School</u> <u>1021 Navellier Street, El Cerrito, CA 94530-2691</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • 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.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> •

PROJECT TYPE

El Cerrito High School
540 Ashbury Avenue, El Cerrito, CA 94530-3299
Project List

<u>PROJECT TYPE</u>	<u>Kennedy High School and Kappa High School</u> <u>4300 Cutting Boulevard, Richmond, CA 94804-3399</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Major Building Systems</u> <u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Replace lighting. • Replace carpet in classrooms. • Improve/replace floor surfaces. • Replace interior doors in 200 wing. • Replace sinks in science labs. • Improve and paint interior walls. • Improve/replace ceilings.

<u>PROJECT TYPE</u>	<u>Richmond High School and Omega High School</u> <u>1250 23rd. Street, Richmond, CA 94804-1091</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Improve/replace ceilings. • Renovate locker rooms. • Replace exterior doors in 300 and 400 wings. • Improve/replace floor surfaces. • Improve and paint interior walls. • Replace carpet. • Replace locks on classroom doors. • Renovate all science labs. • Renovate 700 wing. • Add water fountains in gymnasium.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Demolish and replace approximately four (4) portable classrooms. • Add storage areas. • Improve/add staff rooms and teacher work rooms. • Add flexible teaching areas. • Renovate classroom 508 into auto shop.
<u>Site and Grounds Improvements</u>	<ul style="list-style-type: none"> • Improve parking and traffic circulation.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • 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.

<u>PROJECT TYPE</u>	<u>Pinole Valley High School and Sigma High School</u> <u>2900 Pinole Valley Road, Pinole, CA 94564-1499</u> <u>Project List</u>
- <u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list. • Improve and paint interior walls. •

<u>PROJECT TYPE</u>	<u>Gompers High School</u> <u>1157 9th. Street, Richmond, CA 94801-3597</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Improve or add ventilation/cooling system to computer lab. • Replace outdoor and indoor water fountains. • Improve/replace floors and carpet. • Add sinks to Stop-Drop classrooms. • Improve/replace interior and exterior doors and locks. • Add new partition walls in classroom 615. • Improve and paint interior walls. • Improve/replace ceilings.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Add science lab. • Add lunch area for students. • Add area for bicycle parking.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Install or replace whiteboards, tackboards and counters.
<u>PROJECT TYPE</u>	<u>North Campus High School</u> <u>and Transition Learning Center</u> <u>2465 Dolan Way, San Pablo, CA 94806-1644</u> <u>Project List</u>
	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Security and Health/Safety Improvements</u>	<ul style="list-style-type: none"> • Improve fences and gates to alleviate security issues.
<u>Improvements/Rehabilitation</u>	<ul style="list-style-type: none"> • Remodel offices. • Add weather protection for walkways and doors. • Improve and paint interior walls. • Improve/replace ceiling tiles. • Replace carpet.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Add multi-purpose room. • Add cafeteria. • Add library. • Move/add time-out room. • Add flexible teaching areas, counseling, and conference rooms.

<u>PROJECT TYPE</u>	<u>Vista Alternative High School</u> <u>2600 Morage Road, San Pablo, CA 94806</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Major Building Systems</u>	<ul style="list-style-type: none"> • Add water supply to portable classrooms.
<u>Construction/Renovation of Classroom and Instructional Facilities</u>	<ul style="list-style-type: none"> • Add storage space. • Add mini-science lab. • Add bookshelves.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Install or replace whiteboards, tackboards and counters.

<u>PROJECT TYPE</u>	<u>Middle College High School</u> <u>2600 Mission Bell Drive, San Pablo, CA 94806</u> <u>Project List</u>
-	<ul style="list-style-type: none"> • Projects as appropriate from the “All School Sites” list.
<u>Furnishing/Equipping</u>	<ul style="list-style-type: none"> • Refurbish/replace and install furnishings and equipment, as needed.

APPENDIX C

Section 1.

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.

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

APPENDIX D

REFERENCE DOCUMENTS

Measures M, D & J Ballot Language

Bond Measure M – Ballot Language. November 7, 2000.

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 2005-06.

WCCUSD Bond Financial Audit Report, Fiscal Years 2000-01 through 2005-06.

Measures M and D Budget/Expenditure Reports

WCCUSD Measures M and D Expenditure Reports through December 31, 2006.

WCCUSD Engineering Officer's Reports through January 24, 2007.

WCCUSD Capital Assets Management Plan/Reconciliation Reports, through January 23, 2007.

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 Meeting Packets, July 1, 2006, through March 7, 2007.

WCCUSD Program Status Reports, July 1, 2006, through March 7, 2007.

OPSC Internet Site, WCCUSD State Facility Program Status.

Measures M & D Bonds and Bond Oversight Committee

WCCUSD Measures M, D and J Bond Program Documents from Website.

WCCUSD Measures M, D and J Bond Oversight Committee Documents from Website.

WCCUSD Packet for Meetings of Measure M & D Bond Oversight Committee, July 1, 2006, through March 14, 2007.

WCCUSD Packet for Special Joint Study Session, Board of Education and Measures M & D Bond Oversight Committee, September 27, 2006.

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bond 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, 2006**

School/Project Description	Original * Budget	Current ** Budget	Actual to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Revenues					
Measure M Bond Proceeds	\$ 150,000,000	\$ 150,000,000	\$ 150,000,000	\$ -	0.00%
Measure D Bond Proceeds	300,000,000	300,000,000	299,997,483	(2,517)	0.00%
Measure J Bond Proceeds	-	400,000,000	70,000,000	(330,000,000)	-82.50%
State Facilities Appropriations	87,765,630	103,775,335	40,058,367	(63,716,968)	-61.40%
E-Rate Reimbursement	-	3,301,804	2,597,426	(704,378)	-21.33%
FEMA Reimbursement	-	1,000,000	310,600	(689,400)	-68.94%
Joint Use Agreements	2,900,000	8,150,000	900,000	(7,250,000)	-88.96%
Interest Earnings	12,000,000	27,000,000	14,715,556	(12,284,444)	-45.50%
Developer Fees	-	38,285,566	-	(38,285,566)	-100.00%
Deferred Maintenance	-	1,200,000	1,218,026	18,026	1.50%
Other Miscellaneous Revenues	-	-	1,799,172	1,799,172	-100.00%
Amount to be Identified	786,071,160	17,433,600	-	(17,433,600)	-100.00%
Total Revenues	1,338,736,790	1,050,146,305	581,596,630	(468,549,675)	-44.62%
Expenditures (see schedule XX)	1,338,736,790	1,050,146,305	351,454,510	698,691,795	66.53%
Funds Currently Available or (Funds Needed) for Project Completion	\$ -	\$ -	\$ 230,142,120	\$ 230,142,120	

* The Original Budget represents the budget presented in the first Capital Asset Management Plan on November 19, 2003.

This budget included cost projections to complete renovations projects at substantially all campuses in the District.

** The current budget is the budget presented to the bond Oversight Committee on June 29, 2006 included in the CAMP report.

**West Contra Costa Unified School District
Facilities Construction Program
General Obligation Bond Measures M, D and J and Other Revenue Sources
Schedule of Budget and Actual Expenditures Program to Date
For the Period Beginning November 2000 through June 30, 2006**

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
Elementary Schools						
Bayview	104	\$ 16,070,480	\$ 18,250,236	\$ 16,723,543	\$ 1,526,693	8.37%
Cameron	108	-	2,442	-	2,442	100.00%
Castro	109	12,609,402	15,418,849	469,028	14,949,821	96.96%
Chavez	105	517,323	565,377	504,832	60,545	10.71%
Collins	110	15,106,955	475,497	403,908	71,589	15.06%
Coronado	112	11,200,106	13,544,680	518,285	13,026,395	96.17%
Dover	115	12,411,502	14,998,762	729,067	14,269,695	95.14%
Downer	116	29,317,693	31,174,045	5,844,017	25,330,028	81.25%
El Sobrante	120	10,094,823	505,383	447,088	58,295	11.53%
Ellerhorst	117	11,108,955	11,618,708	11,302,777	315,931	2.72%
Fairmont	123	10,881,095	12,811,285	670,334	12,140,951	94.77%
Ford	124	10,946,431	13,228,872	720,365	12,508,507	94.55%
Grant	125	14,635,922	18,318,136	869,321	17,448,815	95.25%
Hanna Ranch	128	522,244	808,399	743,875	64,524	7.98%
Harbor Way	191	3,665,811	-	96,737	(96,737)	-100.00%
Harding	127	14,614,433	19,805,522	17,357,421	2,448,101	12.36%
Highland	122	13,098,342	16,113,322	325,619	15,787,703	97.98%
Kensington	130	16,409,903	18,885,615	18,609,839	275,776	1.46%
King	132	15,954,624	18,890,366	485,554	18,404,812	97.43%
Lake	134	12,122,084	14,954,216	706,263	14,247,953	95.28%
Lincoln	135	15,531,744	16,651,647	16,681,124	(29,477)	-0.18%
Lupine Hills	126	15,543,208	13,988,361	14,159,204	(170,843)	-1.22%
Madera	137	10,635,250				

School/Project Description	Site #	Original * Budget	Current ** Budget	Actual Expenditures to Date	Budget Variance, Positive or (Negative)	Variance as a Percent of Budget
High Schools						
De Anza HS	352	107,000,000	113,160,046	3,364,702	109,795,344	97.03%
El Cerrito HS	354	89,000,000	107,704,885	22,524,749	85,180,136	79.09%
Hercules HS	376	2,632,685	4,377,500	2,616,025	1,761,475	40.24%
Kennedy HS	360	80,390,258	68,954,544	1,245,571	67,708,973	98.19%
Pinole Valley HS	362	73,388,191	72,713,131	2,328,347	70,384,784	96.80%
Richmond HS	364	89,851,858	7,329,814	1,364,304	5,965,510	81.39%
Totals for High School Projects		442,262,992	374,239,920	33,443,698	340,796,222	91.06%
Alternative Schools						
Delta HS	391	-	152,564	132,932	19,632	12.87%
Gompers HS	358	34,036,112	651,623	613,787	37,836	5.81%
Kappa HS	393	-	109,810	101,648	8,162	7.43%

**West Contra Costa Unified School District
 Budget Summary by Transaction Category - Measures D, M and J
 Program to Date As Of June 30, 2006**

Schedule III

Category of Expenditure	Measure D Project Budget	Measure M Project Budget	Measure J Project Budget	Total D, M & J
Revenues				
Sale of Bonds	300,000,000			

APPENDIX F

District Status Regarding Findings and Recommendations

**DISTRICT STATUS REGARDING FINDINGS AND RECOMMENDATIONS
AS OF NOVEMBER 15, 2006**

The June 30, 2006 performance audit report included three reports that addressed the district's status regarding findings and recommendations included in performance audit reports for the fiscal years 2002-03, 2003-04, and 2004-05. A subjective improvement rating was applied to the status of each finding/recommendation, as summarized below. While subjective, the ratings are considered to be a reasonable estimate of improvements in the district's facilities program and may be relied upon as such. For a complete understanding of status indicators, refer to the June 30, 2006 report.