

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D., Superintendent
FROM: Lew Jones, Interim Director of Facilities
DATE: September 12, 2018
SUBJECT: Facilities Plan Modifications: Approve Recommendation to Adjust Line Item Budgets in Measure I

BACKGROUND INFORMATION

On June 27, 2018, the Board of Education approved the latest revision to the Measure I budget line. There are no significant adjustments in this report. There are four areas adjusted:

1. The old project lines increased by \$33,000. There were unknown costs for the tennis court/parking study at BHS (\$17,000), there were unknown additional costs for the John Muir modernization (\$37,000) and there were savings on the Longfellow cafeteria project (\$21,000);
2. The King tennis court bid was favorable and there is a savings of \$100,000;
3. The BHS turf change orders were less than anticipated and there was a project savings of \$125,000; and,
4. There was a coordination problem with the spreadsheet, with the cover note showing a cost \$50,000 less than the backup. The math problem results in a \$50,000 additional for the program.
5. There are minor adjustments in project lines of less than \$1,000.

Attached to this document are both a one page summary of expenses in Measure I and a more detailed breakdown of all expenses and income in Measure I. The available balance has increased from \$1,417,664 to \$1,659,665, an increase of \$242,001.

There are potential additional challenges and opportunities in the future. The following list is not comprehensive, but a basis for future thinking:

1. No potential OPSC dollars are included in the budget. This conservative approach is recommended at this time, but the District does have substantial eligibility. Funds could be placed in Measure AA or Measure I;
2. No Developer fee income is included in the budget. The District has received income but we thought it best to have a discussion about the uses of that income at a future time;
3. The District will likely need to implement a software system that can assist in accounting for project expenses and the cost to do that is not contained in the budget. The system is currently being reconciled manually;
4. The King auditorium budget may need to be enhanced;
5. The Sylvia Mendez Elementary School Phase 1 Modernization budget is untouched, but only the roof and skylight replacement is proceeding. The remainder of the project is not currently underway and after a further review, it

- may make sense to not do any more work there until the masterplan is completed or additional funds become available;
6. The Rosa Parks transitional housing will need to be budgeted in Measure I or Measure AA; and,
 7. There is no budget identified for potential transitional housing for Berkeley Community Theater

FISCAL IMPACT

The adjustments are within the overall budgets once the interest is included. There is an available balance of \$1,659,665.

STAFF RECOMMENDATION

Approve the financial update.

Measure I						
Uses	Through 30-Jun-17	Through 30-Jun-18	Future	Total	Recommended Changes	New Total
Old Projects	Not Listed Here	\$1,527,283	\$198,000	\$1,725,283	\$0	\$1,725,283
West Campus	\$132,624	\$357,481	\$9,620,000	\$10,110,105	\$0	\$10,110,105
West Campus Gym/VAPA	\$12,531	\$447,097	\$4,078,000	\$4,537,628	\$0	\$4,537,628
BHS Community Theater	\$394,638	\$204,101	\$38,151,000	\$38,749,739	\$0	\$38,749,739
Maintenance and Operations	\$51,464	\$0	\$0	\$51,464	\$0	\$51,464
Oxford Elementary	\$65,016	\$71,328	\$27,578,000	\$27,714,344	\$0	\$27,714,344
King Tennis Courts	\$0	\$58,110	\$342,000	\$400,110	\$0	\$400,110
BHS Turf Replacement	\$0	\$30,677	\$754,000	\$784,677	\$0	\$784,677
District Safety Project	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$2,000,000
Silvia Mendez Modernization	\$7,656	\$192,808	\$4,589,000	\$4,789,464	\$0	\$4,789,464
Elementary Kitchen Upgrades	\$18,962	\$162,579	\$8,969,000	\$9,150,541	\$0	\$9,150,541
CTE at BHS and Adult	\$86,697	\$959,970	\$4,094,500	\$5,141,167	\$0	\$5,141,167
King Middle Auditorium	\$26,647	\$221,200	\$502,000	\$749,847	\$0	\$749,847
Technology	Not Listed Here	\$152,012	\$1,234,000	\$1,386,012	\$0	\$1,386,012
Furniture and Equipment	Not Listed Here	\$69,711	\$421,000	\$490,711	\$0	\$490,711
Program Management	Not Listed Here	\$485,784	\$1,510,500	\$1,996,284	\$0	\$1,996,284
Masterplan	\$0	\$0	\$450,000	\$450,000	\$0	\$450,000
Bond Issue and Disclosure	Not Listed Here	\$3,000	\$347,000	\$350,000	\$0	\$350,000
OPSC Support	\$0	\$55,116	\$45,000	\$100,116	\$0	\$100,116
BHS Old BCM Remodel	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
Risk Pool	Not Listed Here	\$64,977	\$2,435,000	\$2,499,977	\$0	\$2,499,977
Total	\$796,235	\$5,063,234	\$107,418,000	\$113,277,469	\$0	\$113,277,469
Income Over Expense						
Total Income	\$28,637,501	\$242,633	\$86,057,000	\$114,937,134	\$0	\$114,937,134
Total Expense	\$796,235	\$5,063,234	\$107,418,000	\$113,277,469	\$0	\$113,277,469
Available	\$27,841,266	(\$4,820,601)	(\$21,361,000)	\$1,659,665	\$0	\$1,659,665

MEASURE I BUDGET SUMMARIES

SITES	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
SOUTHEAST ZONE				
Emerson	\$0	\$0	\$0	\$0
Sylvia Mendez	\$3,337,012	\$192,808	\$4,589,000	\$8,118,820
Malcolm X	\$5,689,588	\$1,055,625	\$40,000	\$6,785,213
John Muir	\$3,959,691	\$46,525	\$14,000	\$4,020,216
CENTRAL ZONE				
Cragmont	\$1,159,372	\$0	\$0	\$1,159,372
Oxford	\$65,016	\$71,328	\$27,578,000	\$27,714,344
Washington	\$0	\$0	\$0	\$0
Whittier	\$0	\$0	\$0	\$0
NORTHWEST ZONE				
Jefferson	\$9,675,657	\$0	\$0	\$9,675,657
Rosa Parks	\$0	\$0	\$0	\$0
Thousand Oaks	\$482,277	\$0	\$0	\$482,277
MIDDLE SCHOOLS				
King	\$3,303,432	\$279,310	\$844,000	\$4,426,742
Longfellow	\$6,686,457	\$407,430	\$90,000	\$7,183,887
Willard	\$5,573,133	\$0	\$42,000	\$5,615,133
HIGH SCHOOLS				
Berkeley High	\$39,693,147	\$1,039,822	\$42,494,000	\$83,226,969
B-Tech and East Campus	\$5,335,822	\$0	\$0	\$5,335,822
OTHER SITES				
Adult School	\$0	\$172,629	\$617,500	\$790,129
Child Development	\$2,689,210	\$0	\$0	\$2,689,210
West Campus	\$10,159,114	\$804,578	\$13,698,000	\$24,661,692
Auxiliary Projects	\$68,022	\$162,579	\$10,969,000	\$11,199,601
Plant Operations	\$51,464	\$0	\$0	\$51,464

PROGRAMS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
OTHER BUILDING EXPENSES				
Inflation	\$0	\$0	\$0	\$0
Risk Pool	\$548,520	\$64,977	\$2,435,000	\$3,048,497
Program Management	\$232,064	\$540,900	\$2,005,500	\$2,778,464
Issuance Costs	\$507,043	\$3,000	\$347,000	\$857,043
Furniture and Equipment	\$4,053,807	\$221,723	\$1,655,000	\$5,930,530
TOTALS	\$103,269,848	\$5,063,234	\$107,418,000	\$215,751,082

TOTAL INCOME AVAILABLE FOR MEASURE I

SOURCE	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Bond Proceeds Measure I	\$125,000,000	\$0	\$85,000,000	\$210,000,000
OPSC Funds	\$5,333,879	\$0	\$0	\$5,333,879
Bond Interest	\$730,466	\$242,633	\$1,057,000	\$2,030,099
PG&E Funds	\$46,769	\$0	\$0	\$46,769
TOTALS	\$131,111,114	\$242,633	\$86,057,000	\$217,410,747

INCOME OVER EXPENDITURES

SOURCE	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Total Income	\$131,111,114	\$242,633	\$86,057,000	\$217,410,747
Total Expenditure	\$103,269,848	\$5,063,234	\$107,418,000	\$215,751,082
TOTALS	\$27,841,266	(\$4,820,601)	(\$21,361,000)	\$1,659,665

EMERSON

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Measure I Expenditure	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

SYLVIA MENDEZ

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
2015 Modernization	\$1,490,642	\$0	\$0	\$1,490,642
Phase I Modernization	\$7,656	\$192,808	\$4,589,000	\$4,789,464
Add Portables	\$1,838,714	\$0	\$0	\$1,838,714
Roof Replacement	\$0	\$0	\$0	\$0
TOTAL	\$3,337,012	\$192,808	\$4,589,000	\$8,118,820

MALCOLM X

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Interim Housing	\$1,285,774	\$0	\$0	\$1,285,774
Stucco Project	\$4,403,814	\$1,055,625	\$40,000	\$5,499,439
TOTAL	\$5,689,588	\$1,055,625	\$40,000	\$6,785,213

JOHN MUIR

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Phase I Modernization	\$3,959,691	\$46,525	\$14,000	\$4,020,216
TOTAL	\$3,959,691	\$46,525	\$14,000	\$4,020,216

CRAGMONT

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Roof and Solar	\$1,159,372	\$0	\$0	\$1,159,372
TOTAL	\$1,159,372	\$0	\$0	\$1,159,372

OXFORD

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Modernization	\$65,016	\$71,328	\$27,578,000	\$27,714,344
TOTAL	\$65,016	\$71,328	\$27,578,000	\$27,714,344

WASHINGTON

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

WHITTIER (BAM)

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

JEFFERSON

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Expand Classes/Modernize	\$9,675,657	\$0	\$0	\$9,675,657
TOTAL	\$9,675,657	\$0	\$0	\$9,675,657

ROSA PARKS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

THOUSAND OAKS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Roof	\$482,277	\$0	\$0	\$482,277
TOTAL	\$482,277	\$0	\$0	\$482,277

KING MIDDLE

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Modernize Gymnasium	\$2,147,345	\$0	\$0	\$2,147,345
Modernize Theater	\$26,647	\$221,200	\$502,000	\$749,847
Tennis Courts	\$0	\$58,110	\$342,000	\$400,110
Track and Field	\$1,129,440	\$0	\$0	\$1,129,440
TOTAL	\$3,303,432	\$279,310	\$844,000	\$4,426,742

LONGFELLOW MIDDLE

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
New Cafeteria	\$6,028,057	\$407,430	\$90,000	\$6,525,487
Exerior Paint	\$141,231	\$0	\$0	\$141,231
Roof	\$517,169	\$0	\$0	\$517,169
TOTAL	\$6,686,457	\$407,430	\$90,000	\$7,183,887

WILLARD MIDDLE

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Phase 1 Modernize and Café	\$5,573,133	\$0	\$42,000	\$5,615,133
TOTAL	\$5,573,133	\$0	\$42,000	\$5,615,133

BERKELEY TECHNICAL AND EAST CAMPUS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Modernization/Science Lab	\$755,925	\$0	\$0	\$755,925
Derby Field	\$4,579,897	\$0	\$0	\$4,579,897
TOTAL	\$5,335,822	\$0	\$0	\$5,335,822

BERKELEY HIGH

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Stadium Building	\$6,782,308	\$0	\$0	\$6,782,308
New Building and Grounds	\$28,703,602	\$0	\$0	\$28,703,602
Career Tech Project	\$86,697	\$787,341	\$3,477,000	\$4,351,038
Old BCM Space Remodel	\$0	\$0	\$100,000	\$100,000
Remodel for Science Labs	\$825,961	\$0	\$0	\$825,961
Phase 1 Mod Donahue + Solar	\$2,606,901	\$0	\$12,000	\$2,618,901
Modernize Theater	\$394,638	\$204,101	\$38,151,000	\$38,749,739
C Building Roof	\$293,040	\$0	\$0	\$293,040
BHS Parking and Tennis	\$0	\$17,703	\$0	\$17,703
Replace Astro turf	\$0	\$30,677	\$754,000	\$784,677
TOTAL	\$39,693,147	\$1,039,822	\$42,494,000	\$83,226,969

ADULT SCHOOL

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
CTE Project	\$0	\$172,629	\$617,500	\$790,129
TOTAL	\$0	\$172,629	\$617,500	\$790,129

CHILD DEVELOPMENT

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Add 4 classes for pre-K	\$2,689,210	\$0	\$0	\$2,689,210
TOTAL	\$2,689,210	\$0	\$0	\$2,689,210

WEST CAMPUS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Capacity Project	\$132,624	\$357,481	\$9,620,000	\$10,110,105
VAPA Project	\$12,531	\$447,097	\$4,078,000	\$4,537,628
New District Headquarters	\$10,013,959	\$0	\$0	\$10,013,959
TOTAL	\$10,159,114	\$804,578	\$13,698,000	\$24,661,692

AUXILIARY PROJECTS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Elementary Cafeterias	\$18,962	\$162,579	\$8,969,000	\$9,150,541
Safety Project	\$0	\$0	\$2,000,000	\$2,000,000
Blacktop Project	\$49,060	\$0	\$0	\$49,060
TOTAL	\$68,022	\$162,579	\$10,969,000	\$11,199,601

PLANT OPERATIONS

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Replace Facility	\$51,464	\$0	\$0	\$51,464
TOTAL	\$51,464	\$0	\$0	\$51,464

INFLATION

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Budget	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

RISK POOL

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Prior Budget	\$548,520	\$0	\$0	\$548,520
Current Budget	\$0	\$64,977	\$2,435,000	\$2,499,977
TOTAL	\$548,520	\$64,977	\$2,435,000	\$3,048,497

PROGRAM MANAGEMENT

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Implementation	\$57	\$440,561	\$1,423,000	\$1,863,618
Facilities Masterplan	\$0	\$0	\$450,000	\$450,000
Sustainability Plan	\$0	\$12,500	\$0	\$12,500
Demographic Study	\$33,807	\$7,973	\$0	\$41,780
Ed Specs	\$110,000	\$0	\$0	\$110,000
State Funding	\$0	\$55,116	\$45,000	\$100,116
Accounting System	\$0	\$7,350	\$0	\$7,350
Audits	\$88,200	\$17,400	\$87,500	\$193,100
TOTAL	\$232,064	\$540,900	\$2,005,500	\$2,778,464

ISSUANCE

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
First Issuance Cost	\$169,043	\$0	\$0	\$169,043
Arbitrage and Disclosure	\$7,300	\$0	\$0	\$7,300
Second Issuance Cost	\$160,700	\$0	\$0	\$160,700
Future Issuance Costs	\$170,000	\$3,000	\$347,000	\$520,000
TOTAL	\$507,043	\$3,000	\$347,000	\$857,043

FURNITURE AND EQUIPMENT

PROJECTS	Through June 30, 2017	Through June 30, 2018	FUTURE	TOTAL
Phase 1 and 2 Technology	\$502,863	\$0	\$0	\$502,863
Phase 3 Technology	\$286,992	\$0	\$0	\$286,992
Phase 4 Technology	\$250,362	\$0	\$0	\$250,362
Phase 5 Technology	\$1,149,784	\$0	\$0	\$1,149,784
Phase 6 Technology	\$389,418	\$0	\$0	\$389,418
Phase 7 Technology	\$0	\$152,012	\$1,234,000	\$1,386,012
BHS +B-Tech Furniture	\$470,988	\$0	\$0	\$470,988
Replacement Furniture in Past	\$775,047	\$0	\$0	\$775,047
Replacement Furniture 2017 on	\$0	\$69,711	\$421,000	\$490,711
Jefferson Furniture	\$164,063	\$0	\$0	\$164,063
Longfellow Café Furniture	\$5,893	\$0	\$0	\$5,893
Pre-K Furniture	\$58,397	\$0	\$0	\$58,397
TOTAL	\$4,053,807	\$221,723	\$1,655,000	\$5,930,530