

BERKELEY UNIFIED SCHOOL DISTRICT
Construction Bond Oversight Committee

AGENDA

March 15, 2012

6:00 – 7:30 PM

1720 Oregon Street

Berkeley, CA 94703

(510) 644-6066

1. Call to Order
2. Approval of Meeting Minutes
3. Public Comments (limited to 10 minutes)
4. Staff Report
 - a) Update on Berkeley High School Site Committee
 - b) Update on Berkeley High School South of Bancroft
 - c) Update on Derby Field
 - d) Annual Facilities Plan
5. Presentation by Steven Wescoatt, Crowe Horwath LLP regarding the Audit
6. Monthly Report from Audit/Project Tracking Committee
7. Motion: Review and Approve Preliminary Draft of Financial Audit for Measure I General Obligation Bonds for the Year Ended June 30, 2011
8. Motion: Review and Approve Preliminary Draft of the Performance Audit for Measure I General Obligation Bonds for the Year Ended June 30, 2011
9. Future Meeting Dates: Proposed for Decision
 - April – Solar Masterplan, Annual Report
 - May - TBD
10. Adjournment

Enclosures:

<i>Minutes</i>	<i>February 16, 2012</i>
<i>Annual Facilities Plan (Available at Meeting)</i>	<i>March 7, 2012</i>
<i>Facilities Plan Update</i>	<i>March 7, 2012</i>
<i>List of Prequalified Contractors</i>	<i>February 22, 2012</i>
<i>By-Laws – Section Concerning Annual Plan</i>	<i>March 23, 2011</i>
<i>Sample Resolutions from SFUSD</i>	<i>February 22, 2011</i>
	<i>February 28, 2011</i>

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Section 7. Actions and Reports

The Committee may engage in the following activities:

1. Receiving and reviewing copies of the annual, independent performance audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - a. Receiving and reviewing copies of the annual, independent financial audit required by subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - b. Inspecting District school facilities and grounds to ensure that bond revenues are expended in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
 - c. Reviewing efforts by the District to maximize bond revenues by implementing cost-saving measures, including, but not limited to:
 - i. Mechanisms designed to reduce costs of professional fees.
 - ii. Mechanisms designed to reduce costs of site preparation.
 - iii. Recommendations regarding the joint use of core facilities.
 - iv. Mechanisms designed to reduce costs by incorporating efficiencies in school site design.
 - v. Recommendations regarding the use of cost-effective and efficient reusable facility plans.
2. The Committee shall cause an annual report to be furnished to all District Governing Board members, not later than 60 days after the completion of the annual audit of the year-end close of the District's financial records. The report shall contain the following summary information in appropriate detail:
 - a. Committee's ongoing review summary of activities on the expenditure of Measure I bond proceeds;
 - b. Advice given to the public (annually/quarterly) whether the estimated tax to be levied exceeds \$60 per \$100,000 assessed value (Cal. Const. Art. XIII A, Section 1(b)(3).)
 - c. Results of whether bond proceeds were expended on project costs and not used on teacher or administrative salaries or other operating expenses.
 - d. Provide a copy of any report issued to the public in the event the Committee determined Measure I funds were spent improperly or wastefully.

3. The annual report shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the Committee that such statements were prepared without audit from the books and records of the Committee.
4. The Committee shall also cause, when appropriate, to be published a public report containing the information on any improper use of Measure I proceeds. The Secretary of the Committee shall cause all reports prepared by the Committee to be provided to the Superintendent and the members of the Board of Education upon release to the public. The Chairperson of the Committee shall present all reports to the Board of Education at a regularly scheduled meeting of the Board.
5. All documents of the Committee are considered public records consistent with the California Public Records Act and shall be made available by the Committee to the public in a manner consistent with District Board Policy.

Section 8. Terms of Office

Each member shall hold office for two years without compensation. A regular term of office shall begin in March commencing with the regularly scheduled March quarterly meeting and end at the close of business on the day prior to the regularly scheduled March quarterly meeting two years later. A member may apply for a second two year term. No person may serve more than two terms. The Board of Education of the District shall be notified of any vacancy and shall have the sole power to fill all vacancies. Any member's term of office may be terminated at any time by a unanimous vote of the Board of Education. The term of office for any member appointed to fill a vacancy, shall be the same as that of the member whose seat was vacated, except that the new member may serve a second term.

Section 9. Place of Meetings; Meetings by Telephone or Telecommunication Equipment

All meetings shall comply with Government Code Section 54950, et seq. (the "Brown Act"). Meetings shall be held at the principal office of the Committee unless otherwise provided by the members, or at such place within the District that has been designated from time to time by resolution of the members. Any meeting, regular or special, may be held by conference telephone, video-screen communication, or communications equipment, so long as all members participating in such meeting can hear one another, public participation is afforded, and the meeting meets all applicable requirements of the Brown Act.

Section 10. Regular Meetings

The Committee shall meet at least once a quarter, with a goal to meet

BERKELEY UNIFIED SCHOOL DISTRICT

TO: William Huyett, Superintendent
FROM: Lew Jones, Director of Facilities
DATE: February 22, 2012
SUBJECT: General Contractor Pre-Qualification For Projects Greater than \$20 Million

BACKGROUND INFORMATION

On November 9, 2011 and January 11, 2012, the Board approved pre-qualifying the General Contractor on the future Berkeley High School project. On January 11th, the Board approved a Resolution, the questionnaire form and the criteria. The District advertised for contractors in the Oakland Tribune and set a deadline of January 25, 2012 for receipt of pre-qualification packets. We received sixteen packets from contractors interested in projects over \$20 million and nineteen packets from contractors interested in projects over \$3 million. Staff analyzed the proposals and determined that the following ten firms met the qualifications for projects greater than \$20 million:

1. Alten Construction;
2. Arntz Builders;
3. C. Overaa & Company;
4. Cahill Contractors, Inc.;
5. Clark and Sullivan Construction;
6. Lathrop Construction Associates;
7. McCarthy Building Companies;
8. Roebbelen Contracting, Inc.;
9. S.J. Amoroso Construction; and,
10. Wright Contracting Incorporated.

Staff relayed our recommendation to these firms. Staff also relayed our recommendation to each firm not recommended for approval. The rejected firms have a right to appeal that ruling. The appeal must be submitted by the end of the day February 15th. To date, no appeals have been received.

We are prepared to recommend a pre-qualified list for projects greater than \$20 million; we are not yet prepared to recommend a pre-qualified list for projects greater than \$3 million.

DISTRIT GOAL

V-B – Parcel Tax and Bond Revenues: Provide the best possible education for all students by effectively utilizing local parcel tax and bond revenues.

POLICY/CODE

Public Contract Code 20111.5.

FISCAL IMPACT

There were minimal legal and administrative expenses to create the pre-qualification questionnaire and to advertise for contractors.

STAFF RECOMMENDATION

Approve the list of pre-qualified contractors for projects estimated to be greater than \$20 million.

BERKELEY UNIFIED SCHOOL DISTRICT

TO: William Huyett, Superintendent
FROM: Lew Jones, Director of Facilities
DATE: March 7, 2012
SUBJECT: Facilities Plan Update

BACKGROUND INFORMATION

This report is an update of the Facilities Construction Plan approved by the Board on March 10, 2010 and as last amended on January 11, 2012. Data in this report is current as of February 27, 2012. This report includes updates of all active construction projects. Maintenance projects are detailed in the Maintenance Quarterly Reports.

ELEMENTARY SCHOOLS

LeConte

<u>Project Type:</u>	<u>Replace transformer</u>
Date Approved by Board:	September 22, 2011
Funding Source:	Measure AA
Public Process:	None
Design Team:	Camissa and Wipf
Project Manager:	Turner
General Contractor:	To Be Determined
Current Project Budget:	\$469,000
Adjustment to Budget:	\$19,000. Inflation increase on April 27, 2011 (\$14,000) and inflation increase on January 11, 2011 (\$5,000)
Schedule:	Winter 2010/11 Preliminary Design done and submitted to PG&E Summer 2011 PG&E Approved preliminary design Fall 2011 Approve project manager and designer Spring 2012 Finalize design, PG&E approval Spring 2012 Bid and award Summer 2012 Construction
Status:	Design
Issues:	PG&E process is unpredictable.
Completion Date:	September 2012
Changes since last report:	The Construction Documents are 50% complete. The project team will meet with PG&E on March 6 th .
Lessons learned:	PG&E approval process makes it difficult to schedule a summer project.

Malcolm X

Project Type: Replace roof and install solar panels over the annex.

Date Approved by Board: April 27, 2011

Funding Source: Measure AA

Public Process: None

Design Team: HY Architects

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$613,000

Adjustment to Budget: \$6,000. Inflation increase on January 11, 2011.

Schedule: Fall 2011 Approve project manager and designer
Winter 2011/12 Design finalize, PG&E approval
Spring 2012 Bid and award
Summer 2012 Construction

Status: Design

Issues: DSA has been slow recently

Completion Date: September 2012

Changes since last report: The Construction Documents were completed and submitted to DSA on February 8th.

Lessons learned: None.

BAM

Project Type: Replace transformer

Date Approved by Board: September 22, 2011

Funding Source: Measure AA

Public Process: None

Design Team: Camissa and Wipf

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$469,000

Adjustment to Budget: \$19,000. Inflation increase on April 27, 2011 (\$14,000) and inflation increase on January 11, 2011 (\$5,000)

Adjustment to Budget: \$14,000. Inflation increase on April 27, 2011

Schedule: Winter 2010/11 Preliminary Design done and submitted to PG&E
Summer 2011 PG&E Approved preliminary design
Fall 2011 Approve project manager and designer
Spring 2012 Finalize design, PG&E approval
Spring 2012 Bid and award
Summer 2012 Construction

Status: Design
Issues: PG&E process unpredictable.
Completion Date: September 2012
Changes since last report: The Construction Documents are 50% complete. The project team will meet with PG&E on March 6th.
Lessons learned: PG&E approval process makes it difficult to schedule a summer project.

Project Type: Replace roof and install solar panels.
Date Approved by Board: April 27, 2011
Funding Source: Measure AA
Public Process: None
Design Team: HY Architects
Project Manager: Turner
General Contractor: To Be Determined
Current Project Budget: \$1,121,000
Adjustment to Budget: \$11,000. Inflation adjustment on January 11, 2012.
Schedule: Fall 2011 Approve project manager and designer
Winter 2011/12 Design finalize, PG&E approval
Spring 2012 Bid and award
Summer 2012 Construction

Status: Design
Issues: DSA has been slow recently
Completion Date: September 2012
Changes since last report: The Construction Documents were completed and submitted to DSA on February 8th.
Lessons learned: None.

Jefferson

Project Type: Expand Classes/Modernize.
Date Approved by Board: April 27, 2011
Funding Source: Measure I
Public Process: Four Site Committee meetings and one Community Meeting were held. The site was involved in architect selection.
Design Team: WLC Architects
Project Manager: Turner
General Contractor: To Be Determined
Current Project Budget: \$7,707,000
Adjustment to Budget: \$472,000. Increased allocation and inflation adjustment on January 11, 2012.

Schedule: Summer 2011 Architect Hired
 Winter 2011/12 Board approval of schematic design
 Fall 2012 Project submitted to DSA
 Winter 2012/13 DSA approval, project bid
 Late Spring 2013 Construction begins

Status: Design

Issues: Project has started slowly due to competing pressures at the school.

Completion Date: August 2014

Changes since last report: The schematic design was finalized and is to be presented on March 7th. The survey occurred, but the report is not yet completed. The soils borings were done and we expect the final report in a few days.

Lessons Learned: None.

Rosa Parks

Project Type: Solar Panels (project listed in Auxiliary budget).

Date Approved by Board: September 22, 2011

Funding Source: Measure AA

Public Process: None

Design Team: Design-Build (SunPower/Kyoto)

Project Manager: BUSD

General Contractor: Sun Power

Current Project Budget: \$157,000

Adjustment to Budget: \$7,000. Inflation increase on April 27, 2011 (\$5,000) and inflation adjustment on January 11, 2012 (\$2,000).

Schedule: Winter 2010/11 Preliminary Design done and submitted to DSA
 Spring 2012 Finalize design, DSA approval
 Spring/Summer 2012 Construction

Issues: This budget will supplement a grant from PG&E (\$200,000). Project has moved very slowly through PG&E and DSA. The need for the supplemental budget will depend on how far the grant will take us.

Completion Date: October 2012

Changes since last report: No change. The design team has worked with DSA to get approval of the system. DSA has stated that a new regulation is needed. That regulation may be approved in April or May.

Lessons learned: PG&E and DSA process have been very slow and unreliable.

MIDDLE SCHOOLS

KING

Project Type: Replace the science boiler.
Date Approved by Board: September 22, 2010
Funding Source: Measure AA
Public Process: None
Design Team: Baker Vilar Architects
Project Manager: Parsons
General Contractor: Omni Construction
Current Project Budget: \$348,000
Adjustment to Budget: \$38,000. Estimate adjustments of \$60,000 on November 10, 2010 and \$170,000 on April 27, 2011, actual bid adjustment of (\$150,000) on August 31, 2011, release of contingencies of (\$42,000) on November 9, 2011.
Schedule: Winter 2012 Project scoped
Spring 2012 Determine whether architect is needed, produce bid packet and bid project.
Summer 2011 Construction begins and ends.
Status: Punch List
Completion Date: March 2012
Changes since last report: The contractor continues to work on the punch list. He expects to be done in the first week of March.
Lessons Learned: None.

KING AND WILLARD

Project Type: Replace the lockers in the girls gyms.
Date Approved by Board: April 27, 2011
Funding Source: Measure AA
Public Process: None
Design Team: Undecided
Project Manager: BUSD
General Contractor: None
Current Project Budget: \$412,000
Adjustment to Budget: \$5,000. Inflation adjustment on January 11, 2012
Schedule: Fall 2010 Architect Hired
Winter 2010/11 Project submitted to DSA

Status: Spring 2011 DSA approval, project bid
 Summer 2011 Construction begins
 Project Initiation
 Issues: No issues, budget is probably too high.
 Completion Date: September 2012
 Changes since last report: The project was initiated.
 Lessons Learned: None.

HIGH SCHOOLS

BERKELEY HIGH

Project Type: Stadium building.
Date Approved by Board: September 5, 2007
Funding Source: Measure AA and Measure I
Public Process: Five Site Committee Meetings, one Community Meeting and Board approval. Site Committee involved in architect selection. Earlier meetings were held in developing the master plan.
Design Team: Baker Vilar Architects
Project Manager: Van Pelt (was Parsons)
General Contractor: JLC Construction
Current Project Budget: \$9,218,000
Adjustment to Budget: (\$382,000). Inflation adjustment of \$708,000 on January 9, 2008, inflation adjustment of \$826,000 on January 14, 2009, inflation adjustment of \$806,000 on January 13, 2010, bid savings reduction of \$2,782,000 on September 22, 2010.
Schedule: Late Fall 2007 Architect Hired
 Summer 2009 Project submitted to DSA
 Spring 2010 DSA approval, project bid
 Summer 2010 Construction begins
Status: Construction
Issues: Contractor is very late.
Completion Date: June 2012
Changes since last report: The rough electrical and plumbing was completed. The windows were installed. The sheetrock is underway. Some of the concrete walls, stairs and flatwork were poured. The lath was installed and the building plaster has been installed. PG&E installation is later than hoped, but the contractor is working to mitigate the impact.
Lessons Learned: To Be Determined.

<u>Project Type:</u>	<u>New Building and Grounds</u>
Date Approved by Board:	Construction Phase 2 September 5, 2007, Design Phase 3 January 9, 2008, Construction Phase 3 April 27, 2011
Funding Source:	Measure AA and Measure I
Public Process:	Five Site Committee Meetings, one Community meeting and Board approval (shared with stadium project). Site Committee involved in architect selection. Earlier meetings were held in developing the master plan.
Design Team:	Baker Vilar Architects
Project Manager:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$36,589,000
Adjustment to Budget:	\$33,089,000. Inflation adjustment of \$280,000 on January 9, 2008, adding design of Phase 3 of \$2,800,000 on January 9, 2008, inflation adjustment of \$302,000 on January 14, 2009, inflation and slight scope adjustment of \$918,000 on January 13, 2010, approval of Measure I construction phase and inflation adjustment of \$28,438,000 on April 27, 2011, inflation adjustment of \$351,000 on January 11, 2012.
Schedule:	Late Fall 2007 Architect Hired for Phase 2 Late Spring 2008 Architect hired for Phase 3 Early Spring 2009 and Summer 2010 Project submitted to DSA Winter 2010/11 DSA approval, project bid Late Spring 2012 Construction begins
Status:	Bid
Issues:	Coordination with Phase 1, combining the two phases into one project, portable removal and other logistical challenges.
Completion Date:	October 2014
Changes since last report:	DSA approved Phase 3. The final bid packet was completed. The mandatory job walk was held. One addendum has been issued.
Lessons Learned:	To Be Determined.
<u>Project Type:</u>	<u>Community Theater Accessibility</u>
Date Approved by Board:	November 1, 2010

Funding Source:	Measure AA
Public Process:	None
Design Team:	WLC Architects
Project Manager:	Parsons
General Contractor:	CF Contracting
Current Project Budget:	\$641,000
Adjustment to Budget:	(\$9,000). Bid savings of \$50,000 on August 31, 2011. Adjustment to recognize increased costs of change orders on January 11, 2012 (\$40,000)
Schedule:	Fall 2010 Settlement with schematic design approved Fall 2010 Architect Hired Early Spring Project submitted to DSA Summer 2011 Construction begins
Status:	Punch List
Issues:	Project was a settlement of a lawsuit. There was confusion over implementation and there was a few design and contractor-caused issues.
Completion Date:	February 2012
Changes since last report:	The punch list review is complete. The contractor needs to complete some paperwork. The contractor has refused to meet to discuss change orders and has decided to file a claim.
Lessons Learned:	Earlier communication could mitigate some of the concerns.
<u>Project Type:</u>	<u>G/C Bridge Strengthening</u>
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	None.
Design Team:	WLC Architects
Project Manager:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$520,000
Adjustment to Budget:	\$5,000. Inflation adjustment on January 11, 2012.
Schedule:	Summer 2011 Architect Hired Fall 2011 Project to be submitted to DSA Summer 2012 Construction begins
Status:	Permit
Issues:	Coordination with other projects and summer school.
Completion Date:	September 2012

Changes since last report: DSA is almost done reviewing the design. The constructability and estimate reviews are complete. Staff is asking for authority to bid at this Board meeting.

Lessons Learned: To Be Determined.

Project Type: Roof A Building
Date Approved by Board: April 27, 2011
Funding Source: Measure AA
Public Process: None
Design Team: WLC Architects
Project Manager: Van Pelt
General Contractor: To Be Determined
Current Project Budget: \$718,000
Adjustment to Budget: \$7,000 Inflation increase on January 11, 2012.
Schedule: Fall 2011 Architect Hired
Early Spring 2012 public bid
Summer 2012 Construction begins
Status: Design
Issues: Coordination with other projects and summer school.
Completion Date: September 2012
Changes since last report: The Construction Documents are underway and are approximately 30% complete.
Lessons Learned: To Be Determined.

Project Type: Roof G Building
Date Approved by Board: September 22, 2010
Funding Source: Measure AA
Public Process: None
Design Team: WLC Architects
Project Manager: Van Pelt
General Contractor: To Be Determined
Current Project Budget: \$370,000
Adjustment to Budget: \$15,000. Inflation increase on April 27, 2011 (\$11,000) and on January 11, 2012 (4,000).
Schedule: Fall 2011 Architect Hired
Early Spring 2012 public bid
Summer 2012 Construction begins
Status: Design
Issues: Coordination with other projects and summer school.
Completion Date: September 2012

Changes since last report: The Construction Documents are underway and are approximately 30% complete.
Lessons Learned: To Be Determined.

Project Type: G Building Paint and Flooring
Date Approved by Board: April 27, 2011
Funding Source: Measure AA
Public Process: The Site Committee will review colors on March 7th.
Design Team: WLC Architects
Project Manager: Van Pelt
General Contractor: To Be Determined
Current Project Budget: \$1,019,000
Adjustment to Budget: \$10,000. Inflation increase on January 11, 2012.
Schedule: Fall 2011 Architect Hired
Spring 2012 public bid
Summer 2012 Construction begins
Status: Design
Issues: Coordination with other projects and summer school.
Completion Date: September 2012
Changes since last report: Scope has been finalized and color selection is scheduled for March 7th. The Construction Documents are approximately 60% complete.
Lessons Learned: To Be Determined.

Project Type: Three Science Labs
Date Approved by Board: April 27, 2011
Funding Source: Measure I
Public Process: There will be several Site Committee meetings.
Design Team: HMC Architects
Project Manager: Van Pelt
General Contractor: To Be Determined
Current Project Budget: \$936,000
Adjustment to Budget: \$9,000. Inflation increase on January 11, 2012.
Schedule: Spring 2012 Architect and project manager hired
Spring 2012 schematic design
Fall 2012 Project submitted to DSA
Spring 2013 DSA approval, project bid
Summer 2013 Construction begun and completed.

Status:	Pre-Design
Issues:	Coordination with other projects and summer school.
Completion Date:	September 2013
Changes since last report:	Architect interviews were conducted. Proposals were received from the architect and project manager. Staff is recommending approval at this Board Meeting.
Lessons Learned:	To Be Determined.

OTHER SITES

HOPKINS PRE SCHOOL

<u>Project Type:</u>	<u>Modernization</u>
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	There will be several Site Committee meetings.
Design Team:	HKIT Architects
Project Manager:	Turner
General Contractor:	To Be Determined
Current Project Budget:	\$1,192,000
Adjustment to Budget:	\$12,000. Inflation increase on January 11, 2012.
Schedule:	Spring 2012 Architect and project manager hired Spring 2012 schematic design Fall 2012 Project submitted to DSA Spring 2013 DSA approval, project bid Summer 2013 Construction begun and substantially completed.
Status:	Pre-Design
Issues:	Short construction season may be a challenge. It is possible that the fire alarm replacement planned for later will need to be integrated into this project.
Completion Date:	September 2013
Changes since last report:	Architect interviews were conducted. Proposals were received from the architect and project manager. The Board approved the architect and project manager and contracts were signed.
Lessons Learned:	To Be Determined.

WEST CAMPUS

Project Type:	District Office Project
Date Approved by Board:	August 20, 2008
Funding Source:	Measure AA and Measure I
Public Process:	Two Site Committee Meetings, one Community Meeting, approval by BUSD Board, approval by Design Review (City), approval by Zoning (City). Earlier Community Meetings were held on earlier project scopes.
Design Team:	Baker Vilar Architects.
Project Manager:	Parsons
General Contractor:	Angotti and Reilly
Current Project Budget:	\$14,750,000
Adjustment to Budget:	(\$237,000). Inflation adjustment of \$1,200,000 on January 14, 2009, inflation adjustment of \$1,028,000 on January 13, 2010, adjustment after bid approval of (\$2,715,000) on September 22, 2010, adjustment to account for change orders (\$250,000).
Schedule:	Fall 2008 Architect Hired Summer 2009 Project submitted to DSA Spring 2010 DSA approval, project bid Summer 2010 Construction begins
Status:	Construction
Issues:	The project detailed does not include earlier design proposals. There were problems with the installation of temporary power. The schedule may require a slightly later move date for the first floor. Changes in administration required late changes in the design.
Completion Date:	May 2012
Changes since last report:	PG&E is scheduled to install in mid-March. Staff has requested an earlier date. The third floor flooring was installed and the ceiling tiles have been installed. The first floor ceiling grid has been installed and most of the ceiling tile. The contractor's schedule has slipped and a Spring Break move is no longer possible. The District has stated that the contractor must submit compliant schedules or he may be terminated.
Lessons Learned:	To Be Determined.

<u>Project Type:</u>	<u>Board Room</u>
Date Approved by Board:	August 20, 2008
Funding Source:	Measure AA
Public Process:	Two Site Committee Meetings, one Community Meeting, approval by BUSD Board, approval by Design Review (City), approval by Zoning (City). Earlier Community Meetings were held on earlier project scopes.
Design Team:	Baker Vilar Architects
Project Manager:	Turner
General Contractor:	To Be Determined
Current Project Budget:	\$1,991,000
Adjustment to Budget:	\$1,641,000. Significant scope adjustment, including adding City into project (\$1,258,000) on September 22, 2010, inflation adjustment (\$142,000) on April 27, 2011, recognition that the City will not partner and inflation adjustment on January 11, 2012 (\$241,000).
Schedule:	Early Spring 2010 Architect Hired Late Spring 2011 Project submitted to DSA Spring 2010 DSA approval, project bid Spring 2012 Construction begins
Status:	Permit
Issues:	The project scope will need to be modified now that it is clear that the City will no longer partner on this project. Dovetailing with the administration building project has had challenges.
Completion Date:	January 2013
Changes since last report:	The Board approved a revised architect fee.
Lessons Learned:	To Be Determined.

<u>Project Type:</u>	<u>Charter School With CTE Possibilities</u>
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	Three Site Committee Meetings and Two Community Meetings. Site Committee participated in architect selection.
Design Team:	Beverly Prior/HMC Architects
Project Manager:	Turner
General Contractor:	To Be Determined
Current Project Budget:	\$6,262,000

Adjustment to Budget: \$1,262,000. Budget was increased by \$1,000,000 on August 31, 2011 because an additional building was added when initial programming was completed and increased on January 11, 2012 to add seismically strengthening a wall and for inflation adjustment. It is probable the library demolition (approved January 11, 2012) will also be added in a future report.

Schedule: Summer 2011 Architect Hired
 Summer 2012 Project submitted to DSA
 Fall 2012 DSA approval, project bid
 Winter 2012/13 Construction begins

Status: Design

Issues: There has been some discussion of equivalent facilities. There is some concern that the current plan calls for continued use of the District's three classrooms in the administration building.

Completion Date: Winter 2013/14

Changes since last report: Design development is 50% done. We have solicited proposals for hazardous material consulting.

Lessons Learned: To Be Determined.

DERBY FIELD

Project Type: Improved Field

Date Approved by Board: April 27, 2011

Funding Source: Measure I

Public Process: Three Site Committee Meetings, two Community Meetings and Board approval. Site Committee participated in architect selection.

Design Team: WLC Architects

Project Manager: Van Pelt

General Contractor: To Be Determined

Current Project Budget: \$3,793,000

Adjustment to Budget: \$188,000. Budget was increased by \$150,000 on August 31, 2011 to recognize the accelerated schedule and to accommodate desired amenities and on January 11, 2012 for inflation (\$38,000).

Schedule: Summer 2011 Architect Hired
 Fall 2011 Project submitted to DSA
 Spring 2012 DSA approval, project bid

Status: Summer 2012 Construction begins
Permit

Issues: The project schedule is extremely tight. Gaining approval of the City (street changes), PG&E (pole relocation) and DSA is a challenge.

Completion Date: Spring 2013

Changes since last report: The City has further defined its needs to swap property. The Board will be asked to approve a revised land swap resolution. Due to these requirements and the City Council schedule, the project has been delayed. The City is still reviewing the design, and it appears that they will require storm drain improvements off the site (at Derby and Grant).

Lessons Learned: To Be Determined.

DISTRICT-WIDE

Project Type: Elevator Controls at Several Sites

Date Approved by Board: April 27, 2011

Funding Source: Measure AA

Public Process: None.

Design Team: To Be Determined

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$102,000

Adjustment to Budget: \$1,000. Inflation adjustment of January 11, 2012.

Schedule: Winter 2011/12 Architect Hired
Early Spring 2012 Project submitted to DSA
Spring 2012 DSA approval, project bid
Summer 2012 Construction begins

Status: Pre-Design

Issues: None.

Completion Date: Fall 2012

Changes since last report: The scope is being refined. We can probably only fix one elevators. We plan to hire additional consulting help to scope the project more accurately.

Lessons Learned: To Be Determined.

The Board approved ten pre-qualified contractors for projects over \$20 million. A draft of the Measure I audit was sent to the Construction Committee.

DISTRICT GOAL

V-B – Parcel Tax and Bond Revenues: Provide the best possible education for all students by effectively utilizing local parcel tax and bond revenues.

POLICY/CODE

None

FISCAL IMPACT

None

STAFF RECOMMENDATION

Receive Facilities Plan Update.

SAN FRANCISCO UNIFIED SCHOOL DISTRICT
San Francisco, California

Board meeting February 28, 2012

ACCEPTANCE OF THE FINDINGS OF THE 2010-2011 ANNUAL FINANCIAL AUDIT REPORT OF THE 2003/2006 PROPOSITION A FACILITY BOND FUND

WHEREAS, voters of the City of San Francisco approved Proposition A in 2003 and Proposition A in 2006 in order to modernize, improve and construct school facilities at certain District school sites; and

WHEREAS, California Education Code Section 15278(a) requires the governing Board of a school district to establish and appoint persons within the District to an independent citizens' oversight committee, if a bond measure authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII of the California Constitution is approved; and

WHEREAS, the purpose of the SFUSD Citizens' Bond Oversight Committee is to inform the public concerning the expenditure of bond revenues, to actively review and report on the proper expenditure of taxpayer money for school construction; and

WHEREAS, the Committee has received and reviewed the 2010-2011 annual independent financial audit report and performance audit report prepared by Vavrinek, Trine, Day & Co., LLP and has had the opportunity to ask questions of the District's independent auditor who performed the audit; and voted by a majority vote on February 22, 2012 to accept the findings of the audit; and

WHEREAS, based upon all of the information provided to the Committee and discussions held, no information came to the Committee's attention that would indicate that Bond revenues were spent for reasons other than those authorized by the 2003 & 2006 Proposition A Bonds and by Proposition 39, as follows:

1. The Bond revenues have been expended only for the purposes described in the paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution; and
2. That the Bond revenues have not been expended for any teacher or administrative salaries or other school operating expenses as prohibited by subparagraph (A) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

BE IT RESOLVED, that the Board of Education of the San Francisco Unified School District, who previously received copies of the 2010/2011 audit reports by separate cover, accepts the 2010-2011 year Audit Report and the Citizens' Bond Oversight Committee's resolution and commends the members of the Citizen's Bond Oversight Committee for their continued efforts on behalf of the Bond Program, the District and the Citizens of San Francisco.

Recommended & Submitted by:

David L. Goldin A.I.A.
Chief Facilities Officer &
Interim Bond Program Director

**SAN FRANCISCO UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE**

**ACCEPTANCE OF THE FINDINGS OF THE 2010-2011 ANNUAL FINANCIAL AUDIT
REPORT OF THE 2003/2006 PROPOSITION A FACILITY BOND FUND**

WHEREAS, voters of the City and County of San Francisco approved Proposition A in 2003 and Proposition A in 2006 in order to modernize, improve and construct school facilities at certain District school sites; and

WHEREAS, California Education Code Section 15278(a) requires the governing board of a school district to establish and appoint persons within the District to an independent citizens' oversight committee, if a bond measure authorized pursuant to paragraph (3) of subdivision (b) of Section 1 of Article XIII of the California Constitution is approved; and

WHEREAS, the purpose of the SFUSD Citizens' Bond Oversight Committee is to inform the public concerning the expenditure of bond revenues and to actively review and report on the proper expenditure of taxpayer money for school construction; and

WHEREAS, the Committee must also advise the public as to whether a school district is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution: and

WHEREAS, the Committee has received and reviewed the 2010-2011 annual independent financial audit report and performance audit report prepared by Vavrinek, Trine, Day & Co., LLP dated _____ and has had the opportunity to ask questions of the District's independent auditor who performed the audit; and voted on February 22, 2012 by majority vote of the members present (___ ayes, ___ nays, ___ abstention, ___ absent) to accept the findings of the audit; and

WHEREAS, the Committee has met and received updates from the Bond Program Manager regarding the District's implementation and progress of the 2003/2006 Proposition A Bond Program, including the receipt of monthly financial reports;

THEREFORE, BE IT RESOLVED, by the Proposition A San Francisco Unified School District Citizens' Bond Oversight Committee that, based upon all of the information provided to the Committee and discussions held, no information came to the Committee's attention that would indicate that Bond revenues were spent for reasons other than those authorized by the 2003 & 2006 Proposition A Bonds and by Proposition 39, as follows:

1. The Bond revenues have been expended only for the purposes described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution; and
2. That the Bond revenues have not been expended for any teacher or administrative salaries or other school operating expenses as prohibited by subparagraph (A) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

BE IT FURTHER RESOLVED, that the Committee commends the Bond Program management team and staff members for their continued and significant efforts in implementing the 2003 & 2006 Proposition A Facility Bond program.

Approved by:

February 22, 2012

James Quadra, Chairperson
Citizens' Bond Oversight Committee
San Francisco Unified School District

Date:

Submitted by:

February 22, 2012

David L. Goldin A.I.A.
Chief Facilities Officer
Interim Bond Program Director

Date

**SAN FRANCISCO UNIFIED SCHOOL DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE**

**ACCEPTANCE OF THE FINDINGS OF THE 2010-2011 ANNUAL FINANCIAL AUDIT
REPORT OF THE 2003/2006 PROPOSITION A FACILITY BOND FUND**

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

1720 Oregon Street, Berkeley, CA 94703

(510) 644-6066

Fax: (510) 644-8703

Minutes of the Meeting of February 16, 2012

Members Present: Stephanie Allan Susi Marzuola Carl Bridgers Nicolie Bolster-Ott
Eric Weaver Allen Nudel

Board Director Present: Josh Daniels

Staff Present: Lew Jones, Director of Facilities
Chanita Stevenson, Administrative Coordinator
Miguel Dwin, Business Services

Consultants Present: Gary Irving, Van Pelt Construction Services

Members of the Public: Richard Boyden Roy Meisner

1. *Call to Order:* The Meeting was called to order at 6:00 PM.
2. *Approval of Meeting Minutes:* A motion was made to amend the minutes to further clarify the current enrollment at Jefferson Elementary. A motion was made by Secretary Weaver to approve the minutes as amended and seconded by Member Nudel. The minutes were unanimously approved.
3. *Public Comments*
 - A member of the public requested information regarding the public address system at Berkeley High. Another member of the public made a request to allow BHS to have input on the selection of a PA system and scoreboard.
4. *Staff Report*
 - **BHS Site Committee Update:** Three meetings have been held and a schedule for future meetings has been created. The next meeting will take place March 7th. We will discuss the painting and flooring project at the G Building scheduled for this summer.
 - **BHS South of Bancroft:** The Stadium project is going well and the contractor has met his deadlines. Scheduling PG&E service has been a struggle. Phase II & III are currently out to bid. There are questions of whether to add the scoreboard to the scope of the project. The District will need to decide whether to purchase the scoreboard separately and have the contractor install it so it can be ready for the fall season. The District will make this determination next week.
 - **Contractor Prequalification:** Sixteen contractors submitted Prequalification Applications to the District for Projects greater than \$20M. Ten Contractors will be recommended for Board approval on February 22nd.
 - **BHS Community Theater Access:** Staff agrees with Committee members that signage is needed. The District will work with the Architect to provide the other required work.
 - **Derby Field:** Gary Irving from Van Pelt Construction Services provided an update regarding the status of Derby Field. Mr. Irving met with City of Berkeley Public Works on February 15th and is working on a variety of items needed to meet the revised City Council deadlines. He anticipates City approval in mid-June, with a contractor potentially being awarded a contract in September. Staff discussed the various agencies that affect the project such as DSA, PG&E and the City of Berkeley. Staff provided a revised schedule if we were able to overlap the required activities which could provide a revised project award date of June 20th. Board Director Daniels added that the City of Berkeley had issues with the fee waiver and drainage. Director Daniels also expressed concern regarding the schedule and how it will impact the 2013 Baseball season. Staff will work with the City for a resolution on these items.

- **1810 Hopkins:** BUSD staff and Mauricio Davila from Turner Construction interviewed HKIT Architects, WLC Architects, and HY Architects for this project. The selected firm will go to the Board for approval on February 22nd.
- **BHS Science Classrooms:** BUSD Staff, Co-Chair Marzuola and Member Goldin, and BHS staff interviewed WLC Architects and HMC /Beverly Prior Architects for this project. The selected firm will go to the Board for approval on March 7th.

5. *Committee Comments*

- Secretary Weaver questioned Staff regarding the Facilities Plan Update on projects related to Jefferson School, West Campus Board Room and REALM Charter School

6. *Monthly Report from Audit/Project Tracking Committee*

- Secretary Weaver stated that there was no meeting held. He noted that the draft of the Audit was distributed to the Committee before the meeting and provided a printout of committee related duties regarding the Performance Audit. Member Bridgers questioned what formula was used to come up with the selection of projects to review with the overall goal to understand what will be done next year. The committee will request information from the auditors. Miguel Dwin, representative from BUSD Accounting, stated that the auditors reviewed a sample of transactions of high and low dollar amounts of monies that were transferred along with related purchase orders and invoices.

7. *Maintenance Building:* Staff provided an overview of the schematic design of the Maintenance Building that was approved by the Board in October 2009.

8. *Schedule Next Meeting.* Next Meeting is scheduled for March 15th. Future meetings will be scheduled.

9. *Adjournment.* The meeting adjourned at 7:29 PM.