

BERKELEY UNIFIED SCHOOL DISTRICT
Construction Bond Oversight Committee

AGENDA

June 21, 2012

6:00 – 7:30 PM

BERKELEY HIGH SCHOOL

1980 ALLSTON WAY

Berkeley, CA 94704

CONFERENCE ROOM B

(510) 644-6066

6:00 PM – 6:30 PM

Tour of Facilities related to current and future projects at Berkeley High School with Baker Vilar Architects

6:30 PM

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 Projects
 - b) Update on South of Bancroft Phase III
 - c) Update on West Campus
 - d) Update on Other Projects
5. Action: Letter to the Board regarding Jefferson Concerns
6. Monthly Report from Audit/Project Tracking Committee
7. Future Meeting Dates:
 - July 19th – Project Delivery Options
 - August – West Campus Tour and Presentation (Tentative)
 - September – Presentation from the Auditor (Tentative)
8. Adjournment

Enclosures:

Minutes (Draft)

May 10, 2012

Facilities Plan Update

June 6, 2012

*Letter to Select Jefferson Parents
and Community Members*

June 8, 2012

South of Bancroft Phase III Notes

June 11, 2012

BERKELEY UNIFIED SCHOOL DISTRICT

TO: William Huyett, Superintendent
FROM: Lew Jones, Director of Facilities
DATE: June 20, 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 June 8, 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>	Replace transformer
Date Approved by Board:	September 22, 2011
Funding Source:	Measure AA
Public Process:	None
Design Team:	Camissa and Wipf
Project Manager:	Decker Electric
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:	Construction
Issues:	PG&E process is unpredictable.
Completion Date:	September 2012
Changes since last report:	The Board awarded the project. Contracts have been signed. There are project savings which will recommend a budget reduction at a future Board meeting.
Lessons learned:	PG&E approval process makes it difficult to schedule a summer project.

Malcolm X

<u>Project Type:</u>	<u>Replace roof and install solar panels over the annex.</u>
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	None
Design Team:	HY Architects
Project Manager:	Turner
General Contractor:	Rodan Builders
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:	Bid
Issues:	The budget may be inadequate. We plan to bid a portion of the project as an alternate.
Completion Date:	September 2012
Changes since last report:	The Board awarded the project. Contracts have been signed. There are additional project costs which will require an increase in the budget at a future Board meeting.
Lessons learned:	None.

BAM

<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:	Decker Electric
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

Status: Spring 2012 Bid and award
 Summer 2012 Construction
 Construction
 Issues: PG&E process unpredictable.
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. Contracts have been signed. There are project savings which will recommend a budget reduction at a future Board meeting.
 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: Rodan Builders
 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: Bid
 Issues: DSA has been slow recently
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. Contracts have been signed. There are additional project costs which will require an increase in the budget at a future Board meeting.
 Lessons learned: None.

Jefferson

Project Type: Expand Classes/Modernize.
 Date Approved by Board: April 27, 2011
 Funding Source: Measure I
 Public Process: Six Site Committee meetings and three Community Meetings will be 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 started slowly due to competing pressures at the school.
 Completion Date: August 2014
 Changes since last report: A third Community meeting was held. DSA has reviewed the corridor connecting the new classroom building to the current building and there may be some design changes required. Design development is almost complete. The design evolution and answers to community questions have been posted to the website. Five of the six Site Committee meetings have been held.
 Lessons Learned: There has been some concern about outreach efforts. Regular updates may help alleviate this concern.

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: Sun Power prepared and submitted a design development set to the District. The project appears to be moving finally and we may need to consider whether to supplement the grant with our funds very soon.
Lessons learned: PG&E and DSA process have been very slow and unreliable.

MIDDLE SCHOOLS

KING

Project Type: Upgrade the Large Field
Date Approved by Board: March 7, 2012
Funding Source: Measure AA
Public Process: Site involved in architect selection. There will be several Site Committee Meetings and one or two public meetings.
Design Team: Baker Vilar Architects
Project Manager: Turner
General Contractor: None
Current Project Budget: \$936,000
Adjustment to Budget: None.
Schedule: Spring 2012 Architect hired
Fall 2012 Design completed and submitted to DSA
Spring 2013 Project bid
Summer 2013 Construction begins
Status: Design
Issues: Some of the participants want to modify the scope of the project and install an all-weather track.
Completion Date: September 2013
Changes since last report: The first Site Committee and the first Community Meeting were held.
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: HY Architects

Project Manager:	BUSD
General Contractor:	Engineered Products
Current Project Budget:	\$265,000
Adjustment to Budget:	\$(142,000). Inflation adjustment on January 11, 2012, proposed reduction on April 11, 2012.
Schedule:	Spring 2011 Architect hired, project designed and bid Summer 2011 Construction begins
Status:	Construction
Issues:	No issues.
Completion Date:	September 2012
Changes since last report:	The Board awarded the project. There are project savings which will recommend a budget reduction at a future Board meeting.
Lessons Learned:	The sites have not thought about their locker room needs for a long time. There were late changes by both sites.

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:	\$9,318,000
Adjustment to Budget:	(\$282,000). 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, add for washer dryer is predicted to be \$100,000.
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 paving was completed, the heating is on and the building was painted, plumbing fixtures installed, signs installed and fencing installed. The elevator should be complete during the week of June 11th. The District installed a security alarm and has moved some items into the building. The laundry area has been designed and will go to an alternate contractor.

Lessons Learned: Communication within the site for this project has been problematic. Alternate mechanisms may be needed in the future.

Project Type: New Building and Grounds

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: Alten Construction

Current Project Budget: \$30,455,000

Adjustment to Budget: \$28,089,000. 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, adjustment to decrease the budget by \$5,000,000 on April 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: Construction

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: The contractor fenced the building and has begun hazardous material removal. Many other submittals have been received. The scoreboard will be received in a few days and should be installed by the first few days of August.

Lessons Learned: Site communication on identifying and removing stored material has been problematic.

Project Type: Community Theater Accessibility

Date Approved by Board: November 1, 2010

Funding Source: Measure AA

Public Process: None

Design Team: WLC Architects

Project Manager: BUSD

General Contractor: Omni Construction

Current Project Budget: \$641,000 (includes completed project)

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
 Summer 2012 Follow-on project

Status: Award

Issues: Project was a settlement of a lawsuit. There was confusion over implementation and there was a few design and contractor-caused issues. DSA was a significant challenge.

Completion Date: September 2012

Changes since last report: The follow-on project bids have been received. The Board is scheduled to award the project at this Board Meeting.

Lessons Learned: Earlier communication could mitigate some of the concerns.

Project Type: G/C Bridge Strengthening

Date Approved by Board: April 27, 2011

Funding Source: Measure AA

Public Process: None.

Design Team: WLC Architects

Project Manager: Van Pelt
 General Contractor: Cumisky Construction
 Current Project Budget: \$560,000
 Adjustment to Budget: \$45,000. Inflation adjustment of \$5,000 on January 11, 2012, recommended adjustment of \$40,000 to account for the bid.
 Schedule: Summer 2011 Architect Hired
 Fall 2011 Project to be submitted to DSA
 Summer 2012 Construction begins
 Status: Bid
 Issues: Coordination with other projects and summer school.
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. Contracts have been signed. The on-site work will begin in the week of June 18th. There are additional project costs which will require an increase in the budget at a future 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: Yancey Roofing
 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: Construction
 Issues: Coordination with other projects and summer school.
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. The preconstruction meeting was held. There are project savings which will recommend a budget reduction at a future Board meeting.
 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: Yancey Roofing
 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: Construction
 Issues: Coordination with other projects and summer school.
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. The preconstruction meeting was held. There are project savings which will recommend a budget reduction at a future Board meeting.
 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 reviewed the colors.
 Design Team: WLC Architects
 Project Manager: Van Pelt
 General Contractor: Am Woo Construction
 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: Construction
 Issues: Coordination with other projects and summer school.
 Completion Date: September 2012
 Changes since last report: The Board awarded the project. The preconstruction meeting was held. There are project savings which will recommend a budget reduction at a future Board meeting.
 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 begins.
Status:	Design
Issues:	None.
Completion Date:	September 2013
Changes since last report:	BHS decided on the three rooms to convert. A staff Site Committee Meeting was held. Schematic design has begun.
Lessons Learned:	To Be Determined.

OTHER SITES

HOPKINS PRE SCHOOL

Project Type:	Modernization
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	There will be several Site Committee meetings and one Community meeting.
Design Team:	HKIT Architects
Project Manager:	Turner
General Contractor:	To Be Determined
Current Project Budget:	\$1,246,000
Adjustment to Budget:	\$66,000. Inflation increase on January 11, 2012, increase to add fire alarm proposed April 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:	Design

Issues: Short construction season may be a challenge. The scope was adjusted to account for a fire alarm which needed to be replaced.

Completion Date: September 2013

Changes since last report: One more Site Committee Meetings was held and another is scheduled. The Community meeting was held. An initial estimate was done.

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 contractor is very late with the project and is proving to be uncooperative.

Completion Date: August 2012

Changes since last report: The main electrical switchgear components have been installed and PG&E is scheduled to turn the power on June 11th. The duct detectors have been installed. The flooring on the first floor is complete. The asphalt work is

Lessons Learned: scheduled.
The project manager requiring monthly schedule updates may have highlighted problems earlier.

Project Type: Board Room
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: We will need to discuss the mural.
Completion Date: March 2013
Changes since last report: New drawings were completed.
Lessons Learned: Earlier formal City approval to participate in the project would have saved time and some money.

Project Type: Charter School With CTE Possibilities
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: \$6,762,000
Adjustment to Budget: \$1,762,000. 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, library demolition added to the project (approved January 11, 2012).

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: Construction Documents are 20% done. The project is still over budget and a meeting to discuss this with the Principal is being set. The environmental document is coming to the Board on June 20th.

Lessons Learned: To Be Determined.

Project Type: Roof and Exterior Painting of Three Buildings

Date Approved by Board: January 11, 2012

Funding Source: Measure AA

Public Process: None.

Design Team: Beverly Prior/HMC Architects

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$700,000

Adjustment to Budget: None

Schedule: Spring 2012 Architect Hired
Summer 2012 Project bid
Fall 2012 Construction

Status: Design

Issues: None.

Completion Date: November 2012

Changes since last report: The job walk was held. Bids are due in the week of June 11th.

Lessons Learned: To Be Determined.

DERBY FIELD

<u>Project Type:</u>	<u>Improved Field</u>
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 Summer 2012 Construction begins
Status:	Award
Issues:	The project schedule is extremely tight. Gaining approval of the City (street changes), PG&E (pole relocation) and DSA is a challenge. The budget will need to be enhanced.
Completion Date:	Spring 2013
Changes since last report:	The City conducted its two hearings (May 1 st and May 15 th), the job walk was held and bids were received. The Board is being asked to award to the low bidder at this Board Meeting.
Lessons Learned:	To Be Determined.

DISTRICT-WIDE

<u>Project Type:</u>	<u>Elevator Controls at King Media</u>
Date Approved by Board:	April 27, 2011
Funding Source:	Measure AA
Public Process:	None.
Design Team:	HY Architects
Project Manager:	Turner
General Contractor:	Dream Ride Elevator
Current Project Budget:	\$150,000
Adjustment to Budget:	\$49,000. Inflation adjustment of January 11, 2012, recommended adjustment on April 11, 2012.
Schedule:	Winter 2011/12 Architect Hired Early Spring 2012 Project submitted to DSA Spring 2012 DSA approval, project bid

Status:	Summer 2012 Construction begins Construction
Issues:	None.
Completion Date:	Fall 2012
Changes since last report:	The Construction Documents were completed, the job walk was conducted and bids were received. We are recommending award to the low bidder at this Board Meeting.
Lessons Learned:	To Be Determined.

PG&E has finalized the incentive grant for the Emerson solar project and has begun to provide monthly checks.

OPSC is scheduled to act on the Emerson and the BHS stadium applications at its July Board meeting.

Several of our furniture orders have been received and others will be arriving soon.

The Joint Administrative Committee for the Project Labor Agreement was created and has met two times. A career fair was held at B-Tech on May 31st.

The furniture for Realm for next school year has been compiled and will be ordered soon.



Berkeley Unified School District

FACILITIES DIVISION

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(510) 644-6066 Fax: (510) 644-8983

June 8, 2012

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Dear Select Parents and Community Members:

Thank you for your letter of May 30, 2012. We appreciate your interest in the Jefferson project. As you may be aware, the project has been under design since September, 2012, and we have held three Community Meetings and many Site Committee Meetings. There have also been several special meetings. Many of your questions have been asked and answered before and are on the BUSD website (www.berkeleyschools.net). Nonetheless, we provide this direct response to your questions to further broaden the communication.

1. *A request for enrollment data, particularly in light of the recent Two Way Immersion (TWI) decision.*

The north zone has too many students for its population. The Admissions Office has stated that we currently have approximately 250 more elementary students who leave the north zone to attend Berkeley Schools in the other zones than there are students who attend north zone schools from the other elementary zones. The Board has chosen to keep the zones as configured. Rosa Parks currently has 420 students, Thousand Oaks currently has 430 students, Jefferson currently has 330 students. Expanding Jefferson helps equalize the population within the zone and helps minimize the number of students being forced out of the zone, but it does not completely solve the problem. The TWI decision could impact enrollment in the north zone at Rosa Parks. There could be an impact in the middle zone as well (Cragmont). Changes in enrollment in the middle zone have no effect on increasing capacity in the north zone. While the number of students who eventually leave the north zone to attend a TWI school in another zone could have some impact, staff does not believe that anything close to 250 students will leave the north zone and that the expansion is still needed.

2. *An explanation about how the budgets were calculated in Measure I.*

The Measure I construction budgets were based on two primary types of projects: special projects and system replacement projects. The expansion is a special project; the system replacement budgets are based on replacing aging building systems. In the allocations, Jefferson was treated the same as every other school in Berkeley to establish the system replacement budgets. If the expansion did not occur at Jefferson, that portion of the budget would not be spent at Jefferson. There is no evidence that the restrooms are unsanitary and that the playground is sub-standard.

3. *Request to Understand the Notice of Exemption.*

Under CEQA, the Class 2 exemption applies - reconstruction of existing facilities, which allows up to a 50% capacity increase. This is covered under Section 15302(a). If anyone wants a copy of the approved CEQA action previously submitted, posted and returned by the County, please contact us.

4. *A request to understand the yard space post construction.*

When completed, Jefferson will fall in the middle group of Berkeley elementary schools in square feet per child (Washington, Emerson and Oxford are smaller; BAM, Jefferson, Malcom X and Rosa Parks will be similar, and LeConte, John Muir, Cragmont and Thousand Oaks will have more square feet per child). The final project will have more yard space than some of our schools and less than others. There is no evidence that these are sub-standard facilities. Your letter referenced a recommended campus size from CDE. Those campus sizes are common in suburban and rural districts and are not common in urban schools.

5. *Mark the yard to better understand the construction.*

Several plans were discussed on May 30th per our commitment. We hope you received a report of that discussion. There was no commitment to mark the yard by June 1st – it is premature. Once a plan is finalized, we will erect caution tape so that interested individuals can better visualize the plan.

6. *A request for story poles.*

It is not customary to erect story poles on a school project and we do not plan to erect them.

7. *A request to define play yard funding and timing.*

The yard is funded thru Measure AA. It is scheduled to begin design in the fall of 2014 and be constructed in the summer of 2015.

8. *A request for traffic flow data.*

Jefferson is working with the Safe Routes to School organization and recently completed a walk audit. The committee met to review the findings from the recent walk audit and to discuss the traffic issues for drop off and pick up. An Associate Traffic Engineer from the City of Berkeley was present and will continue to work with us to address traffic flow and student safety issues. This committee includes school staff and parents/guardians, in addition to the Safe Routes and City of Berkeley. You may contact the school directly for any updates.

9. *A request for yard supervisor funding.*

BUSD funds noon supervisors for every elementary school. The number of supervisors for each school depends on the number of students enrolled. Jefferson will staff noon supervision positions according to the BUSD policy. The General Fund pays for noon supervisors.

10. *A request concerning PE minutes.*

This is not a construction related question, but we provide an answer nonetheless. The state of California Department of Education requires that students receive 200 minutes of physical education during a 10-day period. Currently we have a PE teacher through the Berkeley YMCA who teaches PE for 90 minutes during the 10 days. In addition classroom teachers provide PE during the 10-day period. We also employ an Instructional Specialist in PE to conduct field activities and other activities during all recess periods so students are engaged in physical fitness throughout the day. The District also partners with the City on sports activities.

11. *A request for contact person for the Measure I Committee.*

The Committee has asked that all correspondence come thru facilities staff. Chanita Stevenson is the designated contact. She may be reached at 644-6066.

12. *Increase oversight of RFP and bidding process.*

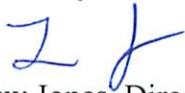
The District is governed by public bid procedures on projects. Projects are advertised and bids publicly received and read aloud. It is unclear what suggestions are being made to improve the process. Professional services are governed under a different part of the State code. There is no bid, and selection cannot be made based on price. To help clarify the District's processes as it relates to architects and project managers, we provide the following outline of our recent experience:

The District sent out RFPs to many architectural and project management firms. Twenty-nine proposals were received from architects and sixteen proposals were received from

project managers. A staff committee determined the top nine architects and six project managers to be interviewed. A committee, which included members of the construction (both) and maintenance (architect) committees, and the Superintendent reduced the pool of architects to five and the project managers to two. The Board approved the project managers and the architect pool. The Site Committee at Jefferson interviewed three of the five architect teams and recommended the selected firm. The Board approved that selection. Turner was approved by the Board to be the project manager at Jefferson.

We trust that this letter answers your questions. If you have additional questions, please do not hesitate to contact us. We appreciate your interest in the Berkeley Schools.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lew Jones', written over a light blue horizontal line.

Lew Jones, Director of Facilities

Cc: Vice President Leah Wilson
Director Josh Daniels
Council Member Linda Maio
Council Member Laurie Capitelli
Superintendent Bill Huyett
Assistant Superintendent Neil Smith
Principal Maggie Riddle
Turner Project Manager Mauricio Davila

We want to alter the plans for Phase 3, or at least get the district to do a feasibility study on the following:

1. We have a substandard 6 lane track, which means we can no longer have league meets or postseason meets at Berkeley High. This has been brought into greater focus with our joining a new league this fall with schools such as Castro Valley, San Leandro and Hayward.
2. Plans for the new visitors stands along MLK specify 5 rows, with row one at field level, meaning that anyone sitting in rows 1-4 will be looking at the backs of football players and not at a football game.
3. The berm on which these stands will be constructed is set back from the sidewalk by a significant distance, judging by the architects' concept graphics only. We need to get from the architect what this distance is in the plans.
4. It may be possible move the stands back against the sidewalk, raise them four feet, make space for an 8 lane standard track, and move the whole football field 12-14 feet west.
5. There is also a proposal from the assistant track coach, Brad Johnson, to put 8 36" lanes in the existing footprint, and we would want this looked at as an alternative.
6. This is a dramatic and pretty radical change, but if it is technically possible, we should go for it. For this, we will need a feasibility study, not an extensive study, but an open-minded measurement, rough cost estimate and discussion. It could be done in 20 hours.
7. The existing design was driven by the former principal with most, if not all, field sports excluded from the discussions. Esthetic considerations are trumping the bottom-line needs of important athletic programs and this needs a second look. Berkeley High School has a stellar legacy of achievement in Track and Field. The prospect that our school will no longer be able to host track meets is a very bitter pill to swallow. Similarly, the notion that we will have visitors' stands at field level, where spectators will not be able to see the action on the field of play, is simply unacceptable.

Berkeley Unified School District

FACILITIES PLANNING DEPARTMENT

1720 Oregon Street, Berkeley, CA 94703 (510) 644-6066 Fax: (510) 644-8703

Draft Minutes of the Meeting of May 10, 2012

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

Staff Present: Lew Jones, Director of Facilities
Chanita Stevenson, Administrative Coordinator

Consultants Present: Steve Parker, HMC Frederick Hormann, HMC Mauricio Davila, Turner

Members of the Public: Roy Meisner Richard Boyden

1. *Call to Order:* The Meeting was called to order at 6:02 PM. A motion was made by Member Bridgers to move the Staff Report behind the presentation. The motion was seconded by Co-Chair Marzuola. The motion was approved unanimously.
2. *Approval of Meeting Minutes:* The following changes were made to the minutes:
 - The first sentence of Item 9 has been changed to, “*Co-Chair Marzuola is interested in investigating options for the Alternative Delivery Methods of Projects*”.
 - In the Staff Report Section under Berkeley High School Phase II and III the following sentence was added. *There were an estimated \$5M savings from the bid.* For West Campus, the following sentence was added; *The District move-in could be July & August.* For Derby, the following sentence was added. *The Farmer’s Market is permanently moving from Derby Street to the Lorin District.*Member Bridgers moved to approve the minutes as amended and Member Bolster-Ott seconded the motion. The motion was approved unanimously.
3. *Public Comments*
 - A member of the public stated that there has been a constructive dialog regarding the regarding the laundry room. There was an offer to review BHS Phase III, the requirements and minutes. Staff suggested that the members meet with Van Pelt Construction Services.
 - Another member of the public noted that Staff was instrumental in the move of items from the old gym at Berkeley High School and was appreciative. Additionally, they were interested in learning about the next tour for the BHS Stadium. Staff explained that the next tour is scheduled was June 21st.
4. *Presentation by HMC/Beverly Prior Architects to discuss the West Campus/CTE Project*
 - Mauricio Davila from Turner Construction provided a brief timeline of events and discussed the budget. The project was approved by the Board in April 2011 with a budget of \$4.1M. Summer 2011, HMC/Beverly Prior Architects was hired. Fall 2011, Turner Construction was hired as Project Manager during the schematic design phase and several program items were identified, added and approved by the Board. This includes structural renovations and demolition of Building F (the old library building). The construction budget was increased to \$5.05M. Currently he stated the project is \$800K over budget based on the design development set and they are working to reduce scope. DSA submittal will occur this summer with construction beginning spring of 2013 in time for completion for the fall of 2013 for part and winter 2013 for the remainder of the project.
 - Steve Parker from HMC/Beverly Prior Architects, stated the scope of the project is limited to the Old Administration Building (Building A) and Building E. The scope includes structural improvements. The scope of work includes:

- a. Building A will include the removal of all partitions, augmenting and strengthening the building by constructing a sheer wall.
- b. New partitions for 14 Classrooms will be created. The breezeway will become a new lobby. New administrative offices will be created as will a shared project office.
- c. A library, staff work room and restrooms will be added to the first floor
- d. An elevator will be added for access to the 2nd floor. A stairwell will be replaced.
- e. Building E is a one story wood frame building. There will be a corridor created for access with a new ramp along with five classrooms and bathrooms. An additional ramp will be added near building B. Re-grading will also occur in the courtyard. Garden space will be created and a decomposed granite pad will be put in place where Building F will be demolished. The plan is currently for 400 students.

Questions from the Committee included:

- a. Is Building E a one-story building?
Yes, it is a wood-frame one story building. Most of the buildings are concrete, that is the only building that one story besides Building F that will be demolished.
 - b. The 400 students do not have to come from Berkeley?
Staff responded that is correct.
 - c. What happens if enrollment declines?
Staff responded he is not sure, but the District has a negotiated agreement to cover the cost of construction and if enrollment is not maintained the District could use the space. There is a small charge for use of space and staff believes that the school would consolidate to conserve costs.
 - d. Are the seismic upgrades for Building A done voluntarily?
Mr. Parker responded that it is voluntary and not required.
 - e. Will the Career Technical Education program go into these areas only?
Yes. There are no current plans to utilize the auditorium or gym. Staff added that in the future there may be future CTE programs at this site.
 - f. What is the total number of classrooms in the building?
There are a total of 17 classrooms. There are 14 classrooms in the planned project and 3 additional classrooms in the current Administration Building. Co-Chair Allan added that that these classrooms should have the infrastructure to adapt the spaces for the CTE program once it is defined.
- Frederick Hormann of HMC/Beverly Prior Architects discussed the color selection of the buildings to unify the campus. HMC/BPA has coordinated their efforts with Baker Vilar Architects. The preferred scheme includes articulating the various building heights in uses with different colors within the color scheme. The taller buildings will be lighter in color. Staff added that painting will be advertised for bid at the next Board meeting as a part of a combined roofing and painting project that will be awarded to separate contractors.

Additional Questions from the Committee included:

- a. Will there be food service available?
There are options, but the budget will have to be increased to provide them. One option would be to create a warming kitchen in the shared space or a shed could be created to house a warming kitchen. Staff noted that equivalent facilities are arguably provided if you look at the high school. In the initial study, Building G was studied for use as a cafeteria but it was rejected due to costs. Staff stated that the District would not be opposed to having the Charter School cover the costs for these upgrades.
- b. Is the color scheme approved?
The colors will be selected before the painting will occur.

- c. Where is the District in terms of planning for the potential of a new Warm Water Pool at West Campus?
Staff responded that the City would keep the pool in its current space and based on the previous plan it would only require a small amount of additional square footage.

5. *Staff Report*

- **BHS Site Committee Update:** There was a site committee met yesterday
- **BHS Stadium:** The project is going well. There have been a few minor glitches. Punchlist on the interior will begin next week. The longest lead time will be the acceptance of the elevator. Security system will be in place next week and the move will begin the following week. The weights will have to be relocated. There were meetings regarding the washer and dryer. The washer and dryer will be located in a storage area. Staff presented choices on the various washers and dryers that could be provided.
- **BHS Phase II and III:** Everything has been removed from the Old Gym. The area has been fenced off and hazardous material removal is scheduled to begin next week. The demolition is on schedule to happen and the scoreboard is scheduled to be installed. A Career Fair will be held on May 31st at B-Tech Academy from 3:30pm - 5:30pm as a part of the Project Labor Agreement. Two other fairs will be held in the future. One will target BHS graduates and one will target citizens of Berkeley.
- **BCT Follow-on Project:** A follow-on project is scheduled to happen and it will be approved on the June 20th or June 27th Board Meeting. WLC is the Architect.
- **West Campus:** The switchgear is installed and parts of the switchgear are being tested. Power to the building is driving completion.
- **Other Projects:** Bidding is all over the place. The LeConte and BAM Transformer projects were under budget. The G/C Bridge is a little over budget. G Painting project came in under budget. The G & A roof bid came in under budget.
- **Derby Field:** A jobwalk was held and 11 contractors attended. Documents are still waiting on comments from the City of Berkeley before they can be finalized. A groundbreaking ceremony is currently being scheduled.

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

- The conversation will continue regarding tracking. Co-Chair Marzuola stated earlier that a decision making process matrix should be added. Staff suggested that the Committee identify projects that should have a decision making matrix. Co-Chair Allan requested that a proposal be brought to the committee. The goal would be to provide amendments to the tracking form and to provide consistent planning and oversight.
- A comment was made that the Annual Report was well received by the Board.

7. *Committee Member Comments:*

The District has received a grant where some of the funds will be utilized for a technical component for a Community Theater Stage Program.

8. *Schedule Next Meeting:*

The next meetings are scheduled for the following dates:

- June 21st – BHS Stadium Tour
- July 19th - Design Build Presentation from Turner Construction
- August – West Campus Tour and Presentation (Tentative)
- September – Presentation from the Auditor (Tentative)

9. *Adjournment.* The meeting adjourned at 7:28 PM.