

BERKELEY UNIFIED SCHOOL DISTRICT  
Construction Bond Oversight Committee

AGENDA

April 17, 2014

6:00 – 7:30 PM

**Small Conference Room**

**1720 Oregon Street**

**Berkeley, CA 94703**

(510) 644-6066

1. Call to Order
2. Public Comments (limited to 10 minutes)
3. Discussion with KyotoUSA regarding the Changes in Net Metering Rules and Electric Tariffs
4. Approval of Meeting Minutes
5. Staff Report
6. Committee Member Comments
7. Monthly Report from Subcommittees
8. Future Meeting Dates
9. Adjournment

Enclosures:

*Minutes (Draft)*

*March 6, 2014*

*Annual Facilities Plan will be available at the meeting*

*March 12, 2014*

*Facilities Plan Update*

*April 9, 2014*

*Review Energy Usage at Berkeley Schools*  
*Approve a Direction to Expend California Clean Energy*  
*Jobs Act (Proposition 39) Energy Funds*

*March 26, 2014*

# 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 March 6, 2014

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

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

Board Members Present: Karen Hemphill, Board Director

Member of the Public: Richard Boyden

1. *Call to Order:* The meeting was called to order at 6:00 PM.
2. *Public Comments:* There were no public comments.
3. *Approval of Meeting Minutes:* The Committee requested a quick summary of the questions asked to the Auditor to be added to the minutes. There was clarification on Item 6 related to Maintenance Projects. There was a change from: Staff responded that there was discussion on how to carve out budget to take care of maintenance items to *Staff responded that they will consider how to carve out budget to take care of Maintenance items in future projects.* The minutes were approved unanimously as amended with Co-Chair Marzuola and seconded by Member Nudel.
4. *Staff Report*

### Project Updates

- **Berkeley High School:** The school moved into the new building. The project is going well. Portables are being moved in the early morning. The fitness center will open in two weeks.
- **West Campus Board Room/Charter:** This project is going well it is expected to be completed in mid-March. The first Board meeting in the new Board Room will take place on March 26<sup>th</sup>.
- **Upcoming Summer Projects:** The District is beginning to receive bids for summer projects. The bids for Pre-K came in today.
- **New projects:** Interviews were held for upcoming modernization projects at Willard, John Muir, LeConte and Berkeley High School Donahue Gym. **Annual Facilities Plan:** This plan will go to the Board on March 12<sup>th</sup>. Member Goldin asked about the budget for these projects. The construction budget for Willard is \$3M, John Muir \$1.4M, LeConte \$1.1M, BHS Donahue including solar \$1.5M, and the King Gym Modernization, which was directly assigned to Baker Vilar Architects, is around \$1.1M.
- **BHS Donahue Gym Modernization:** Co-Chair Allan asked if the Design Review Committee has been invited to participate on the site committee for this project. Staff

encouraged the Design Review subcommittee to contact him if they are interested in participating. Co-Chair Marzuola asked how this project will be noticed. The site committee has not been created yet. Member Bolster-Ott commented on the chain link fencing where the portables are. Staff responded that it will be replaced.

- **Solar Projects:** A list projects done or planned was provided. Staff stated that he would provide a detailed report of energy savings at a later date. Co-Chair Marzuola wanted to know where the most upcoming projects are in the process. BHS Donahue Gym will go to the Board to hire an Architect at the March 26<sup>th</sup> meeting and the architect for Cragmont Solar will go to Board to hire an Architect in late April. Co-Chair Marzuola asked if solar roofing projects have to go to the Division of the State Architect (DSA) for approval. Staff responded that roofing projects do not go to DSA, but Solar panels contain structural components that must go to DSA. Washington, Emerson, Malcolm X and BAM all went to DSA. Rosa Parks Solar went to DSA under a different process. Co-Chair Marzuola wanted to know if there are any savings if the District utilized a different project delivery method such as design build for a standalone roofing project. She asked if there were savings related to the Rosa Parks project. Staff responded that he was not sure if there were savings, but the project was easier. It was also very different with the Rosa Parks project as it required special permission from DSA. This project was also done by a third party through a PG&E grant and the District supplemented the project. He noted one challenge of design build is that it is not as transparent as doing a design-bid-build when it is awarded to the lowest bidder. He is open to exploring this option. Member Goldin stated that managing project delivery methods are good for discussion and directing staff in this area should not be a part of the Committee's role. He also stated that he would not recommend doing design build for smaller projects (less than \$10 million) only if the project is delivered as a turnkey project. He added that there may be some saving from design fees, but not in other areas such as materials or the work of the general contractor. There was some further discussion related to downsides of certain project delivery methods, particularly Lease Lease Back.

5. Action: Approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Secretary Weaver moved to approve the Financial Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Member Goldin seconded the report. The motion was approved unanimously.
6. Action: Approve the Performance Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Secretary Weaver moved to approve the Performance Audits for Measure I and Measure AA General Obligation Bonds for the Year Ended June 30, 2013. Co-Chair Marzuola seconded the report. The motion was approved unanimously.
7. Action: Approve Annual Report. Co-Chair Marzuola moved to approve the Annual Report. Member Goldin seconded the report. The motion was approved unanimously.

The Committee originally planned to attend the March 12<sup>th</sup> meeting and provide the report as a part of the Committee Updates. Board Director Hemphill suggested that the Committee should come on the March 26<sup>th</sup> Meeting so that the report could be on the agenda. Member Goldin will attend. The report will be amended to include signatures of the Committee Chairs.

8. Discussion of the Seismic Mitigation Program:

- AB 300 list: Staff provided information on AB 300 list. He stated the report has a lot of errors. The buildings on the list that are accurate include: BHS G&H, which the District seismically retrofitted and received seismic funds before this program existed; two small buildings at West Campus; and, the Old Gym which has been recently torn down and replaced with the M building. These are properties that have eligibility
- Funding for AB300 properties: Staff explained the challenges of applying for funding for the program. He states that the Governor has proposed sweeping the funding for this program. He stated that to qualify for funding, even retroactively for the M Building, the District would have to spend around \$25K to determine if we are eligible. Then it would take \$250K of architect/engineering fees to qualify for up to \$3.7M, if the program was available in its current capacity. Since the program is changing, there is not be enough time to qualify for funding.

9. Committee Member Comments:

- There was discussion related to new project at Berkeley High School. The Committee comments included that it was a nice building and that the kids really enjoy the building. The committee also mentioned with the new buildings that Donahue Gym sticks out as an unattractive building. The Design Review Committee will be noticed related to meetings about the Donahue Gym project.

10. Report from Subcommittees

- There were no reports from the subcommittees.

11. Future Meeting Dates:

- Our next scheduled meeting is April 17<sup>th</sup>. The following meeting will be on May 29<sup>th</sup>.

12. Adjournment.

- The meeting adjourned at 7:05PM.

# **BERKELEY UNIFIED SCHOOL DISTRICT**

**TO:** Donald Evans, Ed.D, Superintendent  
**FROM:** Lew Jones, Director of Facilities  
**DATE:** March 26, 2014  
**SUBJECT:** Review Energy Usage at Berkeley Schools and Approve a Direction to Expend California Clean Energy Jobs Act (Proposition 39) Energy Funds

## **BACKGROUND INFORMATION**

This memo will cover a number of subjects related to BUSD energy usage and will discuss and make recommendations on expenditures of Proposition 39 Funds.

BUSD began to closely track its energy usage, particularly our electricity usage, when PG&E instituted its Portfolio Manager program in 2009. Portfolio Manager is a way to benchmark energy data and to continue to receive that data in an easy to use electronic form. BUSD received significant assistance in entering the original base data from KyotoUSA as a part of their Department of Energy grant which was approved in April 2009 and resulted in the Solar Masterplan for Berkeley as well as for Oakland and Contra Costa Schools. The final Solar Masterplan document was produced in November 2011. All of our properties were entered into portfolio manager by 2011.

Related, but not directly a part of the Solar Masterplan preparation, BUSD also applied for Energy Star acknowledgment for a number of our schools. Schools are eligible for Energy Star awards if the school is in the top quarter of schools for low energy costs. All of our K-12 schools except two (John Muir and Thousand Oaks) are in the top 25% of school buildings. John Muir and Thousand Oaks are just below the threshold and there may be an anomaly in our data that pushes the schools below that level. Energy Star does not have a rubric for Adult School and pre-schools so they are not eligible.

Keeping electrical data over the course of the last five years has allowed staff to review energy trends and to consider improvements. BUSD has also engaged PG&E to provide audits of some of our buildings over the course of the last decade to provide energy efficiency proposals for individual schools.

Even though the District has most of its buildings in the top 25% (and many in the top 10%) for energy usage, there are still opportunities for improvement. The District has installed solar installations at a number of sites in the past few years, and we have also replaced inefficient lights, most notably in our multipurpose and gymnasiums in the past few years and have continued to upgrade HVAC controls. Below we chart the District sites and how schools have performed over the past few years:

| <u>Significant Savings</u> | <u>Modest Savings</u> | <u>Stayed the Same</u> | <u>Some Increase</u> |
|----------------------------|-----------------------|------------------------|----------------------|
| Washington                 | Adult                 | Jefferson              | B-Tech               |
| Malcolm X                  | BHS                   | King                   | King CDC             |
| BAM                        | Cragmont              | Longfellow             | LeConte              |
| Emerson                    | Plant Ops             | Willard                |                      |
| Rosa Parks                 | Franklin Pre-K        |                        |                      |
|                            | Hopkins               |                        |                      |
|                            | John Muir             |                        |                      |
|                            | Oxford                |                        |                      |
|                            | Thousand Oaks         |                        |                      |

Sites with significant savings are detailed below; sites with modest savings are in the 5-11% range; those that stayed the same are +/- 2%; and the sites with some increase have increased 4-8%. Not listed are West Campus and Transportation where the data still need further review. It is possible that BHS would have had either no or very little savings once an estimated energy usage of the Old Gym is removed from the old data.

All the sites with solar installation have had significant savings. Washington's bills went from approximately \$24,000/year to less than \$1,000/year; Emerson went from approximately \$25,000/year to less than \$1,000/year; Malcolm X went from approximately \$37,000/year to less than \$1,000/year; BAM went from approximately \$27,000 to less than \$4,000/year; and Rosa Parks went from \$32,000/year to less than \$18,000/year. All told, BUSD has realized a savings of over \$85,000/year for these sites.

BUSD has a number of planned solar installations. Until detailed design is completed, we can only estimate savings. The buildings planned for future solar projects with projected yearly savings are: Donahue Gym to be on-line in the Fall of 2015 with savings of up to \$25,000/year; Cragmont to be on-line in the Fall of 2015 with savings up to \$28,000/year; Berkeley Community Theater to be on-line in mid-2018 with projected savings of \$30,000/year; Oxford to be on-line in the Fall of 2019 with a projected savings up to \$25,000/year; and, the Adult School to be on-line in mid-2021 with a projected savings of \$100,000/year.

#### Proposition 39 Information and Opportunities

Proposition 39 was a measure approved by the voters on November 6, 2012. It includes funds from the State to implement energy savings projects. Districts can also apply for upfront funds to assist in evaluating the energy use and planning and applying for projects. Like most school districts, BUSD applied for the upfront funds because there was no downside to the application. Staff has attended several earlier workshops and webinars to help define the State guidelines and is attending another workshop this week now that the State has finalized their regulations.

The District is eligible for a little over \$400,000 in funding from Proposition 39 in the current year and will be eligible for a similar amount next year. The District applied for and received approximately \$130,000 in upfront planning money, which is deducted from the first year total. Any funds not used for planning can be converted into project funding.

The planning money may be used to do energy surveys and data analysis, to assist with benchmarking and in complying with the program requirements, to hire an energy manager and to use funds to train staff in energy efficiency and in how to monitor energy usage.

Given that our district is ahead of most other school districts in benchmarking, monitoring and reducing energy usage, staff is recommending that the projects be identified to determine the sites to survey rather than surveying the entire district. Based on projects previously approved by the Board and a few projects recently identified by the Maintenance Manager and the Director of Facilities, we have identified the following projects which could be implemented in the current and subsequent two Fiscal Years:

1. Motorized Pool Cover for BHS;
2. Variable Speed Dampers for G and H Building;
3. Donahue Gym Solar Project;
4. Retro-commissioning BHS buildings, if permitted by the guidelines;
5. Cragmont Solar Project; and,
6. BAM HVAC Control Project.

If these are the identified projects, we would survey BHS, Cragmont and possibly BAM. There is some potential assistance from the California Conservation Corps to help with the survey, but we may need to hire an engineering firm to assist with this task. It is also possible that we will be eligible to receive funds from the Bright Schools Program to help stretch available resources. We will also need some assistance on filling out any required paperwork. We do not recommend hiring an Energy Manager or spending funds on training personnel in monitoring energy usage at this time. The planning funds can be carried over into future years as we consider other sites that we may wish to survey in the future.

#### **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**

Proposition 39.

**FISCAL IMPACT**

Cost to be paid from the Proposition 39 Funds, which is estimated at over \$400,000 per year. There may be some savings realized in the Bond Funds which could increase the available balance for other Board priorities.

**STAFF RECOMMENDATION**

Review the information in this document. Permit staff to solicit assistance in surveying identified sites and submitting required paperwork and to identify whether we are eligible for Bright School funding. Authorize staff to proceed on the identified projects to submit, provided those projects meet the State's criteria.

## BERKELEY UNIFIED SCHOOL DISTRICT

**TO:** Donald Evans, Ed.D, Superintendent  
**FROM:** Lew Jones, Director of Facilities  
**DATE:** April 9, 2014  
**SUBJECT:** Facilities Plan Update

### BACKGROUND INFORMATION

This report is an update of the Facilities Construction Plan approved by the Board on March 12, 2014. Data in this report are current as of March 24, 2014. This report includes updates of all active construction projects. Maintenance projects are detailed in the Maintenance Quarterly Reports.

### ELEMENTARY SCHOOLS

#### Emerson

|                            |   |
|----------------------------|---|
| <u>Project Type:</u>       | <u>Grounds Improvement</u>  |
| Date Approved by Board:    | March 13, 2013  |
| Funding Source:            | Measure AA  |
| Public Process:            | Two Community meetings and three Site Committee Meetings are planned. The site was involved in architect selection.                       |
| Schematic Approval Date:   | January 15, 2014  |
| Design Team:               | Miller Company  |
| Project Manager:           | Turner  |
| General Contractor:        | To Be Determined  |
| Current Project Budget:    | \$431,000   |
| Adjustment to Budget:      | \$6,000 inflation added on January 15, 2014.  |
| Schedule:                  | Fall 2013 Approve project manager and designer<br>Winter 2013/14 Design finalize<br>Spring 2014 Bid and award<br>Summer 2014 Construction |
| Status:                    | Bid   |
| Issues:                    | None  |
| Completion Date:           | October 2014  |
| Changes since last report: | The Construction Documents were completed, DSA approved the design, and the job walk was held on March 21 <sup>st</sup> .                 |
| Lessons learned:           | In the future, the District may want to carve out some of the allocation to cover needed exterior infrastructure improvements.            |

#### LeConte

|                      |                      |
|----------------------|----------------------|
| <u>Project Type:</u> | <u>Modernization</u> |
|----------------------|----------------------|

Date Approved by Board: January 15, 2014  
 Funding Source: Measure I  
 Public Process: Three Site Committee Meetings are planned. The site was involved in architect selection.  
 Schematic Approval Date: June 2014  
 Design Team: WLC Architects  
 Project Manager: Van Pelt  
 General Contractor: To Be Determined  
 Current Project Budget: \$1,611,000  
 Adjustment to Budget: None.  
 Schedule: Spring 2014 Approve project manager and designer  
 Fall 2014 Design finalized  
 Spring 2015 Bid and award  
 Summer 2015 Construction  
 Status: Pre-Design  
 Issues: None  
 Completion Date: October 2015  
 Changes since last report: The architect is being recommended to the Board on March 26<sup>th</sup>. The kick-off meeting with the team and the Principal is scheduled for March 28<sup>th</sup>.  
 Lessons learned: None.

John Muir

Project Type: Grounds Improvement  
 Date Approved by Board: March 13, 2013  
 Funding Source: Measure AA  
 Public Process: Two Community meetings and three Site Committee Meetings were held. The site was involved in architect selection.  
 Schematic Approval Date: January 15, 2014  
 Design Team: Carducci  
 Project Manager: Turner  
 General Contractor: To Be Determined  
 Current Project Budget: \$431,000  
 Adjustment to Budget: \$6,000 inflation adjustment on January 15, 2014.  
 Schedule: Fall 2013 Approve project manager and designer  
 Winter 2013/14 Design finalize  
 Spring 2014 Bid and award  
 Summer 2014 Construction  
 Status: Bid  
 Issues: None  
 Completion Date: October 2014

Changes since last report: The Construction Documents were completed, DSA approved the design, and the job walk was held on March 21<sup>st</sup>. The State required some small changes to a restroom in the building which we will do with our maintenance employees.

Lessons learned: In the future, the District may want to carve out some of the allocation to cover needed exterior infrastructure improvements.

Project Type: Modernization

Date Approved by Board: January 15, 2014

Funding Source: Measure I

Public Process: Three Site Committee Meetings are planned. The site was involved in architect selection.

Schematic Approval Date: June 2014

Design Team: Baker Vilar Architects

Project Manager: Van Pelt

General Contractor: To Be Determined

Current Project Budget: \$2,061,000

Adjustment to Budget: None

Schedule: Spring 2014 Approve project manager and designer  
 Fall 2014 Design finalize  
 Spring 2015 Bid and award  
 Summer 2015 Construction

Status: Pre-Design

Issues: None

Completion Date: October 2015

Changes since last report: The architect is being recommended to the Board on March 26<sup>th</sup>. The kick-off meeting with the team and the Principal is scheduled for March 28<sup>th</sup>.

Lessons learned: None

Malcolm X and Longfellow

Project Type: Painting, Flooring, and Stucco Replacement

Date Approved by Board: March 12, 2014

Funding Source: Measure I

Public Process: None Planned

Schematic Approval Date: None Planned

Design Team: To Be Determined

Project Manager: Van Pelt

General Contractor: To Be Determined

|                            |   |
|----------------------------|---|
| Current Project Budget:    | \$1,925,000   |
| Adjustment to Budget:      | None  |
| Schedule:                  | Spring 2014 Approve project manager and architect<br>Fall 2014 Finalize design<br>Spring 2015 Bid and award<br>Summer 2015 Construction |
| Status:                    | Pre-Design  |
| Issues:                    | None  |
| Completion Date:           | October 2015  |
| Changes since last report: | The Board is being asked to approve the project manager at this Board Meeting.  |
| Lessons learned:           | None  |

### Cragmont

|                            |   |
|----------------------------|---|
| <u>Project Type:</u>       | <u>Roof and Solar</u>   |
| Date Approved by Board:    | March 12, 2014  |
| Funding Source:            | Measure I   |
| Public Process:            | None Planned  |
| Schematic Approval Date:   | None Planned  |
| Design Team:               | To Be Determined  |
| Project Manager:           | Van Pelt  |
| General Contractor:        | To Be Determined  |
| Current Project Budget:    | \$1,521,000   |
| Adjustment to Budget:      | None  |
| Schedule:                  | Spring 2014 Approve project manager and architect<br>Fall 2014 Finalize design<br>Spring 2015 Bid and award<br>Summer 2015 Construction |
| Status:                    | Pre-Design  |
| Issues:                    | None  |
| Completion Date:           | October 2015  |
| Changes since last report: | The Board is being asked to approve the project manager at this Board Meeting.  |
| Lessons learned:           | None  |

### Washington and BAM

|                         |  |
|-------------------------|--|
| <u>Project Type:</u>    | <u>Portable Replacement</u>  |
| Date Approved by Board: | January 9, 2013  |
| Funding Source:         | Measure AA   |
| Public Process:         | Five Site Committee meetings at Washington and four at BAM. Two Community Meetings at Washington and one at BAM. In addition, there were several informational meetings at |

Washington.

Schematic Approval Date: September 11, 2013  
 Design Team: HKIT Architects  
 Project Manager: Van Pelt  
 General Contractor: To Be Determined  
 Current Project Budget: \$2,623,000  
 Adjustment to Budget: \$75,000. There was an increase of \$145,000 to add sinks on September 11, 2013 and a decrease of \$70,000 because the King project was removed from the plan (and that money was reserved for the planned demolition).

Schedule: Winter 2012/13 Approve project manager and architect  
 Fall 2013 Complete Schematic design  
 Winter 2013/2014 Finalize design  
 Spring 2014 Bid and award  
 Summer 2014 Construction

Status: Bid  
 Issues: Reconfiguration of portables, particularly at Washington and an interest in a more permanent solution to the street closure at Washington. The Board decided to consider the matter in September rather than June, which makes the schedule very tight.

Completion Date: October 2014  
 Changes since last report: The Board is being asked to approve the BAM garden at the March 26<sup>th</sup> Meeting. The portable project is out to bid and the job walk was held. Bids are due in early April.

Lessons learned: Better outreach efforts may have minimized concerns.

Jefferson

Project Type: Expand Classes/Modernize.

Date Approved by Board: April 27, 2011  
 Funding Source: Measure I  
 Public Process: Seven Site Committee meetings and four Community Meetings were held. The site was involved in architect selection.

Schematic Approval Date: March 7, 2012  
 Design Team: WLC Architects  
 Project Manager: Turner  
 General Contractor: BHM  
 Current Project Budget: \$9,983,000  
 Adjustment to Budget: \$2,747,000. Increased allocation and inflation

adjustment on January 11, 2012 (\$472,000), approval for structural review (\$80,000) on September 12, 2012, approval of structural upgrade on October 24, 2012 (\$1,400,000), inflation adjustment on January 9, 2013 (\$184,000) and increase when the bids was awarded on May 8, 2013 (\$611,000).

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  
Construction

Status: Construction

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

Completion Date: October 2014

Changes since last report: The administration/library building finishes are close to being completed. We plan to compile a punch list on April 7<sup>th</sup> and move the main office on April 13<sup>th</sup>. We are building a temporary stair so that most people can access the building from the side street (Acton) while the permanent stair to the street is being completed. In the classroom building, the glazing is 95% complete, the exterior plaster is underway and the drywall is 75% complete.

Lessons Learned: There has been some concern about outreach efforts. Regular updates may help alleviate this concern.

Rosa Parks

Project Type: Re-Roof

Date Approved by Board: January 15, 2014

Funding Source: Measure AA

Public Process: None Planned

Schematic Approval Date: None Planned

Design Team: Skyline Engineering

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$928,000

Adjustment to Budget: None

Schedule: Winter 2014 Approve project manager and designer  
Spring 2014 Bid and award  
Summer 2014 Construction

|                            |  |
|----------------------------|--|
| Status:                    | Bid  |
| Issues:                    | None   |
| Completion Date:           | October 2014   |
| Changes since last report: | The designer completed Construction Documents. The bid walk was held on March 21 <sup>st</sup> . |
| Lessons learned:           | None   |

## MIDDLE SCHOOLS

### King

|                            |  |
|----------------------------|--|
| <u>Project Type:</u>       | <u>Modernization of the Gymnasium</u>  |
| Date Approved by Board:    | January 15, 2014   |
| Funding Source:            | Measure I  |
| Public Process:            | Three Site Committee Meetings are planned.   |
| Schematic Approval Date:   | June 2014  |
| Design Team:               | Baker Vilar Architects   |
| Project Manager:           | Van Pelt   |
| General Contractor:        | To Be Determined   |
| Current Project Budget:    | \$1,654,000  |
| Adjustment to Budget:      | None.  |
| Schedule:                  | Spring 2014 Approve project manager and designer<br>Fall 2014 Design finalize<br>Spring 2015 Bid and award<br>Summer 2015 Construction |
| Status:                    | Pre-Design   |
| Issues:                    | None   |
| Completion Date:           | October 2015   |
| Changes since last report: | The Board approved the architect. The kick-off meeting with the team and the Vice Principal was held.                                  |
| Lessons learned:           | None.  |

### Longfellow

|                          |   |
|--------------------------|---|
| <u>Project Type:</u>     | <u>New Cafeteria</u>  |
| Date Approved by Board:  | January 9, 2013   |
| Funding Source:          | Measure I   |
| Public Process:          | There have been seven Site Committee meetings and two Community meetings. |
| Schematic Approval Date: | June 26, 2013   |
| Design Team:             | HKIT  |
| Project Manager:         | Turner  |
| General Contractor:      | To Be Determined  |
| Current Project Budget:  | \$5,276,000   |
| Adjustment to Budget:    | Inflation adjustment of \$74,000 on January 15,                           |

Schedule: 2014.  
Spring 2013 Architect and project manager hired  
Summer 2013 schematic design  
Spring 2014 Project submitted to DSA  
Fall 2014 DSA approval, project bid  
Winter 2014/2015 Construction to begin

Status: Permit

Issues: Making the street crossing safer will be an issue.  
Coordination with the garden program is an issue.

Completion Date: January 2016

Changes since last report: DSA has commented on the design. The architect has submitted the street work to the City.

Lessons Learned: To Be Determined

Willard

Project Type: Grounds Improvement

Date Approved by Board: March 13, 2013

Funding Source: Measure I

Public Process: Two Community meetings and three Site Committee Meetings were held. The site was involved in architect selection.

Schematic Approval Date: January 15, 2014

Design Team: Carducci

Project Manager: Turner

General Contractor: To Be Determined

Current Project Budget: \$431,000

Adjustment to Budget: \$6,000 inflation adjustment on January 15, 2014.

Schedule: Fall 2013 Approve project manager and designer  
Winter 2013/14 Design finalize  
Spring 2014 Bid and award  
Summer 2014 Construction

Status: Design

Issues: None

Completion Date: October 2014

Changes since last report: The Construction Documents were completed, and the job walk was held on March 21<sup>st</sup>.

Lessons learned: None

Project Type: Modernization

Date Approved by Board: January 15, 2014

Funding Source: Measure I

Public Process: Three Site Committee Meetings and one Community Meeting are planned. The site was involved in architect selection.

Schematic Approval Date: June 2014

Design Team: Baker Vilar

Project Manager: Van Pelt

General Contractor: To Be Determined

Current Project Budget: \$4,131,000

Adjustment to Budget: None

Schedule: Spring 2014 Approve project manager and designer  
Fall 2014 Design finalize  
Spring 2015 Bid and award  
Summer 2015 Construction

Status: Pre-Design

Issues: None

Completion Date: October 2015

Changes since last report: The architect is being recommended to the Board on March 26<sup>th</sup>. The kick-off meeting with the team and the Principal is scheduled for March 27<sup>th</sup>.

Lessons learned: None

## HIGH SCHOOLS

### BERKELEY HIGH

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.

Schematic Approval Date: August 20, 2008

Design Team: Baker Vilar Architects

Project Manager: Van Pelt

General Contractor: Alten Construction

Current Project Budget: \$31,585,000, includes \$1,134,000 in Measure AA

Adjustment to Budget: \$28,084,000. 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 \$28,433,000 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:

November 2014

Changes since last report:

The gyms and the fitness center were completed and furnished. The portables have been removed and site work has begun.

Lessons Learned:

Site communication on identifying and removing stored material was problematic.

Project Type:

Science Labs

Date Approved by Board:

April 27, 2011

Funding Source:

Measure I

Public Process:

There have been two Site Committee meetings.

Schematic Approval Date:

June 27, 2012

Design Team:

HMC Architects

Project Manager:

Van Pelt

General Contractor:

To Be Determined

Current Project Budget:

\$852,000

Adjustment to Budget:

(\$75,000). Inflation increase on January 11, 2012 (\$9,000), reducing the project to two classrooms on October 24, 2012 (\$236,000), inflation allocation on January 9, 2013) (\$15,000), increase for fire sprinklers on September 11, 2013 (\$109,000) and inflation adjustment on January 15, 2014 (\$12,000).

Schedule:

Spring 2012 Architect and project manager hired  
Spring 2012 schematic design  
Fall 2012 Project submitted to DSA

Status: Spring 2013 DSA approval, project bid  
Summer 2013 Construction begins.  
Bid  
Issues: DSA's new interpretation that fire sprinklers are  
required delayed construction.  
Completion Date: September 2014.  
Changes since last report: The Board is being asked to approve the  
contractor at this Board Meeting.  
Lessons Learned: Better communication between the High School  
and the Superintendent may have permitted the  
third classroom to be approved.

Project Type: Solar and Modernization of Donahue Gym  
Date Approved by Board: January 15, 2014  
Funding Source: Measure I  
Public Process: Three Site Committee Meetings are planned.  
The site was involved in architect selection.  
Schematic Approval Date: June 2014  
Design Team: WLC Architects  
Project Manager: Van Pelt  
General Contractor: To Be Determined  
Current Project Budget: \$4,131,000  
Adjustment to Budget: None  
Schedule: Spring 2014 Approve project manager and  
designer  
Fall 2014 Design finalize  
Spring 2015 Bid and award  
Summer 2015 Construction

Status: Pre-Design  
Issues: None  
Completion Date: October 2015  
Changes since last report: The architect is being recommended to the  
Board on March 26<sup>th</sup>. The kick-off meeting with  
the team and the Principal is tentatively  
schedule for just after Spring Break.  
Lessons learned: None

Project Type: Pool UV Filter  
Date Approved by Board: March 12, 2014  
Funding Source: Measure AA  
Public Process: None Planned  
Schematic Approval Date: None Planned  
Design Team: To Be Determined  
Project Manager: BUSD  
General Contractor: To Be Determined

Current Project Budget: \$130,000  
 Adjustment to Budget: None.  
 Schedule: Spring 2014 Approve engineer and filter company  
 Summer 2014 Install and test equipment  
 Status: Pre-Design  
 Issues: None  
 Completion Date: August 2014  
 Changes since last report: Staff solicited a proposal for engineering and construction of a ultraviolet filter for the BHS pool.  
 Lessons learned: None

B-Tech

Project Type: Science Lab and Modernization  
 Date Approved by Board: January 9, 2013  
 Funding Source: Measure I  
 Public Process: There were several Site Committee meetings.  
 Schematic Approval Date: June 12, 2013  
 Design Team: WLC Architects  
 Project Manager: Van Pelt  
 General Contractor: To Be Determined  
 Current Project Budget: \$810,000  
 Adjustment to Budget: \$103,000. Added funds to cover the estimate on September 11, 2013 (\$48,000). Added funds to cover the Public address system (\$44,000) and to add for inflation (\$11,000) on January 15, 2014.  
 Schedule: Spring 2013 Architect and project manager hired  
 Summer 2013 schematic design  
 Fall 2013 Project submitted to DSA  
 Spring 2014 DSA approval, project bid  
 Summer 2014 Construction begins.  
 Status: Permit  
 Issues: None  
 Completion Date: October 2014  
 Changes since last report: Bids were received and the low bidder is being recommended to the Board at this Board Meeting.  
 Lessons Learned: None

OTHER SITES

Hopkins Pre-School  
Project Type: Modernization

Date Approved by Board: April 27, 2011  
 Funding Source: Measure AA  
 Public Process: There have been several Site Committee meetings and one Community meeting.  
 Schematic Approval Date: June 27, 2012  
 Design Team: HKIT Architects  
 Project Manager: Turner  
 General Contractor: Sausal  
 Current Project Budget: \$1,760,000  
 Adjustment to Budget: \$580,000. Inflation increase on January 11, 2012 (\$12,000), increase to add fire alarm on April 11, 2012 (\$54,000), project scope increased on June 27, 2012 (\$525,000), inflation adjustment on January 9, 2013 (\$35,000), release of some contingencies on September 11, 2013 (\$46,000).  
 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 to begin  
 Status: Punch List  
 Issues: The scope was adjusted to account for code and programmatic issues.  
 Completion Date: April 2014  
 Changes since last report: Several punch list items were completed, but there are still four of five small items on the list.  
 Lessons Learned: To Be Determined

King and Franklin Pre-School

Project Type: Addition  
 Date Approved by Board: January 9, 2013  
 Funding Source: Measure I  
 Public Process: There will be three Site Committee meetings and two Community meetings.  
 Schematic Approval Date: To Be Determined  
 Design Team: WLC Architects  
 Project Manager: Turner  
 General Contractor: To Be Determined  
 Current Project Budget: \$3,144,000  
 Adjustment to Budget: \$43,000. Inflation adjustment on January 15, 2014 (\$43,000).  
 Schedule: Spring 2013 Architect and project manager

hired  
 Summer 2013 schematic design  
 Late Fall 2013 Project submitted to DSA  
 Spring 2014 DSA approval, project bid  
 Summer 2014 Construction to begin  
 Bid  
 Status: Bid  
 Issues: No decision has been made of which spaces will be used for transitional kindergarten and which will be used for pre-school.  
 Completion Date: October 2014  
 Changes since last report: Bids were received and a contractor is being recommended for approval on March 26<sup>th</sup>.  
 Lessons Learned: To Be Determined

West Campus

|                          |  |
|--------------------------|--|
| <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.   |
| Schematic Approval Date: | No one date.   |
| Design Team:             | Baker Vilar Architects   |
| Project Manager:         | Turner   |
| General Contractor:      | D.L. Falk  |
| Current Project Budget:  | \$3,334,000  |
| Adjustment to Budget:    | \$2,984,000. 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), inflation adjustment and to account for a re-estimated project on January 9, 2013 (\$750,000), and an increase of \$593,000 at bid to increase the scope of work and also to account for inflation from January 1, 2013. |
| Schedule:                | Early Spring 2010 Architect Hired<br>Late Spring 2011 Project submitted to DSA<br>Summer 2012 Revised Plan Submitted to DSA<br>Fall 2012 Construction begins   |
| Status:                  | Punch List   |
| Issues:                  | None   |

Completion Date: April 2014  
Changes since last report: All the systems have been installed except for the signage, two rails and the doors near the dais. The punch list has been created except for the mechanical punch list which is being scheduled. The furniture was supplied and installed. The first Board Meeting is scheduled for March 26<sup>th</sup>. Several trainings have been held.

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.

Schematic Approval Date: December 14, 2011

Design Team: Beverly Prior/HMC Architects

Project Manager: Turner

General Contractor: D.L. Falk

Current Project Budget: \$7,609,000

Adjustment to Budget: \$2,608,000. 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 (\$762,000) and the budget was adjusted to add one roof and to account for a low estimate by the architect in August 2011 (\$950,000), inflation adjustment on January 9, 2013 (\$154,000), final lower bid adjustment (\$258,000).

Schedule: Summer 2011 Architect Hired

Summer 2012 Project submitted to DSA

Fall 2012 DSA approval, project bid

Winter 2012/13 Construction begins

Status: Punch List

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: March 2014  
 Changes since last report: The elevator installation is now complete. The “red building” was punch listed and is able to be occupied. The furniture was installed. The courtyard was open to the charter school on March 20<sup>th</sup>. The elevator inspector is being scheduled. The contractor plans to do a little asphalt work over the Spring Break.  
 Lessons Learned: To Be Determined

Multiple Sites

Project Type: Public Address and Camera Project  
 Date Approved by Board: March 12, 2014  
 Funding Source: Measure AA  
 Public Process: None Planned  
 Schematic Approval Date: None Planned  
 Design Team: To Be Determined  
 Project Manager: Van Pelt  
 General Contractor: To Be Determined  
 Current Project Budget: \$775,000  
 Adjustment to Budget: None  
 Schedule: Spring 2014 Approve project manager and architect  
 Fall 2014 Finalize design  
 Spring 2015 Bid and award  
 Summer 2015 Construction  
 Status: Pre-Design  
 Issues: None  
 Completion Date: October 2015  
 Changes since last report: The Board is being asked to approve the project manager at this Board Meeting.  
 Lessons learned: None