

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Lew Jones, Director of Facilities
DATE: January 14, 2015
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 December 30, 2014. This report includes updates of all active construction projects. Maintenance projects are detailed in the Maintenance Quarterly Reports.

ELEMENTARY SCHOOLS

LeConte

Project Type:	Modernization
Date Approved by Board:	January 15, 2014
Funding Source:	Measure I
Public Process:	Three Site Committee Meetings were held. 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:	Permit
Issues:	None
Completion Date:	October 2015
Changes since last report:	The maintenance meeting was held. The project manager has completed their estimate.
Lessons learned:	None

John Muir

Project Type:	Modernization
Date Approved by Board:	January 15, 2014
Funding Source:	Measure I
Public Process:	Three Site Committee Meetings were held. The site was involved in architect selection.

Schematic Approval Date:	June 11, 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:	Permit
Issues:	None
Completion Date:	October 2015
Changes since last report:	An informational Community Meeting was held. The project manager completed the constructability review and estimate.
Lessons learned:	None

Malcolm X and Longfellow

<u>Project Type:</u>	<u>Painting, Flooring, and Stucco Replacement</u>
Date Approved by Board:	March 12, 2014
Funding Source:	Measure I
Public Process:	None Planned
Schematic Approval Date:	None Planned
Design Team:	WLC Architects
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 Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Permit
Issues:	None
Completion Date:	October 2015
Changes since last report:	The project manager completed the constructability review and estimate. The hazardous material specifications were completed.
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:	HY Architects
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 Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Bid
Issues:	None
Completion Date:	October 2015
Changes since last report:	We are asking the Board to approve bidding this project 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:	Bay Construction
Current Project Budget:	\$2,495,000
Adjustment to Budget:	\$(50,000). There was an increase of \$145,000 to add sinks on September 11, 2013, a decrease of \$70,000 because the King project was removed from the plan (and that money was reserved for the planned demolition), an increase of \$38,000 on April 23, 2014 and a decrease of \$166,000 on September 10, 2014.
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: Punch List
 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 made the schedule very tight.
 Completion Date: January 2015
 Changes since last report: The contractor is working on the punch list and plans to complete it in the next week.
 Lessons learned: Better outreach efforts may have minimized concerns.

BAM (Whittier)

Project Type: Grounds Improvement
 Date Approved by Board: March 12, 2014
 Funding Source: Measure AA
 Public Process: Two Community meetings and three Site Committee Meetings will be held. The site was involved in architect selection.
 Schematic Approval Date: January 15, 2014
 Design Team: Carducci Associates
 Project Manager: Van Pelt
 General Contractor: TBD
 Current Project Budget: \$431,000
 Adjustment to Budget: None
 Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: Design
 Issues: None
 Completion Date: October 2015
 Changes since last report: The Board approved the schematic design. The site survey was completed.
 Lessons learned: None

Jefferson

Project Type: Grounds Improvement
 Date Approved by Board: March 12, 2014
 Funding Source: Measure AA
 Public Process: Two Community meetings and three Site

Committee Meetings will be held. The site was involved in architect selection.

Schematic Approval Date: January 15, 2014
 Design Team: Carducci Associates
 Project Manager: Van Pelt
 General Contractor: TBD
 Current Project Budget: \$516,000
 Adjustment to Budget: \$85,000 on December 10, 2014.
 Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction

Status: Design
 Issues: None
 Completion Date: October 2015
 Changes since last report: The Board approved the schematic design and increased the budget. The site survey was completed.

Lessons learned: None

Rosa Parks

Project Type: Painting and Flooring

Date Approved by Board: March 12, 2014
 Funding Source: Measure AA
 Public Process: None Planned
 Schematic Approval Date: None Planned
 Design Team: Baker Vilar Architects
 Project Manager: Van Pelt
 General Contractor: To Be Determined
 Current Project Budget: \$564,000
 Adjustment to Budget: None
 Schedule: Fall 2014 Approve project manager and architect
 Winter 2014/15 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction

Status: Design
 Issues: None
 Completion Date: September 2015
 Changes since last report: The kick-off meeting with the site was held. The schematic design has begun.

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 were held.
Schematic Approval Date:	June 11, 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 Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Permit
Issues:	None
Completion Date:	October 2015
Changes since last report:	The project manager completed the constructability review and the estimate.
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:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$5,376,000
Adjustment to Budget:	\$174,000. Inflation adjustment of \$74,000 on January 15, 2014 and adjustment to add walk-in refrigerator on October 22, 2014 (\$100,000).
Schedule:	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:	Award
Issues:	Making the street crossing safer could be an issue. Coordination with the garden program is an issue.

Completion Date: January 2016
Changes since last report: Pre-Qualification of General Contractors was conducted. Bids were received. The low bidder is being recommended to the Board at this Board Meeting.
Lessons Learned: To Be Determined

Willard

Project Type: Modernization
Date Approved by Board: January 15, 2014
Funding Source: Measure I
Public Process: Three Site Committee Meetings and one Community Meeting were held. 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: Permit
Issues: None
Completion Date: October 2015
Changes since last report: The Board approved the hazardous material consultant. DSA has begun their review. The project manager has begun the estimate.
Lessons learned: None

HIGH SCHOOLS

BERKELEY HIGH

Project Type: Solar and Modernization of Donahue Gym
Date Approved by Board: January 15, 2014
Funding Source: Measure I
Public Process: Four Site Committee Meetings were held. 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: \$2,364,000

Adjustment to Budget: \$300,000. Increase on September 10, 2014 to add exterior improvements.

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

Status: Permit

Issues: None

Completion Date: October 2015

Changes since last report: The maintenance meeting was held. The project manager completed the estimate and is almost complete with the constructability review.

Lessons learned: None

Project Type: Grounds Improvement

Date Approved by Board: March 12, 2014

Funding Source: Measure AA

Public Process: Two Community meetings and three Site Committee Meetings were held.

Schematic Approval Date: January 15, 2014

Design Team: Verde

Project Manager: Van Pelt

General Contractor: TBD

Current Project Budget: \$581,000

Adjustment to Budget: None.

Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction

Status: Design

Issues: None

Completion Date: October 2015

Changes since last report: The third Site Committee Meeting was held. The video has been shot and the schematic design is being recommended for approval at this Board Meeting.

Lessons learned: None.

Project Type: Painting and Flooring of H Building

Date Approved by Board: March 12, 2014

Funding Source: Measure AA

Public Process: None Planned

Schematic Approval Date: None Planned

Design Team:	Baker Vilar Architects
Project Manager:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$882,000
Adjustment to Budget:	None
Schedule:	Fall 2014 Approve project manager and architect Winter 2014/15 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Design
Issues:	None
Completion Date:	September 2015
Changes since last report:	The kick-off meeting with the site was done. The schematic design has begun.
Lessons learned:	None

OTHER SITES

Multiple Sites

<u>Project Type:</u>	<u>Public Address and Camera Project</u>
Date Approved by Board:	March 12, 2014
Funding Source:	Measure AA
Public Process:	None Planned
Schematic Approval Date:	None Planned
Design Team:	WLC Architects
Project Manager:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$826,000 +\$537,000 = \$1,361,000
Adjustment to Budget:	\$50,000. The Board approved an increase on October 22 nd to conform with an earlier estimate.
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Design
Issues:	None
Completion Date:	October 2015
Changes since last report:	The maintenance meeting was held. Staff is requesting the authority to bid this project. The estimate has been received and staff is recommending an increased budget for this project.
Lessons learned:	None

There are a few smaller projects that are being coordinated by the Maintenance or Operations Manager (a few additional camera and PA installations replacement of a partition at BAM, HVAC control replacement at BAM, a small garden at Longfellow, sidewalk replacement at multiple sites, removal of some bamboo and adding a small fence at Jefferson). These smaller projects are not separately detailed.

Staff has received updated General Conditions for construction projects to account for the changes in legislation. Staff is recommending that the Board approve inflation adjustments at this Board Meeting.