

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Timothy E. White, Executive Director of Facilities
DATE: May 20, 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 May 8, 2015. This report includes updates of all active construction projects. Maintenance projects are detailed in the Maintenance Quarterly Reports.

ELEMENTARY SCHOOLS

LeConte

<u>Project Type:</u>	<u>Modernization</u>
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:	\$1,660,664
Adjustment to Budget:	Increase to budget on January 15, 2015 in the amount of \$48,783 for inflation
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalized Spring 2015 Bid and award Summer 2015 Construction
Status:	Bid
Issues:	None
Completion Date:	October 2015
Changes since last report:	Project bid, Pending Board Decision
Lessons learned:	Bid climate has changed

LeConte, Thousand Oaks and John Muir

<u>Project Type:</u>	<u>Portable Addition</u>
Date Approved by Board:	January 28, 2015
Funding Source:	Measure I
Public Process:	Two community meetings will be held at each site. Three Site Committee meetings are

	scheduled.
Schematic Approval Date:	To Be Determined
Design Team:	To Be Determined
Project Manager:	Van Pelt
General Contractor:	To Be Determined
Current Project Budget:	\$1,466,500
Adjustment to Budget:	None
Schedule:	Winter 2015 Approve project manager and architect Spring 2015 Complete Schematic design Fall 2015 Finalize design Winter - Spring 2016 Bid and award Summer 2016 Construction
Status:	Pre-Design
Issues:	None.
Completion Date:	October 2016
Changes since last report:	One Community Meeting and two Site Committee meetings held for each site. Final Community Meeting to take place second week of May
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:	\$2,121,998
Adjustment to Budget:	Increase to budget in January 2015 for \$61,665 to cover inflation
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Postponed for Summer 2016
Issues:	None
Completion Date:	To Be Determined
Changes since last report:	Project bid and came in over budget. Board rejected all bids.
Lessons learned:	Bid climate has changed

Malcolm X

Project Type: Windows 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: WLC Architects

Project Manager: Van Pelt

General Contractor: To Be Determined

Current Project Budget: \$1,984,354 (Total budget for MX and Longfellow)

Adjustment to Budget: Increase of \$59,354 on January 15, 2015 for estimates.

Schedule: Spring 2014 Approve project manager and architect
Fall 2014 Finalize design
Spring 2015 Bid and award
Summer 2015 Construction

Status: Bid. Pending Board Approval

Issues: None

Completion Date: To Be Determined

Changes since last report: Board rejected all bids and split this project from Longfellow Painting project.

Lessons learned: Bid climate has changed

Cragmont

Project Type: Roof and Solar

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: Stronger Building Services

Current Project Budget: \$1,328,500

Adjustment to Budget: Decrease Project Budget by \$192,500 because of bid savings.

Schedule: Spring 2014 Approve project manager and architect
Fall 2014 Finalize design
Spring 2015 Bid and award
Summer 2015 Construction

Status: pre-construction

Issues: None

Completion Date: October 2015

Changes since last report: Notice to Proceed was issued on May 4, 2015 to Stronger Building Services, Inc.
Lessons learned: None

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: Guerra Construction Group
Current Project Budget: \$425,700
Adjustment to Budget: Decrease Project Budget by \$5,300 due to bid savings
Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
Winter 2014/15 Design finalize
Spring 2015 Bid and award
Summer 2015 Construction
Status: pre-construction
Issues: None
Completion Date: October 2015
Changes since last report: BAM Grounds Notice of Award issued on April 23, 2015
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: \$689,300
Adjustment to Budget: \$85,000 on December 10, 2014. \$23,750 on April 8, 2015. \$150,000 on April 22, 2015.
Schedule: Summer 2014 Approve project manager; Fall

Status: 2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 Bid
 Issues: None
 Completion Date: October 2015
 Changes since last report: Bid, Board Decision Pending
 Lessons learned: Bid climate has changed.

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: Affordable Painting Services
 Current Project Budget: \$490,200
 Adjustment to Budget: Increase in budget of \$17,200 January 14, 2015. Decrease in budget due to bid savings \$91,000.
 Schedule: Fall 2014 Approve project manager and architect
 Winter 2014/15 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: pre-construction
 Issues: None
 Completion Date: September 2015
 Changes since last report: Bid was April 7. Board award was April 22nd.
 Lessons learned: None

MIDDLE SCHOOLS

King

Project Type: Modernization of the Gymnasium
 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: FRC Construction
 Current Project Budget: \$ 2,231,747

Adjustment to Budget: Increase of \$48, 324 on January 15, 2015.
Increase of \$530,000 on April 8, 2015 to cover higher bid costs.

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

Status: pre-construction

Issues: None

Completion Date: October 2015

Changes since last report: Notice of Award issued on April 9, 2015, Notice to Proceed issued on May 6, 2015

Lessons learned: Bid climate has changed.

Longfellow

Project Type: New Cafeteria

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: DL Falk Construction

Current Project Budget: \$5,375,815

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: Construction

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

Completion Date: March 2016

Changes since last report: foundation under construction

Lessons Learned: To Be Determined

Longfellow

Project Type: Painting and Waterproofing

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:	\$1,984,354 (Total budget with Malcolm X)
Adjustment to Budget:	Increase of \$59,354 on January 15, 2015 for estimates (for both Longfellow and Malcolm X)
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Bid. Pending Board Approval
Issues:	None
Completion Date:	October 2015
Changes since last report:	Board split this project from Malcolm X Stucco and re-advertised Longfellow painting. Six Bids were received. Board Decision pending.
Lessons learned:	Bid climate has changed

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:	\$4,254,766
Adjustment to Budget:	Increase on January 15, 2015 by \$123,766 for estimates
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Bid
Issues:	None
Completion Date:	October 2015
Changes since last report:	Project bid, Board decision pending
Lessons learned:	Bid climate has changed

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: WE Lyons
Current Project Budget: \$2,364,000
Adjustment to Budget: \$300,000. Increase on September 10, 2014 to add exterior improvements. Increase of \$72,344 in January 15, 2015 for estimates. Increase of \$211,000 on May 6th to cover awarded bid.
Schedule: Spring 2014 Approve project manager and designer
Fall 2014 Design finalize
Spring 2015 Bid and award
Summer 2015 Construction
pre-construction
Status:
Issues: None
Completion Date: October 2015
Changes since last report: Project bid April 9. Awarded by Board on May 6th.
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, 2015
Design Team: Verde
Project Manager: Van Pelt
General Contractor: AM Woo Construction
Current Project Budget: \$588,918
Adjustment to Budget: Increase in budget of \$13,918 to cover inflation January 15, 2015. Corrected Reduction of \$6,000 for bid savings. (Previously estimated savings stated \$8,000 in bid savings)
Schedule: Summer 2014 Approve project manager; Fall

2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: pre-construction
 Issues: None
 Completion Date: October 2015
 Changes since last report: Project bid April 14, awarded by Board May 6.
 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: AM Woo Construction
 Current Project Budget: \$842,000
 Adjustment to Budget: Increase \$26,000 in budget to cover inflation
 January 15, 2015. Reduction in budget for bid
 savings of \$66,000
 Schedule: Fall 2014 Approve project manager and architect
 Winter 2014/15 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: pre-construction
 Issues: None
 Completion Date: September 2015
 Changes since last report: Project bid April 6, awarded by Board May 6th.
 Lessons learned: None

OTHER SITES

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: 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. Another increase was approved on January 15, 2015 for \$250,000.
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:	Project was rebid on April 29. Bids were received Board Decision is pending
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 Oxford, 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.