

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Timothy E. White, Executive Director of Facilities
DATE: June 24, 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 June 12, 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 Construction Services
General Contractor:	Vila Construction
Current Project Budget:	\$1,640,664
Adjustment to Budget:	Increase to budget on January 15, 2015 in the amount of \$48,783 for inflation. Decrease in \$20,000 due to bid savings
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:	Board award on May 20, 2015, Pre-construction meeting took place on May 27, 2015 and the Notice to Proceed was issued on June 1, 2015.
Lessons learned:	Bid climate has changed

LeConte, Thousand Oaks and John Muir

Project Type: Portable Addition
Date Approved by Board: January 28, 2015
Funding Source: Measure I
Public Process: Two community meetings were held at each site.
Three Site Committee meetings took place.
Schematic Approval Date: June 24, 2015
Design Team: Baker Vilar Architects
Project Manager: Van Pelt Construction Services Construction
Services
General Contractor: To Be Determined
Current Project Budget: \$1,576,100
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: 2nd Community Meetings and final site committee meetings were held for all sites.
Schematic Design presentation was videotaped for June 24th Board Meeting
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 Construction Services Construction
Services
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 Construction Services
 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 Construction Services
 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 Construction Services
 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, Notice to Proceed issued on May 11,

Lessons learned: 2015. Pre-construction meeting held on May 19, 2015.
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 Construction Services
General Contractor: Bay Construction
Current Project Budget: \$769,397
Adjustment to Budget: \$85,000 on December 10, 2014. \$23,750 on April 8, 2015. \$150,000 on April 22, 2015. Increase of \$80,097 on May 20, 2015 to cover award.
Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
Winter 2014/15 Design finalize
Spring 2015 Bid and award
Summer 2015 Construction
Status: Bid
Issues: None
Completion Date: October 2015
Changes since last report: Board Award on May 20, 2015, Pre-construction meeting held on June 2, 2015 and the Notice to Proceed issued on June 11, 2015.
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 Construction Services
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: Notice to Proceed was issued. Pre-construction meeting held.

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 Construction Services

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

Status: pre-construction

Issues: None

Completion Date: October 2015

Changes since last report: Notice of Award issued on April 9, 2015, Pre-construction meeting held on April 30, 2015, Notice to Proceed issued on May 6, 2015.

Lessons learned: Bid climate has changed.

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 Construction Services
General Contractor:	DL Falk Construction
Current Project Budget:	\$6,175,750
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). Increase of \$800,000 at award on January 14, 2015.
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:	Footing concrete poured
Lessons Learned:	To Be Determined

Longfellow

<u>Project Type:</u>	<u>Painting and Waterproofing</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 Construction Services
General Contractor:	Seven Island Painting
Current Project Budget:	\$1,979,354 (Total budget with Malcolm X)
Adjustment to Budget:	Increase of \$59,354 on January 15, 2015 for estimates (for both Longfellow and Malcolm X) Decrease by \$5,000 on May 20, 2015 for bid

Savings

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: Project awarded, Notice to Proceed was issued.
 Pre-construction meeting held.

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 Construction Services

General Contractor: Strawn Construction

Current Project Budget: \$ 4,714,766

Adjustment to Budget: Increase on January 15, 2015 by \$123,766 for estimates. Increase May 20, 2015 by \$460,000

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 Awarded, Notice to Proceed was issued.
 Pre-construction meeting held.

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 Construction Services
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: Notice to Proceed was issued. Pre-construction meeting held.
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 Construction Services
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: Notice to Proceed was issued. Pre-construction meeting held.

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 Construction Services

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: Notice to Proceed was issued. Pre-construction meeting held.

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 Construction Services
General Contractor:	Ojo Technology
Current Project Budget:	\$1,200,000
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. May 20, 2015 decrease due to de-scoped work \$390,000.
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 Awarded, Notice to Proceed was issued. Pre-construction meeting held.
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.