

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Timothy E. White, Executive Director of Facilities
DATE: October 28, 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 October 16, 2015. 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 Construction Services
General Contractor:	Vila Construction
Current Project Budget:	\$1,660,664
Adjustment to Budget:	Increase to budget on January 15, 2015 in the amount of \$48,783 for inflation. Bid savings of \$20,000 kept in contingency.
Schedule:	Spring 2014 Approve project manager and designer. Fall 2014 Design finalized Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	None
Completion Date:	November 2015
Changes since last report:	Punch list items being addressed as a part of the closeout process. Moisture levels were detected in walls of rooms 109 and 110, remediation added to project.
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: Design Development complete.
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

Status: designer
 Fall 2014 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 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
 Postponed for Summer 2016
 Status: Postponed for Summer 2016
 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:	\$1,566,755
Adjustment to Budget:	Bid savings of \$192,175 kept in contingency.
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	None
Completion Date:	November 2015
Changes since last report:	Punch list items are being addressed as a part of the closeout process. PG&E scheduled the interconnection inspection for October 22, 2015.
Lessons learned:	None

BAM (Whittier)

<u>Project Type:</u>	<u>Grounds Improvement</u>
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:	\$443,918
Adjustment to Budget:	Decrease Project Budget by \$5,300 due to bid savings. Minor increase adjustments to match financial plan.
Schedule:	Summer 2014 Approve project manager; Fall 2014 approve designer Winter 2014/15 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	None
Completion Date:	November 2015
Changes since last report:	Punch list items are being addressed as a part of the closeout process.

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 Construction Services
General Contractor: Bay Construction
Current Project Budget: \$769,699
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. Minor increase adjustments to match financial plan.
Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
Winter 2014/15 Design finalize
Spring 2015 Bid and award
Summer 2015 Construction
Status: Closeout
Issues: None
Completion Date: November 2015
Changes since last report: Punch list items are being addressed as a part of the Closeout process.
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: \$581,200
Adjustment to Budget: Increase in budget of \$17,200 January 14, 2015. Bid savings of \$91,000 kept in

Schedule:	contingency. Fall 2014 Approve project manager and architect Winter 2014/15 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	None
Completion Date:	September 2015
Changes since last report:	Punch list 98% complete. Closeout documents being submitted.
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 Construction Services
General Contractor:	FRC Construction
Current Project Budget:	\$ 2,246,447
Adjustment to Budget:	Increase of \$14,750 on October 28, 2015. Increase of \$48, 324 on January 15, 2015. Increase of \$530,000 on April 8, 2015 to cover higher bid costs. Board approved a Futility Resolution on September 9, 2015.
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	Delivery of windows were late and a late scope add (Operational PA campus wide).
Completion Date:	October 2015
Changes since last report:	Board acceptance of this project is for scheduled for this meeting.
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 Construction Services

General Contractor: DL Falk Construction

Current Project Budget: \$6,175,800

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. Minor increase adjustments to match financial plan.

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: Contractor is behind schedule

Completion Date: May 2016

Changes since last report: Steel erection and metal stud framing continuing.

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 Construction Services

General Contractor: Seven Island Painting

Current Project Budget: \$180,000 (\$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)
 Bid savings of \$5,000 kept in contingency.
 Schedule: Spring 2014 Approve project manager and architect
 Fall 2014 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: Closeout
 Issues: PLA grievance filed by the Union, under negotiation.
 Completion Date: October 2015
 Changes since last report: Punch list is complete. Closeout documents are being submitted.
 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: \$4,939,766
 Adjustment to Budget: Increase on January 15, 2015 by \$123,766 for estimates. Increase May 20, 2015 by \$460,000. Increase July 29, 2015 by \$225,000. Board approved a Futility Resolution on September 9, 2015 for unforeseen conditions.
 Schedule: Spring 2014 Approve project manager and designer
 Fall 2014 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: Construction
 Issues: Many unforeseen conditions have delayed completion and increased construction costs significantly.
 Completion Date: December 2015
 Changes since last report: School is occupied. Roofing is partially

complete. The girls' restroom is complete. Work is progressing in the kitchen area.
 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:	\$2,647,344
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 6 th to cover awarded bid. Minor increase adjustments to match financial plan. Board approved a Futility Resolution on September 9, 2015 for unforeseen conditions.
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	Unforeseen conditions have increased costs and delayed completion.
Completion Date:	October 2015
Changes since last report:	Work complete. Punch list issued.
Lessons learned:	None

Project Type:	<u>Grounds Improvement</u>
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: \$594,918
 Adjustment to Budget: Increase in budget of \$13,918 to cover inflation January 15, 2015. Bid savings of \$6,000 kept in contingency.
 Schedule: Summer 2014 Approve project manager; Fall 2014 approve designer
 Winter 2014/15 Design finalize
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: Complete
 Issues: None
 Completion Date: October 2015
 Changes since last report: Board Acceptance October 14.
 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: \$908,000
 Adjustment to Budget: Increase \$26,000 in budget to cover inflation January 15, 2015. Bid savings of \$66,000 kept in contingency.
 Schedule: Fall 2014 Approve project manager and architect
 Winter 2014/15 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction
 Status: Complete
 Issues: None
 Completion Date: September 2015
 Changes since last report: Board Acceptance September 30.
 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 Construction Services
General Contractor:	Ojo Technology
Current Project Budget:	\$1,661,595 (Public Address/Cameras + Replace Berkeley High Cameras)
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. Bid savings of \$390,000 held in contingency and utilized for additional scope.
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Construction and closeout
Issues:	Not all cameras at BHS were covered in design
Completion Date:	December 2015
Changes since last report:	Completion at all school sites except BHS, which is 95% complete.
Lessons learned:	None

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