

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Timothy E. White, Executive Director of Facilities
DATE: February 24, 2016
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 February 12, 2016. 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:	\$1,660,664
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:	March 2016
Changes since last report:	Approved change order for classroom sink bubblers
Lessons learned:	Bid climate has changed

LeConte

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
February 2016 Finalize design
March/April 2016 Bid and award
Summer 2016 Construction
Status: Design
Issues: John Muir and Thousand Oaks sites were removed from scope by Board.
Completion Date: October 2016
Changes since last report: Construction documents near 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 designer
February 2016 Design finalize
Spring 2016 Bid and award
Summer 2016 Construction
Status: Design

Issues: None
 Completion Date: October 2016
 Changes since last report: Board approved BVA increase for added design.
 Design under way.
 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: Postponed for Summer 2016
Issues: Project scope is too intense for a summer break duration.
Completion Date: To Be Determined
Changes since last report: Re-evaluating project scope and schedule.
Lessons learned: Bid climate has changed

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: \$443,918
Adjustment to Budget: Decrease Project Budget by \$5,300 due to bid savings. Minor increase adjustments to match

Schedule: financial plan.
 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: March 2016
 Changes since last report: Still need punchlist and closeout 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 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: March 2016
 Changes since last report: Problems with lawn installation. Evaluating
 with Architect and contractor.
 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 contingency.
Schedule:	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:	March 2016
Changes since last report:	Entry mat at MPR installed - last construction activity. Need Architect punch list.
Lessons learned:	None

Thousand Oaks

Project Type:	Roofing
Date Approved by Board:	March 12, 2014
Funding Source:	Measure I
Public Process:	None Planned
Schematic Approval Date:	None Planned
Design Team:	Skyline Engineering
Project Manager:	Van Pelt Construction Services
General Contractor:	To Be Determined
Current Project Budget:	\$534,000
Adjustment to Budget:	None
Schedule:	January 2016 Approve designer February 2016 Finalize design March 2016 Bid and award Summer 2016 Construction
Status:	design
Issues:	None
Completion Date:	October 2016
Changes since last report:	Design 50% complete
Lessons learned:	None

Cragmont

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: HY Architects
 Project Manager: Van Pelt Construction Services
 General Contractor: To Be Determined
 Current Project Budget: \$629,000
 Adjustment to Budget: None
 Schedule: January 2016 Approve architect
 February 2016 Finalize design
 March/April 2016 Bid and award
 Summer 2016 Construction
 Status: Design
 Issues: None
 Completion Date: October 2016
 Changes since last report: Design 30% complete
 Lessons learned: None

Washington

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
 Schematic Approval Date: January 2016
 Design Team: Carducci Associates
 Project Manager: Van Pelt Construction Services
 General Contractor: To Be Determined
 Current Project Budget: \$444,000
 Adjustment to Budget: None
 Schedule: Winter 2015/16 Approve Architect
 Winter 2015/16 Finalize design
 January 2016 Schematic Design Approval
 Spring 2016 Bid and award
 Summer 2016 Construction
 Status: Design
 Issues: None
 Completion Date: October 2016
 Changes since last report: Board approval of Schematic Design
 Lessons learned: None

Rosa Parks

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
 Schematic Approval Date: January 2016
 Design Team: Carducci Associates

Project Manager:	Van Pelt Construction Services
General Contractor:	To Be Determined
Current Project Budget:	\$444,000
Adjustment to Budget:	None
Schedule:	Winter 2015/16 Approve Architect Winter 2015/16 Finalize design January 2016 Schematic Design Approval Spring 2016 Bid and award Summer 2016 Construction
Status:	Design
Issues:	None
Completion Date:	October 2016
Changes since last report:	Board approval of Schematic Design
Lessons learned:	None

MIDDLE SCHOOLS

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:	lower level roof 50% complete. Electrical and

Lessons Learned: plumbing rough-in 90% complete. HVAC rough-in 30% complete.
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 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: March 2016
Changes since last report: Kitchen countertop installation is incorrect, must be replaced. ADA work complete.
Lessons learned: Bid climate has changed

Longfellow

Project Type: Roofing
Date Approved by Board: March 12, 2014
Funding Source: Measure I
Public Process: None Planned
Schematic Approval Date: None Planned
Design Team: Skyline Engineering
Project Manager: Van Pelt Construction Services
General Contractor: To Be Determined
Current Project Budget: \$647,000
Adjustment to Budget: None

Schedule: January 2016 Approve designer
 February 2016 Finalize design
 March 2016 Bid and award
 Summer 2016 Construction

Status: design

Issues: None

Completion Date: October 2016

Changes since last report: Design 50% complete

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 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 6th 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: January 2016

Changes since last report: Negotiating change orders

Lessons learned: None

Project Type: Roofing at Building C

Date Approved by Board: March 12, 2014

Funding Source: Measure I

Public Process:	None Planned
Schematic Approval Date:	None Planned
Design Team:	Skyline Engineering
Project Manager:	Van Pelt Construction Services
General Contractor:	To Be Determined
Current Project Budget:	\$302,000
Adjustment to Budget:	None
Schedule:	January 2016 Approve designer February 2016 Finalize design March 2016 Bid and award Summer 2016 Construction
Status:	Design
Issues:	None
Completion Date:	October 2016
Changes since last report:	Design 50% complete
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:	\$1,661,595 (Public Address/Cameras + Replace Berkeley High Cameras)
Adjustment to Budget:	\$50,000. The Board approved an increase on October 22 nd to conform to 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:	March 2016

Changes since last report: BHS camera training. Installation of lights at LeConte
Lessons learned: None

Multiple Sites

Project Type: Blacktop and Asphalt
Date Approved by Board: March 12, 2014
Funding Source: Measure AA
Public Process: None Planned
Schematic Approval Date: None Planned
Design Team: yet to be determined
Project Manager: Van Pelt Construction Services
General Contractor: To Be Determined
Current Project Budget: \$808,000
Adjustment to Budget: None
Schedule: February 2016 Approve designer
March 2016 Finalize design
April Bid and award
Summer 2016 Construction
Status: pre-design
Issues: None
Completion Date: October 2016
Changes since last report: Determined sites to include Willard, Hopkins, and BAM
Lessons learned: None

Below are updates on the smaller projects that are being coordinated by Maintenance/Operations:

- Additional camera and PA installations – All completed except for Rosa Parks Camera Installation
- Replacement of a partition at Berkeley Arts Magnet – Planned for Spring Break 2016
- Sidewalk replacement at multiple sites – Postponed
- Removal of some bamboo and adding a small fence at Jefferson – Planned for Spring Break 2016