

# BERKELEY UNIFIED SCHOOL DISTRICT

**TO:** Donald Evans, Ed.D, Superintendent  
**FROM:** Lew Jones, Interim Executive Director of Facilities  
**DATE:** May 23, 2018  
**SUBJECT:** Facilities Plan Update

## BACKGROUND INFORMATION

This report is an update of the Facilities Construction Plan approved by the Board on January 10, 2018. Data in this report are current as of May 11, 2018. 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 11, 2017
Funding Source:	Measure I
Current Project Budget:	\$4,789,700
Design Team:	Gelfand Partners Architect, Interactive Resources
Project Manager:	Van Pelt
Schedule:	Roofing Replacement Project - Summer 2018
Status:	Bid
Next Steps:	Award the roof and skylight project. The remainder of the project is on hold at this time.

### Oxford

Project Type:	Modernization & New Construction
Date Approved by Board:	January 11, 2017
Funding Source:	Measure I
Current Project Budget:	\$27,714,611
Design Team:	HY Architects
Project Manager:	Van Pelt
Schedule:	Construction planned for January 2020 – July 2021
Status:	Conceptual plan submitted
Next Steps:	Sign contract with architect and begin schematic design.

### Rosa Parks

Project Type:	Roofing
Date Approved by Board:	February 7, 2018
Funding Source:	Measure AA
Current Project Budget:	\$550,000

Design Team: Baker Vilar Architects  
 Project Manager: Van Pelt Construction Services  
 Status: Design  
 Schedule: Possible construction period centered around the summer of 2019.  
 Next Steps: Extend architect's contract to close old DSA project. Finalize the design. Develop the schedule more thoroughly. Examine the budget.

## MIDDLE SCHOOLS

### King Middle School

Project Type: Modernization of Theater  
 Date Approved by Board: January 11, 2017  
 Funding Source: Measure I  
 Current Project Budget: \$750,000  
 Design Team: CAW Architects  
 Project Manager: Van Pelt Construction Services  
 Schedule: Construction 2019  
 Status: Submitted to DSA February  
 Next Steps: DSA review and approval.

### King Middle School

Project Type: Tennis Courts  
 Date Approved by Board: January 11, 2017  
 Funding Source: Measure I  
 Current Project Budget: \$500,000  
 Design Team: Verde Design  
 Project Manager: Van Pelt Construction Services  
 Schedule: Construction Summer 2018  
 Status: Award  
 Next Steps: Award the project.

### 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  
 Current Project Budget: \$6,575,800  
 Design Team: HKIT  
 Project Manager: Van Pelt Construction Services  
 General Contractor: DL Falk Construction

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. 6/29/16 Increase \$190,000 for Architect added work. 12/7/16 Increase \$210,000 for construction manager and inspector.

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 began

Status: Complete

Issues: Contractor finished behind schedule.

Completion Date: May 2017

Changes since last report: The disputes between the contract and the District have been settled. The architect has met with the City about possible street closures. The contractor has some warranty work to be done on the street crossing.

Lessons Learned: To Be Determined

Longfellow

Project Type: CTE Makerspace

Date Approved by Board: June 28, 2017

Funding Source: Measure AA

Current Project Budget: \$395,152

Design Team: SVA Architects

Project Manager: Van Pelt Construction Services

Schedule: Construction to start late 2018 or early 2019

Status: On hold.

Next Steps: DSA will not approve this project until an old project is certified. The architect's contract needs to be extended to help close the project.

HIGH SCHOOLS

Berkeley High School

Project Type: Modernization of the Community Theater

Date Approved by Board: January 11, 2017

Funding Source: Measure I

Current Project Budget: \$35,000,000

Design Team: CAW Architects

Project Manager: Van Pelt Construction Services  
 Schedule: Construction planned for Fall 2019 - Summer 2021  
 Public Process: Current site committee in place. Community outreach in coming months.  
 Status: Conceptual design almost complete  
 Next Steps: Finalize conceptual design and get the project within budget. Hire architect to start schematic design.

Berkeley High School

Project Type: Career Technical Education  
 Date Approved by Board: January 11, 2017  
 Funding Source: Measure I  
 Current Project Budget: \$3,855,750  
 Design Team: SVA Architects  
 Project Manager: Van Pelt Construction Services  
 Contractor: Marcon Builders  
 Schedule: Construction Summer 2018  
 Status: Construction  
 Next Steps: Monitor contractor. Possibly add work into the project to do a minor remodel of the old BCM space.

Berkeley High School

Project Type: Field Turf Replacement Project  
 Date Approved by Board: January 10, 2018  
 Funding Source: Measure I  
 Current Project Budget: \$910,000  
 Design Team: Verde Design  
 Project Manager: Van Pelt Construction Services  
 Contractor: Valley Precision Grading  
 Schedule: Construction in Summer 2018  
 Status: Construction  
 Next Steps: Monitor the contractor.

OTHER SITES

Berkeley Adult School

Project Type: Career Technical Education  
 Date Approved by Board: January 11, 2017  
 Funding Source: Measure I  
 Current Project Budget: \$1,285,250  
 Design Team: SVA Architects  
 Project Manager: Van Pelt Construction Services

Contractor: Marcon Builders  
Schedule: Construction Summer 2018  
Status: Construction  
Next Steps: Monitor the contractor.

Plant Operations: Russell/Oregon

Project Type: Maintenance Facility Modernization  
Date Approved by Board: January 11, 2017  
Funding Source: Measure I  
Current Project Budget: \$5,725,000  
Project Manager: Van Pelt Construction Services  
Schedule: To Be Determined  
Status: No work is happening on this project.  
Next Steps: Determine whether this project will be deleted.

West Campus

Project Type: Modernization/Capacity Project  
Date Approved by Board: January 11, 2017  
Funding Source: Measure I  
Current Project Budget: \$10,109,785  
Design Team: CAW Architects  
Project Manager: Van Pelt Construction Services  
Schedule: Construction April 2019 – September 2019  
Status: Schematic Design  
Next Steps: Estimate project and ask the Board for schematic design approval.

Project Type: Modernization of Gym for VAPA  
Date Approved by Board: January 11, 2017  
Funding Source: Measure I  
Current Project Budget: \$4,537,500  
Design Team: Byrens Kim Architects  
Project Manager: Van Pelt Construction Services  
Schedule: Construction Fall 2018 – Spring 2019  
Status: DSA review.  
Next Steps: Respond to DSA comments.

**MULTIPLE SITES**

Project Type: Kitchen Upgrades at Three Sites (John Muir, Cragmont and Washington)  
Date Approved by Board: January 11, 2017

Funding Source:	Measure I
Current Project Budget:	\$9,200,000
Design Team:	HY Architects
Project Manager:	Van Pelt Construction Services
Schedule:	Construction planned for May 2019 – February 2020
Status:	Conceptual Design
Next Steps:	Finalize the architect agreement for the Board to approve. Initiate schematic design.

Student and Staff Safety Project: Districtwide

<u>Project Type:</u>	<u>Student and Staff Safety</u>
Date Approved by Board:	February 28, 2018
Funding Source:	Measure I
Current Project Budget:	\$2,000,000
Design Team:	TBD
Project Manager:	TBD
Schedule:	TBD
Status:	Refining the scope of work. Reporting to Board.
Next Steps:	Review of project scope with the Board and Cabinet.