

## BERKELEY UNIFIED SCHOOL DISTRICT

**TO:** Donald Evans, Ed.D., Superintendent  
**FROM:** Lew Jones, Interim Director of Facilities  
**DATE:** June 27, 2018  
**SUBJECT:** Approve the Schematic Design of the West Campus Capacity Project

### BACKGROUND INFORMATION

On January 24, 2018, the Board approved a contract with CAW Architects to develop a design for West Campus so that a school could be housed at that site. The Board must approve the schematic design so the construction documents can begin. The first site we plan to house at West Campus is Oxford Elementary School. Unlike most of our projects it did not have a traditional Site Committee as the anticipation is that other schools will utilize the space in the future. The site includes:

1. Freshening up the classroom spaces, which has been used by a Charter School in the past;
2. Improving the auditorium;
3. Providing handicap access and modifying the old music room;
4. Remodeling the second floor old girls' gym space to accommodate food service and a dining space; and,
5. Adding play structures so there is a place for the elementary students to play.

We had done some preliminary design to house the duplicating service and to provide more structured storage in the lower level of the old girls' gym. The location of the copy service causes a number of logistical challenges for pickup and delivery to the copy center in the middle of an elementary site, so it may not be the best location for this department.

The cost to do work below the old girls' gym is outside the available budget. Unless the Board decides to augment the budget, the space will remain as storage. We only plan to provide lights and power and possibly heating to this space. On a separate track, the District is working to scan the stored documents so that physical storage of documents will be substantially reduced.

Staff has noted that there is a concern with the restroom layout. We will work to have a more acceptable solution to this issue in the next several months. The current schedule calls for a bid to be awarded in March 2019 with construction to begin in April.

The project is estimated to cost \$6,928,000. We have reserved an additional \$300,000 to potentially put a door in the hallway to the kindergarten area and to make the restrooms more appropriate for the smaller children. With this allowance, the total estimated construction cost is \$7,228,000. The available budget is \$7.36 million.

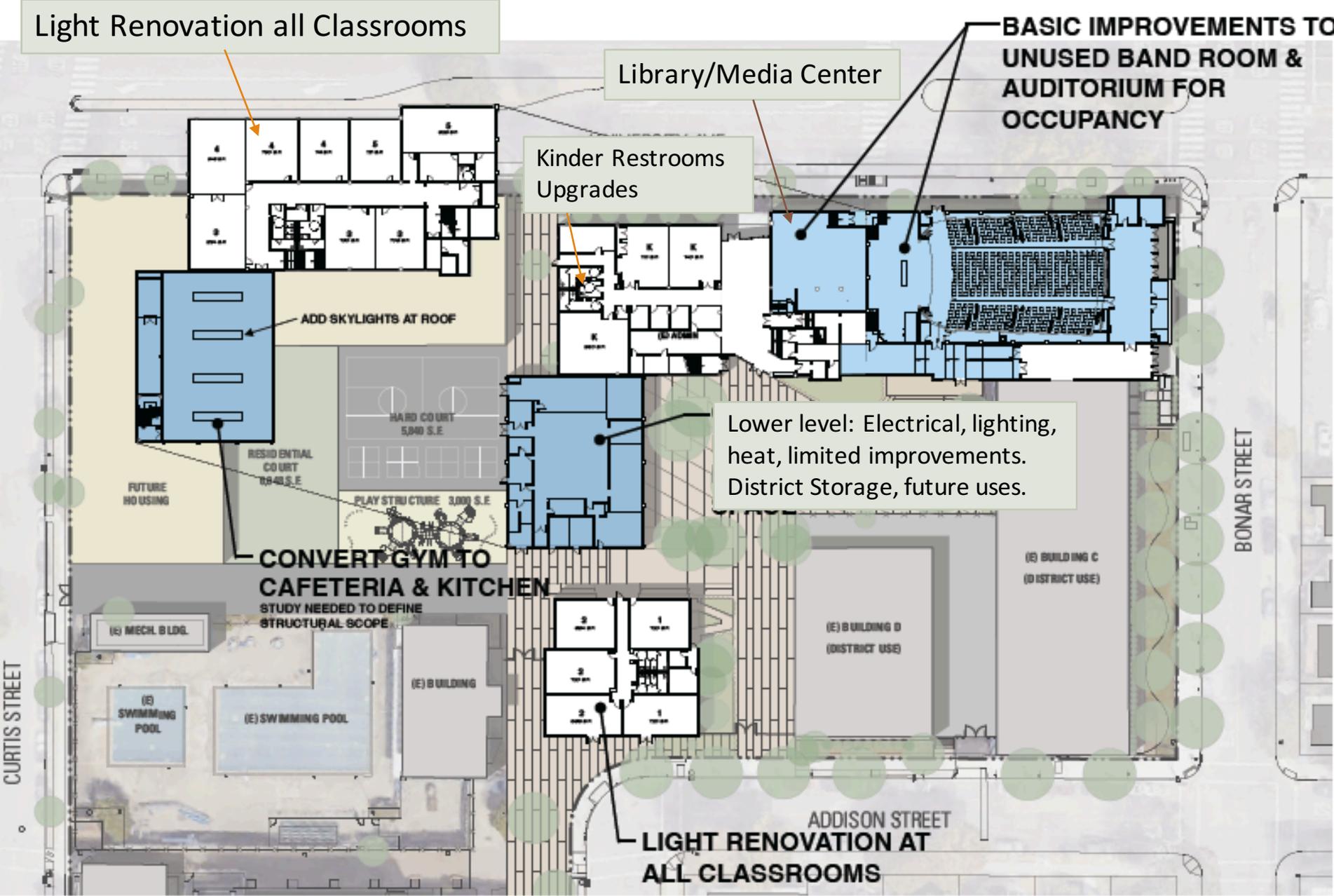
**RECOMMENDATION**

Approve the schematic design of the West Campus capacity project.

**FISCAL IMPACT**

Cost of award by this action: None. The project is within budget and will be funded from Measure I.

# West Campus Project: Restoration of abandoned spaces, preparation for temporary campus use for major elementary renovations and District program use.



Light Renovation all Classrooms

Library/Media Center

BASIC IMPROVEMENTS TO UNUSED BAND ROOM & AUDITORIUM FOR OCCUPANCY

Kinder Restrooms Upgrades

Lower level: Electrical, lighting, heat, limited improvements. District Storage, future uses.

CONVERT GYM TO CAFETERIA & KITCHEN  
STUDY NEEDED TO DEFINE STRUCTURAL SCOPE

Light Renovation at All Classrooms