

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D., Superintendent
FROM: Lew Jones, Interim Director of Facilities
DATE: June 27, 2018
SUBJECT: Facilities Plan Modifications: Approve Recommendation to Adjust Line Item Budgets in Measure I

BACKGROUND INFORMATION

On February 28, 2018, the Board of Education approved the latest revision to the Measure I budget lines when it added \$2,000,000 to add a security project. In order to have sufficient funding to complete desired projects other adjustments are needed.

They are:

1. Berkeley Community Theater: Increase the budget by \$3,750,000 in order to do the proposed work in the classroom wing and to provide an interior connection to the Little Theater. The increase is almost entirely due to three factors: seismic work required by DSA, increased escalation because the construction will occur later than original thought, and recognition of the current bidding climate;
2. Maintenance and Operations: Eliminate all future planned work, currently budgeted at \$5,674,000. There are insufficient funds currently in this budget to initiate a project;
3. Masterplan: Increase the program management line by \$450,000 to include this needed task. The increase is shown in the attached document as a separate line item for transparency. In the future this task would be included in the Program Management line budget;
4. Bond Issuance and Disclosures: Increase the program management line by \$350,000 to include this needed task. The increase is shown in the attached document as a separate line item for transparency. In the future this task would be included in the Program Management line budget;
5. OPSC Support: Increase the program management line by \$100,000 to help leverage State Bond Fund money;
6. BCM Remodel: Added a project roughly estimated at \$100,000 to prepare the old BCM space to be used for classrooms; and,
7. Increased Income: Interest income was not included on the previous spreadsheet. A budget of \$1,300,000 is recommended.

Attached to this document are both a one page summary of expenses in Measure I and a more detailed breakdown of all expenses and income in Measure I.

There are potential additional challenges and opportunities in the future. The following list is not comprehensive, but a basis for future thinking:

1. No potential OPSC dollars are included in the budget. This conservative approach is recommended at this time, but the District does have substantial eligibility. Funds could be placed in Measure AA or Measure I;
2. No Developer fee income is included in the budget. The District has received income but we thought it best to have a discussion about the uses of that income at a future time;
3. The District will likely need to implement a software system that can assist in accounting for project expenses and the cost to do that is not contained in the budget. The system is currently being reconciled manually;
4. The King auditorium budget may need to be enhanced;
5. There are several roof projects that were planned to be completed before 2021 that may need to be added to the project list. Maintenance is reviewing those buildings;
6. The Sylvia Mendez Elementary School Phase 1 Modernization budget is untouched, but only the roof and skylight replacement is proceeding. The remainder of the project is not currently underway and after a further review, it may make sense to not do any more work there until the masterplan is completed or additional funds become available.
7. The potential facilities modifications related to revised educational model at B-Tech, although some minor improvements will occur this summer; and,
8. Any potential transitional housing for Berkeley Community Theater

FISCAL IMPACT

The adjustments are within the overall budgets once the interest is included. There is an available balance of \$1,417,664.

STAFF RECOMMENDATION

Approve the adjustment recommended above.

Measure I						
Uses	Through 30-Jun-17	Through 14-Apr-18	Future	Total	Recommended Changes	New Total
Old Projects	Not Listed Here	\$1,183,786	\$508,000	\$1,691,786	\$0	\$1,691,786
West Campus	\$132,624	\$79,666	\$9,898,000	\$10,110,290	\$0	\$10,110,290
West Campus Gym/VAPA	\$12,531	\$400,645	\$4,124,000	\$4,537,176	\$0	\$4,537,176
BHS Community Theater	\$394,638	\$106,312	\$34,499,000	\$34,999,950	\$3,750,000	\$38,749,950
Maintenance and Operations	\$51,464	\$0	\$5,674,000	\$5,725,464	(\$5,674,000)	\$51,464
Oxford Elementary	\$65,016	\$44,666	\$27,605,000	\$27,714,682	\$0	\$27,714,682
King Tennis Courts	\$0	\$0	\$500,000	\$500,000	\$0	\$500,000
BHS Turf Replacement	\$0	\$0	\$910,000	\$910,000	\$0	\$910,000
District Safety Project	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$2,000,000
Silvia Mendez Modernization	\$7,656	\$116,840	\$4,665,000	\$4,789,496	\$0	\$4,789,496
Elementary Kitchen Upgrades	\$18,962	\$145,577	\$9,036,000	\$9,200,539	\$0	\$9,200,539
CTE at BHS and Adult	\$86,697	\$256,712	\$4,798,000	\$5,141,409	\$0	\$5,141,409
King Middle Auditorium	\$26,647	\$130,599	\$593,000	\$750,246	\$0	\$750,246
Technology	Not Listed Here	\$143,034	\$1,243,000	\$1,386,034	\$0	\$1,386,034
Furniture and Equipment	Not Listed Here	\$50,250	\$440,000	\$490,250	\$0	\$490,250
Program Management	Not Listed Here	\$57,515	\$1,939,000	\$1,996,515	\$0	\$1,996,515
Masterplan	\$0	\$0	\$0	\$0	\$450,000	\$450,000
Bond Issue and Disclosure	Not Listed Here	\$0	\$0	\$0	\$350,000	\$350,000
OPSC Support	\$0	\$0	\$0	\$0	\$100,000	\$100,000
BHS Old BCM Remodel	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Risk Pool	Not Listed Here	\$0	\$2,500,000	\$2,500,000	\$0	\$2,500,000
Total	\$796,235	\$2,715,602	\$110,932,000	\$114,443,837	(\$924,000)	\$113,519,837
Income Over Expense						
Total Income	\$28,637,501	\$0	\$85,000,000	\$113,637,501	\$1,300,000	\$114,937,501
Total Expense	\$796,235	\$2,715,602	\$110,932,000	\$114,443,837	(\$924,000)	\$113,519,837
Available	\$27,841,266	(\$2,715,602)	(\$25,932,000)	(\$806,336)	\$2,224,000	\$1,417,664

MEASURE I BUDGET SUMMARIES

SITES	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
SOUTHEAST ZONE				
Emerson	\$0	\$0	\$0	\$0
Sylvia Mendez	\$3,337,012	\$116,840	\$4,665,000	\$8,118,852
Malcolm X	\$5,689,588	\$1,016,223	\$80,000	\$6,785,811
John Muir	\$3,959,691	\$1,280	\$22,000	\$3,982,971
CENTRAL ZONE				
Cragmont	\$1,159,372	\$0	\$0	\$1,159,372
Oxford	\$65,016	\$44,666	\$27,605,000	\$27,714,682
Washington	\$0	\$0	\$0	\$0
Whittier	\$0	\$0	\$0	\$0
NORTHWEST ZONE				
Jefferson	\$9,675,657	\$0	\$0	\$9,675,657
Rosa Parks	\$0	\$0	\$0	\$0
Thousand Oaks	\$482,277	\$0	\$0	\$482,277
MIDDLE SCHOOLS				
King	\$3,303,432	\$130,599	\$1,093,000	\$4,527,031
Longfellow	\$6,686,457	\$166,283	\$352,000	\$7,204,740
Willard	\$5,573,133	\$0	\$42,000	\$5,615,133
HIGH SCHOOLS				
Berkeley High	\$39,693,147	\$290,830	\$39,501,000	\$79,484,977
B-Tech and East Campus	\$5,335,822	\$0	\$0	\$5,335,822
OTHER SITES				
Adult School	\$0	\$72,194	\$718,000	\$790,194
Child Development	\$2,689,210	\$0	\$0	\$2,689,210
West Campus	\$10,159,114	\$480,311	\$14,022,000	\$24,661,425
Auxiliary Projects	\$68,022	\$145,577	\$11,036,000	\$11,249,599
Plant Operations	\$51,464	\$0	\$5,674,000	\$5,725,464

PROGRAMS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
OTHER BUILDING EXPENSES				
Inflation	\$0	\$0	\$0	\$0
Risk Pool	\$548,520	\$0	\$2,500,000	\$3,048,520
Program Management	\$232,064	\$57,515	\$1,939,000	\$2,228,579
Issuance Costs	\$507,043	\$0	\$0	\$507,043
Furniture and Equipment	\$4,053,807	\$193,284	\$1,683,000	\$5,930,091
TOTALS	\$103,269,848	\$2,715,602	\$110,932,000	\$216,917,450

TOTAL INCOME AVAILABLE FOR MEASURE I

SOURCE	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Bond Proceeds Measure I	\$125,000,000	\$0	\$85,000,000	\$210,000,000
OPSC Funds	\$5,333,879	\$0	\$0	\$5,333,879
Bond Interest	\$730,466	\$0	\$0	\$730,466
PG&E Funds	\$46,769	\$0	\$0	\$46,769
TOTALS	\$131,111,114	\$0	\$85,000,000	\$216,111,114

INCOME OVER EXPENDITURES

SOURCE	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Total Income	\$131,111,114	\$0	\$85,000,000	\$216,111,114
Total Expenditure	\$103,269,848	\$2,715,602	\$110,932,000	\$216,917,450
TOTALS	\$27,841,266	(\$2,715,602)	(\$25,932,000)	(\$806,336)

EMERSON

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Measure I Expenditure	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

SYLVIA MENDEZ

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
2015 Modernization	\$1,490,642	\$0	\$0	\$1,490,642
Phase I Modernization	\$7,656	\$116,840	\$4,665,000	\$4,789,496
Add Portables	\$1,838,714	\$0	\$0	\$1,838,714
Roof Replacement	\$0	\$0	\$0	\$0
TOTAL	\$3,337,012	\$116,840	\$4,665,000	\$8,118,852

MALCOLM X

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Interim Housing	\$1,285,774	\$0	\$0	\$1,285,774
Stucco Project	\$4,403,814	\$1,016,223	\$80,000	\$5,500,037
TOTAL	\$5,689,588	\$1,016,223	\$80,000	\$6,785,811

JOHN MUIR

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Phase I Modernization	\$3,959,691	\$1,280	\$22,000	\$3,982,971
TOTAL	\$3,959,691	\$1,280	\$22,000	\$3,982,971

CRAGMONT

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Roof and Solar	\$1,159,372	\$0	\$0	\$1,159,372
TOTAL	\$1,159,372	\$0	\$0	\$1,159,372

OXFORD

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Modernization	\$65,016	\$44,666	\$27,605,000	\$27,714,682
TOTAL	\$65,016	\$44,666	\$27,605,000	\$27,714,682

WASHINGTON

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

WHITTIER (BAM)

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

JEFFERSON

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Expand Classes/Modernize	\$9,675,657	\$0	\$0	\$9,675,657
TOTAL	\$9,675,657	\$0	\$0	\$9,675,657

ROSA PARKS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Measure I Expense	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

THOUSAND OAKS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Roof	\$482,277	\$0	\$0	\$482,277
TOTAL	\$482,277	\$0	\$0	\$482,277

KING MIDDLE

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Modernize Gymnasium	\$2,147,345	\$0	\$0	\$2,147,345
Modernize Theater	\$26,647	\$130,599	\$593,000	\$750,246
Tennis Courts	\$0	\$0	\$500,000	\$500,000
Track and Field	\$1,129,440	\$0	\$0	\$1,129,440
TOTAL	\$3,303,432	\$130,599	\$1,093,000	\$4,527,031

LONGFELLOW MIDDLE

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
New Cafeteria	\$6,028,057	\$166,283	\$352,000	\$6,546,340
Exerior Paint	\$141,231	\$0	\$0	\$141,231
Roof	\$517,169	\$0	\$0	\$517,169
TOTAL	\$6,686,457	\$166,283	\$352,000	\$7,204,740

WILLARD MIDDLE

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Phase 1 Modernize and Café	\$5,573,133	\$0	\$42,000	\$5,615,133
TOTAL	\$5,573,133	\$0	\$42,000	\$5,615,133

BERKELEY TECHNICAL AND EAST CAMPUS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Modernization/Science Lab	\$755,925	\$0	\$0	\$755,925
Derby Field	\$4,579,897	\$0	\$0	\$4,579,897
TOTAL	\$5,335,822	\$0	\$0	\$5,335,822

BERKELEY HIGH

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Stadium Building	\$6,782,308	\$0	\$0	\$6,782,308
New Building and Grounds	\$28,703,602	\$0	\$0	\$28,703,602
Career Tech Project	\$86,697	\$184,518	\$4,080,000	\$4,351,215
Remodel for Science Labs	\$825,961	\$0	\$0	\$825,961
Phase 1 Mod Donahue + Solar	\$2,606,901	\$0	\$12,000	\$2,618,901
Modernize Theater and Solar	\$394,638	\$106,312	\$34,499,000	\$34,999,950
C Building Roof	\$293,040	\$0	\$0	\$293,040
Replace AstroTurf	\$0	\$0	\$910,000	\$910,000
TOTAL	\$39,693,147	\$290,830	\$39,501,000	\$79,484,977

ADULT SCHOOL

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
CTE Project	\$0	\$72,194	\$718,000	\$790,194
TOTAL	\$0	\$72,194	\$718,000	\$790,194

CHILD DEVELOPMENT

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Add 4 classes for pre-K	\$2,689,210	\$0	\$0	\$2,689,210
TOTAL	\$2,689,210	\$0	\$0	\$2,689,210

WEST CAMPUS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Capacity Project	\$132,624	\$79,666	\$9,898,000	\$10,110,290
VAPA Project	\$12,531	\$400,645	\$4,124,000	\$4,537,176
New District Headquarters	\$10,013,959	\$0	\$0	\$10,013,959
TOTAL	\$10,159,114	\$480,311	\$14,022,000	\$24,661,425

AUXILIARY PROJECTS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Elementary Cafeterias	\$18,962	\$145,577	\$9,036,000	\$9,200,539
Safety Project	\$0	\$0	\$2,000,000	\$2,000,000
Blacktop Project	\$49,060	\$0	\$0	\$49,060
TOTAL	\$68,022	\$145,577	\$11,036,000	\$11,249,599

PLANT OPERATIONS

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Replace Facility	\$51,464	\$0	\$5,674,000	\$5,725,464
TOTAL	\$51,464	\$0	\$5,674,000	\$5,725,464

INFLATION

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Budget	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0

RISK POOL

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Prior Budget	\$548,520	\$0	\$0	\$548,520
Current Budget	\$0	\$0	\$2,500,000	\$2,500,000
TOTAL	\$548,520	\$0	\$2,500,000	\$3,048,520

PROGRAM MANAGEMENT

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Implementation	\$57	\$0	\$1,849,000	\$1,849,057
Demographic Study	\$33,807	\$7,972	\$0	\$41,779
Ed Specs and Masterplanning	\$110,000	\$0	\$0	\$110,000
State Funding	\$0	\$27,293	\$0	\$27,293
Accounting System	\$0	\$7,350	\$0	\$7,350
Audits	\$88,200	\$14,900	\$90,000	\$193,100
TOTAL	\$232,064	\$57,515	\$1,939,000	\$2,228,579

ISSUANCE

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
First Issuance Cost	\$169,043	\$0	\$0	\$169,043
Arbitrage and Disclosure	\$7,300	\$0	\$0	\$7,300
Second Issuance Cost	\$160,700	\$0	\$0	\$160,700
Future Issuance Costs	\$170,000	\$0	\$0	\$170,000
TOTAL	\$507,043	\$0	\$0	\$507,043

FURNITURE AND EQUIPMENT

PROJECTS	Through June 30, 2017	Through April 14, 2018	FUTURE	TOTAL
Phase 1 and 2 Technology	\$502,863	\$0	\$0	\$502,863
Phase 3 Technology	\$286,992	\$0	\$0	\$286,992
Phase 4 Technology	\$250,362	\$0	\$0	\$250,362
Phase 5 Technology	\$1,149,784	\$0	\$0	\$1,149,784
Phase 6 Technology	\$389,418	\$0	\$0	\$389,418
Phase 7 Technology	\$0	\$143,034	\$1,243,000	\$1,386,034
BHS +B-Tech Furniture	\$470,988	\$0	\$0	\$470,988
Replacement Furniture in Past	\$775,047	\$0	\$0	\$775,047
Replacement Furniture 2017 on	\$0	\$50,250	\$440,000	\$490,250
Jefferson Furniture	\$164,063	\$0	\$0	\$164,063
Longfellow Café Furniture	\$5,893	\$0	\$0	\$5,893
Pre-K Furniture	\$58,397	\$0	\$0	\$58,397
TOTAL	\$4,053,807	\$193,284	\$1,683,000	\$5,930,091