

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Lew Jones, Interim Executive Director of Facilities
DATE: August 15, 2018
SUBJECT: Facilities Plan Update

BACKGROUND INFORMATION

This report is an update of the Facilities Construction Plan approved by the Board on June 27, 2018. Data in this report are current as of August 1, 2018. This report includes updates of all active construction projects. Maintenance projects are detailed in the Maintenance Quarterly Reports.

ELEMENTARY SCHOOLS

Sylvia Mendez

<u>Project Type:</u>	<u>Modernization</u>
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
Contractor:	State Roofing
Schedule:	Roofing Replacement: Summer 2018 – Fall 2018
Status:	Construction
Next Steps:	The contracts were signed and the demolition of the classroom building is completed. DSA has approved the installation of the skylights. The remainder of the project is on hold at this time.

Oxford

<u>Project Type:</u>	<u>Modernization & New Construction</u>
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:	Schematic design has begun.
Next Steps:	The architect met with the kindergarten teachers, the special education staff and administrative staff. Schematic design is scheduled to be completed in mid-October. A Community Meeting is tentatively scheduled in September.

Rosa Parks

Project Type: Roofing
Date Approved by Board: February 7, 2018
Funding Source: Measure AA
Current Project Budget: \$1,900,000
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: The Board approved an increased budget. The architect signed the contract for both the increased scope of work and to work on closing out the legacy project.

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: Bid
Next Steps: No change. The site does not want any work to happen in the rainy season, so the bidding will be delayed until January or February.

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
Contractor: Vintage Contractors Inc.
Schedule: Construction Summer 2018
Status: Construction
Next Steps: We have uncovered a number of problems at this site, including a fence that needed to be replaced and excess water at the roadway. The roadway, fence and stairs have been demolished and the trees above

the court have been trimmed. Due to the changed conditions, we are probably 10 days behind the original schedule.

Longfellow

<u>Project Type:</u>	<u>CTE Makerspace</u>
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:	The architect signed an amendment to close out the legacy project.

HIGH SCHOOLS

Berkeley High School

<u>Project Type:</u>	<u>Modernization of the Community Theater</u>
Date Approved by Board:	January 11, 2017
Funding Source:	Measure I
Current Project Budget:	\$38,749,950
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 is complete
Next Steps:	The Board approved the architect contract and a budget increase. The architect contract has been signed and a schematic kick-off meeting was held. The masterplan was presented to the Landmark Preservation Commission who expressed concern about making the large theater smaller. Schematic design is expected to be completed in November. A Community Meeting will probably be held in late October.

Berkeley High School

Project Type: Career Technical Education
Date Approved by Board: January 11, 2017
Funding Source: Measure I
Current Project Budget: \$4,351,000
Design Team: SVA Architects
Project Manager: Van Pelt Construction Services
Contractor: Marcon Builders
Schedule: Construction Summer 2018
Status: Construction
Next Steps: The rough plumbing, rough electrical, the fireproofing and roofing are complete. The structural steel has begun and the HVAC and the sheetrock are almost complete. The project appears to be behind schedule.

Berkeley High School

Project Type: Berkeley Community Media Space
Date Approved by Board: June 27, 2018
Funding Source: Measure I
Current Project Budget: \$100,000
Design Team: SVA Architects
Project Manager: Van Pelt Construction Services
Contractor: Marcon Builders
Schedule: Construction Summer 2018
Status: Construction
Next Steps: The Board approved a minor remodel of the old BCM space. The scope of work has been established. Work will be done on a time and materials basis. The work will start on August 6th.

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: The contractor mobilized, demolished the old turf and has installed the new turf. The scheduled completion is now August 11th.

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: The walkway has been demolished and the grades established. Forms have been set. On the inside, structural steel (a change order) has been set and the framing has begun. The project appears to be behind schedule.

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: The Board approved the schematic design. The consultant has completed the Design Development phase. A Community Meeting for this project and the VAPA project is scheduled for August 14th.

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: Bid
Next Steps: Bidding will begin as soon as we are past the summer

season. A Community Meeting for this project and the capacity project is scheduled for August 14th.

MULTIPLE SITES

<u>Project Type:</u>	<u>Kitchen Upgrades at Three Sites (John Muir, Cragmont and Washington)</u>
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 October 2019 – July 2020
Status:	Schematic Design
Next Steps:	This project is moving a little slowly with the turnover in Food Service staff and with school staff personnel not available in the summer. The temporary kitchen location and planning for each site needs to be developed soon.

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:	Van Pelt
Schedule:	Construction between October 2018 and March 2019
Status:	Finalizing the scope of work.
Next Steps:	The hardware for the pre-k sites has been ordered and will be installed by the end of August. For the remainder of the sites, we have received a proposal from a hardware consultant to help us develop specifications.