

BERKELEY UNIFIED SCHOOL DISTRICT

TO: Donald Evans, Ed.D, Superintendent
FROM: Timothy E. White, Executive Director of Facilities
DATE: September 30, 2015
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 September 17, 2015. 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:	October 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	Bid climate has changed

LeConte, Thousand Oaks and John Muir

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
Fall 2015 Finalize design
Winter - Spring 2016 Bid and award
Summer 2016 Construction
Pre-Design

Status:

Issues: None.

Completion Date: October 2016

Changes since last report: June 24th Board Meeting decision was to proceed with design of LeConte and Thousand Oaks ES.

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

Status:	Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction Postponed for Summer 2016
Issues:	None
Completion Date:	To Be Determined
Changes since last report:	Project bid and came in over budget. Board rejected all bids.
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 Postponed for Summer 2016
Status:	Postponed for Summer 2016
Issues:	None
Completion Date:	To Be Determined
Changes since last report:	Board rejected all bids and split this project from Longfellow Painting project.
Lessons learned:	Bid climate has changed

Cragmont

Project Type:	Roof and Solar
Date Approved by Board:	March 12, 2014
Funding Source:	Measure I
Public Process:	None Planned
Schematic Approval Date:	None Planned
Design Team:	HY Architects
Project Manager:	Van Pelt Construction Services
General Contractor:	Stronger Building Services
Current Project Budget:	\$1,566,755

Adjustment to Budget:	Bid savings of \$192,175 kept in contingency.
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction Closeout
Status:	
Issues:	None
Completion Date:	October 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	None

BAM (Whittier)

Project Type:	<u>Grounds Improvement</u>
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 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 Closeout
Status:	
Issues:	None
Completion Date:	October 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	None

Jefferson

Project Type:	<u>Grounds Improvement</u>
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:	October 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	Bid climate has changed.

Rosa Parks

Project Type:	<u>Painting and Flooring</u>
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:	September 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	None

MIDDLE SCHOOLS

King

Project Type:	<u>Modernization of the Gymnasium</u>
Date Approved by Board:	January 15, 2014
Funding Source:	Measure I
Public Process:	Three Site Committee Meetings were held.
Schematic Approval Date:	June 11, 2014
Design Team:	Baker Vilar Architects
Project Manager:	Van Pelt Construction Services
General Contractor:	FRC Construction
Current Project Budget:	\$ 2,231,747
Adjustment to Budget:	Increase of \$48, 324 on January 15, 2015. Increase of \$530,000 on April 8, 2015 to cover higher bid costs.
Schedule:	Spring 2014 Approve project manager and designer Fall 2014 Design finalize Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	Delivery of windows were late and a late scope add (Operational PA campus wide).
Completion Date:	October 2015
Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	Bid climate has changed.

Longfellow

Project Type:	<u>New Cafeteria</u>
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 behind schedule
Completion Date:	May 2016
Changes since last report:	Steel erection began. Metal stud framing began.
Lessons Learned:	To Be Determined

Longfellow

Project Type:	<u>Painting and Waterproofing</u>
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:	Seven Island Painting
Current Project Budget:	\$180,000 (\$1,979,354 Total budget with Malcolm X)
Adjustment to Budget:	Increase of \$59,354 on January 15, 2015 for estimates (for both Longfellow and Malcolm X) Bid savings of \$5,000 kept in contingency.
Schedule:	Spring 2014 Approve project manager and architect Fall 2014 Finalize design Spring 2015 Bid and award Summer 2015 Construction
Status:	Closeout
Issues:	PLA grievance filed by Union, under negotiation.
Completion Date:	October 2015

Changes since last report:	Punch list items being addressed, part of the Closeout process.
Lessons learned:	Bid climate has changed
<u>Willard</u>	
<u>Project Type:</u>	<u>Modernization</u>
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:	November 2015
Changes since last report:	School is occupied. Work continuing at Kitchen and Girls Restroom due to unforeseen conditions delay.
Lessons learned:	Bid climate has changed

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HIGH SCHOOLS

BERKELEY HIGH

<u>Project Type:</u>	<u>Solar and Modernization of Donahue Gym</u>
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 6 th 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:	Construction
Issues:	Unforeseen conditions have increased costs and delayed completion.
Completion Date:	October 2015
Changes since last report:	Roof beams repaired. Project at 95% complete.
Lessons learned:	None

<u>Project Type:</u>	<u>Grounds Improvement</u>
Date Approved by Board:	March 12, 2014
Funding Source:	Measure AA
Public Process:	Two Community meetings and three Site Committee Meetings were held.
Schematic Approval Date:	January 15, 2015
Design Team:	Verde
Project Manager:	Van Pelt Construction Services
General Contractor:	AM Woo Construction
Current Project Budget:	\$588,918
Adjustment to Budget:	Increase in budget of \$13,918 to cover inflation January 15, 2015. Bid savings of \$6,000 kept in contingency.
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: September 2015
 Changes since last report: Punch list items being addressed, part of the Closeout process.
 Lessons learned: None.

Project Type: Painting and Flooring of H Building

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: AM Woo Construction
 Current Project Budget: \$908,000
 Adjustment to Budget: Increase \$26,000 in budget to cover inflation January 15, 2015. Bid savings of \$66,000 kept in contingency.

Schedule: Fall 2014 Approve project manager and architect
 Winter 2014/15 Finalize design
 Spring 2015 Bid and award
 Summer 2015 Construction
 Closeout

Status:
 Issues: None
 Completion Date: September 2015
 Changes since last report: Punch list items being addressed as a part of the closeout process. This project is going to the Board for acceptance at this meeting.
 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 with 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:	October 2015
Changes since last report:	Completion at all school sites except BHS, which is 80% complete.
Lessons learned:	None

There are a few smaller projects that are being coordinated by the Maintenance /Operations (a few additional camera and PA installations, replacement of a partition at Berkeley Arts Magnet, HVAC control replacement at Oxford, small garden at Longfellow, sidewalk replacement at multiple sites (postponed), removal of some bamboo and adding a small fence at Jefferson). These smaller projects are not separately detailed.