


LEGISLATIVE FILE

File ID No. 13-2768
Introduction Date 1-15-14
Enactment No. 14-0097
Enactment Date 1-15-14
By _____

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
January 8, 2014

To: Board of Education

From: Dr. Gary Yee, Acting Superintendent and Secretary, Board of Education
By: Vernon Hal, Deputy Superintendent 
Timothy E. White, Associate Superintendent of Facilities Planning & Management

Subject: **Authorizing and Approving the Project Budget Increase for the Calvin Simmons Improvement and Career Tech Lab Project in the amount of \$400,000.00, increasing the current amount of \$16,880,000.00 to \$17,280,000.00**

ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1314-0067 - Authorizing and approving the Project Budget Increase for the Calvin Simmons Improvement and Career Tech Lab Project in the amount of \$400,000.00, increasing the current amount of \$16,880,000.00 to \$17,280,000.00.

BACKGROUND

In keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, the District has embarked on a groundbreaking plan to create a district-wide modernization of the District's schools.

STRATEGIC ALIGNMENT

Among the key purposes of the District's Facilities Master Plan is to provide an academic environment for the Oakland community that will give every student, educator, and community member using our facilities the best possible opportunity for learning.

Through implementation of the Facilities Master Plan, the District intends to improve the District's facilities in terms of structural integrity, safety, reliability of operating (mechanical) systems, access to modern resources, number and type of appropriate laboratories and specialized instruction rooms, opportunities for physical education, and attractiveness, such that the Oakland Public Schools are second to none. Operation of the District schools under the planned approach

is intended to ensure safety, cleanliness, and orderliness for all individuals participating in the learning process.

The basic facility needs of students such as proper lighting, functional roofs, noise control and well maintained buildings, not only convey the message that we value our students and teachers but may foster a sense of school pride and community ownership which may improve attitudes towards learning. The implementation of the Facilities Master Plan is our first step in that direction.

FISCAL IMPACT

The funding source for this project budget is County School Facilities Fund.

RECOMMENDATION

Approval by the Board of Education of Resolution No. 1314-0067 - Authorizing and approving the Project Budget Increase for the Calvin Simmons Improvement and Career Tech Lab Project in the amount of \$400,000.00, increasing the current amount of \$16,880,000.00 to \$17,280,000.00.

ATTACHMENTS

Resolution No. 1314-0067 - Authorizing and approving the Project Budget Increase for the Calvin Simmons Improvement and Career Tech Lab Project in the amount of \$400,000.00, increasing the current amount of \$16,880,000.00 to \$17,280,000.00.

<u>Site</u>	<u>Measure</u>	<u>Project Number</u>	<u>Project Budget</u>	<u>Project Budget Increase 1</u>	<u>Project Budget Increase 2</u>	<u>Project Budget Increase 3</u>	<u>Total Project Budget</u>
Calvin Simmons Improvement and Career Tech Lab	Country School Facilities Fund	07140	\$11,840,000.00	\$4,295,000.00	\$745,000.00	\$400,000.00	\$17,280,000.00

**RESOLUTION OF THE
BOARD OF EDUCATION
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

RESOLUTION NO. 1314-0067

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
CALVIN SIMMONS IMPROVEMENT AND CAREER TECH LAB PROJECT**

WHEREAS, in keeping with the Oakland Unified School District's commitment to the improvement and development of its K-12 facilities, District staff has prepared the listed New Project Budget with an attached detailed explanation of the budget component costs; and

WHEREAS, authorization and approval of the Project Budget Increase, the initial scope of work was designed to support only the first year of the new middle school due to time constraints. As a result of accommodating the middle school addition at Life Academy, which occurred after regulatory approvals of the Lab, unanticipated costs were incurred. Those costs included lead paint on concealed framing, unforeseen utility lines on the site and within the building. Additionally there were a number of owner requested items – the security gate at 35th Avenue, the addition of heat detectors, the coordination of fire alarm devices throughout the existing school; and;

WHEREAS, the following table represents the Project Budget Increase for this project, which incorporates all project costs and fees per the attached Board Budget Breakdown to this Resolution, which provides a detailed summary of the costs comprising the Project Budget Increase:

Site	Measure	Project Number	Project Budget	Project Budget Increase 1	Project Budget Increase 2	Project Budget Increase 3	Total Project Budget
Calvin Simmons Improvement and Career Tech Lab	Country School Facilities Fund	07140	\$11,840,000.00	\$4,295,000.00	\$745,000.00	\$400,000.00	\$17,280,000.00

**RESOLUTION OF THE
BOARD OF EDUCATION
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

RESOLUTION NO. 1314-0067

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
CALVIN SIMMONS IMPROVEMENT AND CAREER TECH LAB PROJECT**

Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Project Budget Increase for the Calvin Simmons Improvement and Career Tech Lab Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES: Jody London, Jumoke Hinton Hodge, Roseann Torres,
Vice President James Harris and President David Kakishiba

NOES: None

ABSTAINED: None

ABSENT: Anne Campbell Washington and Christopher Dobbins

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted, at a Regular Meeting of the Governing Board of the Oakland Unified School District held on January 15, 2014.



Dr. Gary Yee, Acting Superintendent and
Secretary, Board of Education

File ID Number: 14-2768
Introduction Date: 1-15-14
Enactment Number: 14-0097
Enactment Date: 1-15-14
By:

**OAKLAND UNIFIED SCHOOL DISTRICT
FACILITIES PLANNING AND MANAGEMENT DEVELOPMENT**

BUDGET INCREASE AUTHORIZATION FORM

FORM INITIATION DATE: November 8, 2013
 PROJECT NAME: Calvin Simmons Career Tech Lab
 PROJECT TYPE: New Classroom Building
 FUNDING SOURCE: ~~Measure~~ Fund 35 A
 PROJECT NUMBER: 07140
 SITE NUMBER: 205
 PROJECT MANAGER: Al Anderson

REASON FOR BUDGET INCREASE:

As a result of accommodating the middle school addition at Life Academy, which occurred after regulatory approvals of the Lab, unanticipated costs were incurred. Those costs included lead paint on concealed framing, unforeseen utility lines on the site and within the building. Additionally there were a number of owner requested items - the security gate at 35th Avenue, the addition of heat detectors, the coordination of fire alarm devices thruout the existing school.


INITIAL PROJECT BUDGETS:

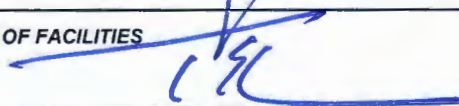
1314-0067

<small>(For Accounting Use Only)</small>	BUDGET		
BUDGET KEY CODE	OBJECT CODE:	DESCRIPTION	AMOUNT
2059003821	6271	Construction	\$400,000.00
		Subtotal	\$ 400,000.00

Original Budget \$ 11,840,000.00
 Budget Increase (# 1) \$ 4,295,000.00
 Budget Increase (# 2) \$ 745,000.00
 Budget Increase (# 3) \$ 400,000.00
 Revised Budget Amount \$ 17,280,000.00

AUTHORIZED SIGNATURES:



 DIRECTOR OF FACILITIES 4/10/13
 DATE


 ASSISTANT SUPERINTENDENT 11/14/13
 DATE

BOARD APPROVAL:

 CONTRACT ADMINISTRATOR DATE

FACILITIES PLANNING & MGMT

CC CONTRACT ADMINISTRATION FOR SUBMITTAL TO BOARD ACCOUNTING DEPARTMENT
 ACCOUNTING FOR BUDGET LOADING
 SGI FOR INPUT INTO PROJECT TOOL

NOV 20 2013 AM 8:15

Calvin Simmons
AED Summary

AED#	11/5/2013 Description of Work	Developer Contingency \$350,000.00	District Allowance \$ 1,200,000.00
			\$ 435,174.00
1	Cahill check to DSA for plan review		\$ 14,200.00
2	Cahill check to MB Furniture for Life Classroom		\$ 5,470.00
3	PG&E Electrical Service Relocation - Unforeseen Cond.	\$ 15,593.00	
4	Storm Drain Concrete Reinforcement @Fire Access	\$ 12,885.00	
5	Grade Beam and Concrete Reinforcement Changes	\$ 32,015.00	
6	Soil Off Haul Premiums	\$ 9,957.00	\$ 9,957.00
7	Bulletin #1 and #1.1 Changes per DSA revision		\$ 138,133.00
8	Overtime Request		\$ 10,000.00
9	PG&E Electrical Service Relocation	\$ 4,691.00	\$ 58,423.00
	Sewer Investigation		\$ 5,240.00
10	Sanitary Sewer Relocation		\$ 244,922.00
	North Property Line Sewer Relocation		\$ 205,931.00
11	Bulletin #8 Spring Break		\$ 127,396.00
12	Bulletin #8 Modernization Work		\$ 817,892.00
13	Elevator Changes		\$ 5,910.00
14	Data Drop in Custodian's Office		\$ 1,672.00
15	Framing Costs	\$ 64,979.00	
16	Subcontractor Failure	\$ 209,880.00	
17	Bulletin #9 Path of Travel		\$ 14,938.00
Totals		\$0.00	\$ 1,661,123.00
			(\$25,949.00)
Change Order #2			\$ 745,000.00
			\$ 719,051.00
	Teacher Demonstration Table		\$ 2,715.00
	Added Heat Detectors/FA Work		\$ 65,107.00
	Added Gate and Fence Work		\$ 50,013.00
			\$ 601,216.00

Calvin Simmons
AED Summary

Remaining Balance \$ 601,216.00

AED# Additional Costs (To be Submitted)

Slip Line	included below
35th Avenue Sidewalk Preparation	included below
Underground Utilities	included below
Unforeseen in the Existing Building	included below
EBMUD Revision	included below
Restore Power to Panels in Auditorium	included below
Bulletin #1 & #2 Digital Design	included below
Fire Rated Shafts/Add Damper	included below
Backfill at Storm Drain	included below
Fire Wrapped Vertical Ducts	included below
Light Pole Foundation Conflicts	included below
Unforeseen shallow utilities at the Gymnasium	included below
Field Turf Sub grade	included below
Restore Power to Electrical Panel in the Existing Building	included below
	\$ 376,153.00
	<u>\$ 225,063.00</u>

Extended General Conditions	\$ 100,000.00
Costs to Supplement Astron	\$ 315,709.00
Costs to Supplement Walker	\$ 185,000.00
	<u>\$ (375,646.00)</u>

TOTAL PROJECT BUDGET	\$ 16,880,000.00
Commitments	\$ 15,700,000.00
Remaining	<u>\$ 1,180,000.00</u>



CAHILL CONTRACTORS, INC.
 COST TRACKING LOG
 CALVIN SIMMONS #296
 10/21/2013

ITEM REF.	ITEM DESCRIPTION	SUB	Source / Quote Ref. / Tag #	DATE	ROUGH ESTIMATED COST	QUOTED COST	TOTAL (Est + Quote)	RUNNING BALANCE	OCO COST
JOB COST SUMMARY:									
	GMP CONTRACT AMOUNT				\$ 12,641,513				
	CONTRACT CHANGE ORDERS		2		\$ 1,945,000				
	CURRENT CONTRACT AMOUNT				\$ 14,586,513				
	ANTICIPATED FORTHCOMING CHANGES				\$ -				
	PROJECTED FINAL CONTRACT AMOUNT				\$ 14,586,513				
DISTRICT ALLOWANCE TRACKING									
EXECUTED EXPENDITURE OF DISTRICT ALLOWANCE									
997-030	DISTRICT ALLOWANCE					Original value:	\$ 435,173	\$ 435,173	
	CHANGE ORDER #1 (5/28/2013):						\$ 1,200,000	\$ 1,635,173	
CCR #001	AED #1: Developer funding of DSA fees			8/6/12			\$ (14,330)	\$ 1,620,843	
CCR #002	AED #2: mb Contract Furniture			8/14/12			\$ (5,470)	\$ 1,615,373	
CCR #006	AED #6: Contaminated Soil Off-haul (50 / 50 Split)			11/29/12			\$ (9,957)	\$ 1,605,416	
CCR #009 REV 1	AED #9: PGE Changes						\$ (58,423)	\$ 1,546,993	
CCR #007 REV 2	Bulletin #1 and #1.1 REV 1						\$ (138,133)	\$ 1,408,860	
CCR #008 REV 1	AED #8: Overtime Request			3/12/13			\$ (10,000)	\$ 1,398,860	
CCR #011a REV 1	Bulletin #8: Spring Break			2/4/13			\$ (127,396)	\$ 1,271,464	
CCR #010 REV 3	Sewer Re-Route (Main Courtyard)			7/12/13			\$ (244,922)	\$ 1,026,542	
CCR #013	Elevator Changes			7/12/13			\$ (5,910)	\$ 1,020,632	
AED #12	Bulletin #8: (Summer Break)			8/19/13			\$ (817,892)	\$ 202,740	
							CURRENT REMAINING DISTRICT ALLOWANCE	\$ 202,740	
SUBMITTED / WAITING FOR APPROVAL									
CCR #019	Sewer Re-Route (Basement)			9/9/13			\$ (199,661)		
CCR #012	Bulletin #4: Teacher Demonstration Table Gas			3/13/13			\$ (2,715)		
CCR #014	Bulletin #10: Data Drop for Custodial Office (Room 105)			2/26/13			\$ (1,672)		
CCR #018	Path of travel improvements			8/26/13			\$ (15,977)		
							PROJECTED BALANCE	\$ (17,285)	
FINAL RECONCILIATION									
	CHANGE ORDER #2 ALLOCATION to DISTRICT ALLOWANCE						\$ 368,847		
	Added Heat Detection / FA Repair Work						\$ (78,188)		
	Added Gate & Fence Work						\$ (50,013)		
	Costs to Supplement Astrom						\$ (315,709)		
	Costs to Supplement Walkers						\$ (185,000)		
	Extended General Conditions						\$ (100,000)		
							QUOTED CCRS PENDING APPROVAL:	\$ (377,347)	AMOUNT NEEDED FOR CO #3

A	B	C	D	E	F	G	H	I	J
ITEM REF.	ITEM DESCRIPTION	SUB	Source / Quote Ref. / Tag #	DATE	ROUGH ESTIMATED COST	QUOTED COST	TOTAL (Est + Quote)	RUNNING BALANCE	OCO COST
14									
97	DEVELOPER CONTINGENCY TRACKING								
98									
99	EXECUTED EXPENDITURE OF DEVELOPER CONTINGENCY								
100									
101	997-010					Original value:	\$ 350,000	\$ 350,000	
102	CCR #004		AED #4: Storm Drain / Fire Access Drive Conflicts				\$ (12,885)	\$ (12,885)	
108	CCR #005		AED #5: Gradebeam and Concrete Reinforcement Changes				\$ (32,015)	\$ (44,900)	
115	CCR #006		AED #6: Contaminated Soil Off-haul (50 / 50 Split)				\$ (9,957)	\$ (49,081)	
121	CCR #008 REV 1		AED #8: PCE Changes				\$ (4,093)	\$ (53,172)	
122	CCR #015		Framing Changes / Additions / Clarifications				\$ (64,979)	\$ (85,070)	
132	CCR #16		Framing Costs to Supplement Astron (PARTIAL)				\$ (209,880)	\$ (210,389)	
138	CCR# 009 REV 3		PCE - Additional Soil Off Haul				\$ (15,593)	\$ (225,981)	
145									
146						REMAINING DEVELOPER CONTINGENCY:	\$ 0		
147									
148	TO BE SUBMITTED								
149									
150			CHANGE ORDER #2 (10/17/2013)				\$ 376,153		
151									
152			CONSOLIDATED CCR FOR ITEMS LISTED BELOW:				\$ (376,153)		
153			Slip Line					incl. above	
159			35th Avenue Sidewalk Prep					incl. above	
165			Final Soil Off-Haul Reconciliation					incl. above	
171			Hidden / Unforeseen Underground					incl. above	
177			Existing Building Unforeseen / Expediting / OT					incl. above	
183			Bulletin #9: EBMUD Lawn Revision					incl. above	
189			Re-Establish Power to Panel at Auditorium					incl. above	
195			Bulletin #1 and #1.1 (Digital Design)					incl. above	
201			RFI #201: Fire Rated Shafts / Added dampers					incl. above	
207			Backfill at Storm Drain (RFI #6, Phase II)					incl. above	
213			Fire Wrap at Vertical Ducts (RFI #201.1)					incl. above	
219			Light Pole Foundation Conflicts					incl. above	
225			Existing / Shallow utilities at Gvm areas					incl. above	
232			Amendment to Field Turf Subgrade					incl. above	
238			RFI #137: Electrical panels in existing bldg. w/o power					incl. above	
241									
242						TOTAL	\$ -		
243									
246									