


LEGISLATIVE FILE

File ID No. 13-1850
Introduction Date 8-28-2013
Enactment No. 13-1821
Enactment Date 8-28-13
By [Signature]

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
August 28, 2013

To: Board of Education
From: Dr. Gary Yee, Acting Superintendent
and Secretary, Board of Education
Timothy E. White, Associate Superintendent of Facilities Planning & Management, Buildings & Grounds and Custodial Services
Subject: **Authorizing and Approving the Project Budget Increase for the Washington Elementary School Modernization Project in the amount of \$330,000.00, increasing the current amount of \$11,112,811.00 to \$11,442,811.00**



ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1314-0010 - Authorizing and approving the Project Budget Increase for the Washington ES Modernization Project in the amount of \$330,000.00, increasing the current amount of \$11,112,811.00 to \$11,442,811.00.

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. 1314-0010 - Authorizing and approving the Project Budget Increase for the Washington ES Modernization Project in the amount of \$330,000.00, increasing the current amount of \$11,112,811.00 to \$11,442,811.00.

ATTACHMENTS

Resolution No. 1314-0010 - Authorizing and approving the Project Budget Increase for the Washington ES Modernization Project in the amount of \$330,000.00, increasing the current amount of \$11,112,811.00 to \$11,442,811.00.

<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>
Washington ES Modernization	Fund 35	06012	\$7,481,661.00	\$1,321,150.00	\$2,310,000.00	\$330,000.00	\$11,112,811.00

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

RESOLUTION NO. 1314-0010

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
WASHINGTON ELEMENTARY SCHOOL MODERNIZATION 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, Approved Allowance Expenditure Directives versus Project Contingency Allowance confirm that the P.O. must be increased to cover expenses of "shortfall" between Project Budget and Current Projected Project Costs (\$1,412,811.00 - \$11,112,811.00) = \$330,000.00 + 10% additional contingency, due to exhausted District allowance and anticipated Phase 2 Proposed Change Orders, for Unforeseeable scope of work costs, 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
Washington ES Modernization	Fund 35	06012	\$7,481,661.00	\$1,321,150.00	\$2,310,000.00	\$330,000.00	\$11,112,811.00

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

RESOLUTION NO. 1314-0010

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
WASHINGTON ELEMENTARY SCHOOL MODERNIZATION PROJECT**

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NOW, THEREFORE, BE IT RESOLVED, that the Project Budget Increase for the Washington Elementary School Modernization Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

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

NOES: None

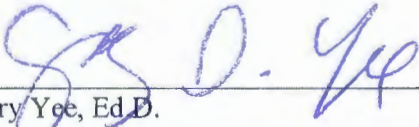
ABSTAINED: None

ABSENT: None

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 August 28, 2013.



David Kakishiba
President, Board of Education



Gary Yee, Ed.D.
Acting Superintendent and Secretary, Board of
Education

ATTACHMENT A
Resolution 1314-0010
Washington ES Modernization Project

Project Number: 06012

Key Code: 1619003882

Project Description: Project Budget Increase, Approved Allowance Expenditure Directives versus Project Contingency Allowance confirm that the P.O. must be increased to cover expenses of "shortfall" between Project Budget and Current Projected Project Costs (\$1,412,811.00 - \$11,112,811.00) = \$330,000.00 + 10% additional contingency, due to exhausted District allowance and anticipated Phase 2 Proposed Change Orders, for Unforeseeable scope of work costs, and;

Budget Code	Budget Description	Original Total	Project Budget Increase 1	Project Budget Increase 2	Project Budget Increase 3	Total
	Cap Exp Over \$500					
4400	but under threshold	\$ -	\$ -	\$ -	\$ -	\$ -
6105	Site Purchase	\$ -	\$ -	\$ -	\$ -	\$ -
6112	Appraisals	\$ -	\$ -	\$ -	\$ -	\$ -
6132	Escrow Costs	\$ -	\$ -	\$ -	\$ -	\$ -
6160	Surveying Costs	\$ -	\$ -	\$ -	\$ -	\$ -
6150	Site Support Costs	\$ -	\$ -	\$ -	\$ -	\$ -
	Relocation					
6145	Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
6170	Hazardous Waste	\$ -	\$ -	\$ -	\$ -	\$ -
6175	Demolition	\$ -	\$ -	\$ -	\$ -	\$ -
6180	Utility Hookup Fees	\$ -	\$ -	\$ -	\$ -	\$ -
6190	Other Site Costs	\$ -	\$ -	\$ -	\$ -	\$ -
	Architect/Engineerin					
6215	g Costs	\$ -	\$ -	\$ -	\$ -	\$ -
6222	DASH Fees	\$ -	\$ -	\$ -	\$ -	\$ -
6232	CEDE Fees	\$ -	\$ -	\$ -	\$ -	\$ -
6242	Energy Analysis	\$ -	\$ -	\$ -	\$ -	\$ -
6252	Preliminary Tests	\$ -	\$ -	\$ -	\$ -	\$ -
	Other Planning					
6262	Costs	\$ -	\$ -	\$ -	\$ -	\$ -
6271	Main Construction	\$ 7,481,661.00	\$ 1,321,150.00	\$ 2,100,000.00	\$ 300,000.00	\$ 11,202,811.00
	Construction					
6272	Management	\$ -	\$ -	\$ -	\$ -	\$ -
6274	Other Construction	\$ -	\$ -	\$ -	\$ -	\$ -
6276	Moving Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
6278	Interim Housing	\$ -	\$ -	\$ -	\$ -	\$ -
6265	Testing	\$ -	\$ -	\$ -	\$ -	\$ -
6235	Inspections	\$ -	\$ -	\$ -	\$ -	\$ -
	Contingency (Budget					
6299	Use Only)	\$ -	\$ -	\$ 210,000.00	\$ 30,000.00	\$ 240,000.00
	Furniture and					
6410	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
6414	Desktop Computers	\$ -	\$ -	\$ -	\$ -	\$ -
6415	Network Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
6416	Printers	\$ -	\$ -	\$ -	\$ -	\$ -
6417	Video Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
6418	Computer Servers	\$ -	\$ -	\$ -	\$ -	\$ -
	Other Technology					
6420	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals	\$ 7,481,661.00	\$ 1,321,150.00	\$ 2,310,000.00	\$ 330,000.00	\$ 11,442,811.00

Washington ES Modernization 06012

AED LOG

AED #	OVERAA #	DESCRIPTION OF AED	Submitted AED	Review	T&M or Lump Sum	\$7,932,870.00	\$250,000	Original Date Rec'd by OUSD	Status Comments
							Approved AED		
AED 1	1	Additional plaster	\$ 19,490.00		LS		\$ 19,490.00	08/21/12	Closed - pay app #5
AED 2	2	Rat Slab	\$ 89,320.00		LS		\$ 89,320.00	08/17/12	Closed - pay app #5
AED 3	3	Clerestory window	\$ 2,458.54		LS		\$ 2,459.00	08/24/12	Closed - pay app #5
AED 4	4	Heat Detector added to crawl space	\$ 1,089.20		LS		\$ 1,089.00	08/24/12	Closed - pay app #5
AED 5	5	Roller cart finish	\$ 3,534.03		LS		\$ 3,534.00	08/28/12	Closed - pay app #5
AED 6	6	Unforeseen drywall work	\$ 7,380.00		LS		\$ 7,380.00	8/28/2012	Closed - pay app #5
AED 7	7	Credit for (3) stalls in Girls Toilet Rm 113c	\$ (2,238.08)		LS		\$ (2,238.00)	8/28/2012	Closed - pay app #5
AED 8	8	Janitorial Service	\$ 46,876.00		LS		\$ 46,876.00	9/10/2012	Closed - pay app #5
AED 9	9	Patch Paint at Auditorium	\$ 186.29		LS		\$ 186.00	08/28/12	Closed - pay app #7
AED 10	10	Added Shade at Staff Lounge	\$ 883.47		LS		\$ 884.00	8/31/2012	Closed - pay app #7
AED 11	11	Re-route Pneumatic Lines at 1st Flr Corridor	\$ 1,583.93		LS		\$ 1,534.00	9/4/2012	Closed - pay app #7

AED 33	33	Switching Linoleum from Armstrong to Forbo	\$ 35,366.00		LS	7/5/2013	
AED 34	34	Credit to delete the linoleum in room 119C & 121	\$ (3,572.00)		LS	06/29/13	
AED 35	35	RFI 88 Pneumatic Valves in the basement	\$2,278.00		LS	6/29/2013	
AED 36	36	Credit for deleted radiator covers	(\$14,400.00)		LS	7/5/2013	
AED 37		Added Electrical Outlets	\$.1,500.00			Anticipated	
AED 38		Family Resource Center	\$ 1,500.00			Anticipated	
AED 39		Play Yard Asphalt Repairs	\$ 15,000.00			Anticipated	
AED 40		Retrofit Shelving at Library	\$ 3,000.00			Anticipated	
AED 41		Add'l Storage at Kinder 103	\$ 3,000.00			Anticipated	
AED 42		Site Wifi	\$ 33,000.00			Anticipated	
AED 43		Misc. Owner Requests	\$ 25,000.00			Anticipated	
AED 44							
			\$ 525,422.22	\$ 44,203.83		\$ 270,252.00	
Amount Left in Allowance	Caution !	AED Balance !!	\$ (275,422.22)	\$ 205,796.17		\$ (20,252.00)	

Oakland Unified School District
Department of Facilities Planning & Management

Request for Signature

To:

~~Tadashi Nakadegawa~~

Timothy White

From:

Wil Newby + Kenz

See notes
OK
W

Date:

July 18, 2013

Project Name: Washington ES Modernization

Project Number: 06012

Type of Document: Project Budget Increase No. 3

Reason for Request: To Cover Expense of Budget
"Shortfall"

Project Manager Recommendation: Recommend That
These Be Signed / Approved

Attendees:

Tom White
 Joe Tardiff
 David Colbart
 Cesar M

Weekly Project Status Meeting

X Joe Cavanagh
 X Randy H.
 X Rocky
 X Don Chau

X Mary B. Eric Sh
 X John Eric Stibbe
 X Bjorn B. Richard Roger
 X Mary L. Eduardo R-G

X Scott Nham
 X Shonda Scott
 X Kenya Chatman

X Al Anderson
 X Will Newby
 X Victor Masarik
 X Devki Harde R = Required

Legend
 IP = In Process
 NA = Not Applicable
 C = Current
 R = Required

Legend - E-Rates
 Ye = Eligible
 N/A = Not Applicable
 EQ = Equipment only
 NA = Not Applicable

Links



Date:

Construction Status 6-24-13

No.	School Name	Project	Contract #	Project Final Bid	Adjusted Contract Amount	Pay to Date	Pay %	AED %	CO #	Potential CO Amount	CO %	Architect/Designer	General Contractor	Project Team	Status	Projected % Complete	NTP Date	Contract Time	Contract Completion Date	Original Completion Date	Proposed / Actual Days Late	LD per day	Cost Exposure of Delay	Non-Construction Required	Comments	Major Issues / Concerns / Delays / Solution (BOLD)	
I. Construction																											
1	LEEC	Phase #2	07047.4	\$35,885,426	\$35,885,426	\$1,046,409	30.0%	86%	0	\$0		MVEI	McCarthy/Turner JV	Rody Barta; Sava Nham	Under Const.	30%	7/8/2012	783	8/1/2014	8/1/14	48	\$1,500		Yes	2nd floor deck and roof deck poured at McVetec. Slop on deck moved to 6/24/2013	Allowance almost utilized. Value engineering ongoing.	
2	CSI - Solar	1/7 Site Solar NTP #1	12100	\$40,784,004	\$1,699,736	\$683,822	15%		0	\$0	0.00%	SunPower	SunPower	Victor Masarik	Design	0%	8/1/2012		04/26/13	12/15/12					Yes	NTP June 28th, Measure J funding pending	No Measure J funding available for construction to date. Possible 3rd NTP for non-OSA work w/ RCM, trenching) pending Sunpower proposal package and funding made available (address: 22-3 still)
3	Havenhurst	New Classroom & Cafeteria Building	07030	\$11,484,656	\$11,484,656	\$5,478,508	47.8%	75%	0	\$0	0.00%	S. Mash	ADC/Turner/Allen	Eric Scheuermann	Under Const.	80%	5/24/2012	450	8/16/2013	8/16/2013	15	\$0	\$0	Yes	Color coat starting today, ongoing exterior finishes		
4	Washington ES	Modernization	00012	\$7,932,870	\$8,071,087	\$3,778,775	46.8%	93%				Smeek	Oversea	Will Newby	Under Const.	48%	8/14/2012							Yes	Budget increase pending of approx 250K, design work ongoing work		
5	Calvin Stephens	Improvements & Caser Tech Lab	07140	\$12,841,513	\$12,841,513	\$3,389,599	32.0%	98%	0	\$53,114		LCA	Canifacoon JV	Al Anderson, Kyle Blower	Under Const.	40%	6/8/2012	425	8/18/2013		30	TBD	\$400,000	Yes	FZ, shifing drywall and exterior finishes, sanitary sewer ongoing. Furniture board approval pending		
6	Mordick ES	New Classroom & MPB	07050	\$15,389,744	\$15,389,744	\$10,255,844	66.6%	29%	0	\$0	0.00%	Gould Evans	WBB/CAS	John Esposito, David M-coded	Under Const.	77%	4/5/2012	472	8/15/2015	8/15/2013	0			Yes	Move occurred Saturday, all items to the Accountant. Scaffolding falling behind, diag. still on schedule.		
7	F-Rain	E-Rate T4	NA	\$5,907,800								Digital Design	Richard Rogers												Yes	Tech services providing their input	
8	Washington @ St. Sankota	Portable Installation		\$450,000								S. Meek	Wickman	Will Newby	Awaiting	2%	8/1/2013		8/16/2013					Yes	Contract going to Board 8/2/13		
9	Madison	Madison Portable Installation		\$450,000								Byrnes Kim	Dan Electric	Will Newby	Awaiting	2%	8/1/2013		8/15/2013	8/15/2013				Yes	Contract going to Board 8/2/13		
10	Whitler	Whitler Portable Installation	13163	\$450,000								Byrnes Kim	Wickman	Kenya Chatman	Awaiting	2%	8/1/2013		8/15/2013	8/15/2013				Yes	Portables off 8/20, saw cutting for trench started		
11	Ralph Burch	Ralph Burch Portable Installation		\$430,000								HY Architects	AME Electric	Eric Sh	Awaiting	2%	8/1/2013	41,655	8/15/2013	8/15/2013				Yes	Contract going to Board 8/2/13, Portables set on 7/7/13		
12	Roosevelt MS	Roosevelt Restrooms	07123									Byrnes Kim	Ray's Electric											Yes	Construction started 8/14, sewer line corrected as storm drain		
II. Closeout Projects																											
	Piedmont	CDC Fire and Intrusion Alarm	07104	\$60,500	\$54,848	\$54,848	100.0%		1	\$4,348	7.1%	AON, EOR	Dan Electric	Victor Masarik	Closeout	100%	2/9/2012	71	4/19/2012	5/1/2012	0	\$1,500			Yes	ICC test, pending punchlist items added by S&G.	Teleconference held with Dan Electric, to go to sale on Wed.
	Stonehurst	CDC	07025	\$3,378,000	\$3,359,753	\$3,359,857	99.4%	75%	4	(\$8,247)	1.20%	HY Architects	JUV	Mary Ledezma	Under Const.	100%	3/1/2012	365	3/1/2013	3/1/2013	48	\$1,500	\$0	Yes	90% complete with closeout. Issue with HY review of as-builts. NCC test last week. Furniture July 15th. Fire Inspector Pending		
	Highland ES	New Building and Mod	00009	\$12,850,000	\$15,489,617	\$13,427,108	99.9%		1	\$636,817	4.96%	ZGPO	Alban Construction	Eric Sh, Eduardo Rivera-Garcia	Punch list	99%	2/21/2011	541	8/24/12	8/4/2012	0	\$1,000			Yes	Team working on issuing of FA and intrusion systems	Arch not paying subs, holding up punchlist completion. Replacement architect selection this week.