

# LEGISLATIVE FILE

File ID No. 13-2612  
Introduction Date 11-20-2013  
Enactment No. 13-2457  
Enactment Date 11-20-13  
By \_\_\_\_\_

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
November 20, 2013

To: Board of Education

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

Subject: **Authorizing and Approving the New Project Budget, Key Code and Project Number for the Madison Middle School Interim Housing Portable Project in the amount of \$650,000.00.**

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## **ACTION REQUESTED**

Approval by the Board of Education of Resolution No. 1314-0054- Authorizing and approving the New Project Budget, Key Code and Project Number for Madison Middle School Interim Housing Portable Project in the amount of \$650,000.00.

## **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. 1314-0054- Authorizing and approving the New Project Budget, Key Code and Project Number for Madison Middle School Interim Housing Portable Project in the amount of \$650,000.00.

**ATTACHMENTS**

Resolution No. 1314-0054- Authorizing and approving the New Project Budget, Key Code and Project Number for Madison Middle School Interim Housing Portable Project in the amount of \$650,000.00.

Site	Measure	Project Number	Key Code	Project Budget	Total Project Budget
Madison Middle School Interim Housing Portables	County School Facilities Fund	13121	2159003891	\$650,000.00	\$650,000.00

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

**RESOLUTION NO. 1314-0054**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET FOR MADISON  
MIDDLE SCHOOL INTERIM HOUSING PORTABLES 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 Project Budget Increase with an attached detailed explanation of the budget component costs; and

WHEREAS, authorization and approval of the Madison Middle School – Interim Housing Portables Project Budget includes the installation of four (4) leased portable classroom buildings. Each portable will include electrical / data / intercom / fire alarm / intrusion alarm. This budget includes cost for design, inspections, and construction associated with installation of the portables; and

WHEREAS, the following table represents the New Project Budget, Key Code and Project Number 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:

<b>Site</b>	<b>Measure</b>	<b>Project Number</b>	<b>Key Code</b>	<b>Project Budget</b>	<b>Total Project Budget</b>
<b>Madison Middle School Interim Housing Portables</b>	<b>County School Facilities Fund</b>	<b>13121</b>	<b>2159003891</b>	<b>\$650,000.00</b>	<b>\$650,000.00</b>

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

**RESOLUTION NO. 1314-0054**

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**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Board hereby approves the Project Budget Increase for the Madison Middle School Interim Housing Portables Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:


AYES: Jody London, Anne Washington, Roseanne 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 November 20, 2013.

  
\_\_\_\_\_  
Dr. Gary Yee, Acting Superintendent  
Secretary, Board of Education

File ID Number: 13-2612  
Introduction Date: 11-20-13  
Enactment Number: 13-2457  
Enactment Date: 11-20-13  
By: \_\_\_\_\_



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

**NEW PROJECT AUTHORIZATION FORM**

**FORM INITIATION DATE:** October 21, 2013  
**PROJECT NAME:** Madison MS - Interim Housing Portables  
**PROJECT TYPE:** Interim Housing  
**FUNDING SOURCE:** Fund 35  
**PROJECT NUMBER:** 13121  
**SITE NUMBER:** 215  
**PROJECT MANAGER:** Wil Newby

**DETAILED PROJECT DESCRIPTION:**

*13-0054*

The Madison Interim Housing installation project includes the installation of (4) leased portable classroom buildings. Each portable will include electrical/data/intercom/fire alarm/intrusion alarm. This budget includes cost for design, inspections, and construction associated with installation of the portables.

**INITIAL PROJECT BUDGETS:**

<small>(For Accounting Use Only)</small>	<b>BUDGET</b>		
<b>BUDGET KEY CODE</b>	<b>OBJECT CODE:</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
	6215	Architectural/Engineering	\$ 62,000.00
	6222	DSA Fees	\$ 6,000.00
	6235	Inspector of Record	\$ 15,000.00
	6262	Other Planning Costs	\$ 3,000.00
	6265	Testing	\$ 11,000.00
	6271	Main Construction	\$ 420,000.00
	6278	Interim Housing	\$ 133,000.00
<b>TOTAL INITIAL BUDGET:</b>			<b>\$ 650,000.00</b>

**AUTHORIZED SIGNATURES:**

  
 \_\_\_\_\_  
 DIRECTOR OF FACILITIES PLANNING and MANAGEMENT      DATE 10/24/13  
  
*For T.E.W.*  
  
 \_\_\_\_\_  
 ASSISTANT SUPERINTENDENT      DATE 10/24/13

**BOARD APPROVAL:**

\_\_\_\_\_  
 CONTRACT ADMINISTRATOR      DATE

CC CONTRACT ADMINISTRATION      FOR SUBMITTAL TO BOARD  
 ACCOUNTING      FOR BUDGET LOADING  
 GKK / McCARTHY      FOR INPUT INTO PM DATABASE

FACILITIES PLANNING & MGMT

**RECEIVED**  
10-28-2013

ACCOUNTING DEPARTMENT

OCT 28 2013 AM 9:13

## DESIGN AND CONSTRUCTION AUTHORIZATION

<b>Project #</b> 13121	<b>Site #</b> 215	<b>School:</b> James Madison Middle School	<b>Address:</b> 400 Capistrano Drive, Oakland, CA 94603
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**Project Title:**  
Madison MS Interim Housing Portable Project

<b>1 Project Description/ Justification:</b>	<b>GUIDELINE ESTIMATE</b>	<b>PRELIMINARY SCHEDULE</b>
Providing (4) four leased portables that will be located in close proximity of the footprint of the new classroom building that will be constructed under a separate contract. These four portables will be placed on site to provide interim housing during the construction of the new building.	Construction	\$420,000
	Consult. Fees	\$ _____
	Owner's Misc.	\$230,000
	Built-in Equip.	\$ _____
	Furniture & Equip.	\$ _____
	Contingency	\$ _____
	Telecom	\$ _____
<b>TOTAL:</b>	<b>\$650,000</b>	
		Scoping: <u>11/1/13</u> to <u>12/1/13</u> Design: <u>12/1/13</u> to <u>1/18/14</u> Review: <u>1/19/14</u> to <u>2/19/14</u>  DSA/Bid: <u>3/20/14</u> to <u>4/20/14</u>  Construction: <u>6/19/14</u> to <u>8/26/14</u> Target Move-In: _____ Closeout <u>8/26/14</u> to <u>12/31/14</u>

OUSD Facilities Director _____ Date _____	OUSD Asst. Superintendent _____ Date _____
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<b>2 Project Scoping Revisions</b>	<b>PROJECT ESTIMATE</b>	<b>PROJECT SCHEDULE</b>
	Construction	\$ _____
	Consult. Fees	\$ _____
	Owner's Misc.	\$ _____
	Furniture & Equip.	\$ _____
	Contingency	\$ _____
	Telecom	\$ _____
	<b>TOTAL:</b>	<b>\$ _____</b>
		Scoping: _____ to _____ Design: _____ to _____ Review: _____ to _____ DSA/Bid: _____ to _____  Construction: _____ to _____  Target Move-In: _____ Closeout _____ to _____

OUSD Facilities Director _____ Date _____	OUSD Asst. Superintendent _____ Date _____
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<b>3 Project Construction Revisions</b>	<b>PROJECT ESTIMATE</b>	<b>PROJECT SCHEDULE</b>
	Construction	\$ _____
	Consult. Fees	\$ _____
	Owner's Misc.	\$ _____
	Furniture & Equip.	\$ _____
	Contingency	\$ _____
	Telecom	\$ _____
	<b>TOTAL:</b>	<b>\$ _____</b>
		Scoping: _____ to _____ Design: _____ to _____ Review: _____ to _____ DSA/Bid: _____ to _____  Construction: _____ to _____  Target Move-In: _____ Closeout _____ to _____

OUSD Facilities Director _____ Date _____	OUSD Asst. Superintendent _____ Date _____
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Accounting Code _____	DCA No. _____
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<b>PROJECT INFORMATION</b>			
MANAGED BY (Choose One)		REGULATORY AGENCY	
<i>FACILITIES DEVELOPMENT</i>		<input type="checkbox"/> DSA <input type="checkbox"/> None <input type="checkbox"/> Local	
<input type="checkbox"/> OUSD Project Mgr. <input type="checkbox"/> Building & Grounds <input type="checkbox"/> District Wide Projects		<b>CONSTRUCTION BY</b> <input type="checkbox"/> OUSD Buildings & Grounds <input type="checkbox"/> Outside Contractor	
<b>BUDGET CATEGORY</b>	<b>BUILDING TYPE</b>	<b>DESIGN BY</b>	<b>PROJECT PURPOSE</b>
<input type="checkbox"/> Deferred Maint. <input type="checkbox"/> G.O. Bond <input type="checkbox"/> Expense <input type="checkbox"/> Developer Fees <input type="checkbox"/> Other _____	<input type="checkbox"/> School <input type="checkbox"/> Child Develop. <input type="checkbox"/> District Office <input type="checkbox"/> Portables <input type="checkbox"/> Other	<input type="checkbox"/> A/E <input type="checkbox"/> Design/Build <input type="checkbox"/> Other	<input type="checkbox"/> Safety <input type="checkbox"/> Capacity <input type="checkbox"/> Adequacy <input type="checkbox"/> Functionality <input type="checkbox"/> Aesthetics <input type="checkbox"/> Other _____

<b>BUDGET FUNDING:</b>		
	REVISION	FINAL COSTS
Current Year: FY 13/14    \$ <u>150,000</u>		
Other Year: FY 14/15    \$ <u>500,000</u>	Current Year:            \$ _____	Scoping                \$ _____
Other Years                \$ _____	Other Year                \$ _____	Construction         \$ _____
<b>TOTAL:</b> \$ _____	Other Years                \$ _____	Const. Fees            \$ _____
	<b>TOTAL:</b> \$ _____	Owner's Misc.         \$ _____
		Built-In Equip.        \$ _____
		<b>TOTAL:</b> \$ _____



**PROJECTED COST FOR 4 MADISON PORTABLES - LEASED**

Date: October 21, 2013

Basis of Cost: Buckhalter Portables

No.	BREAKDOWN	BUCKHALTER (6 Portables)			MADISON (4)		
		Breakdown for 6 Units	OVERALL TOTAL	Cost/ Unit	Total Cost for 4 Units	Budget for 2 Units	Budget for 4 Units incl. Contingency
1	<b>ARCHITECTURAL/ENGINEERING</b>						
	Architect/Byren Kim	\$ 80,167.50					
	<b>Subtotal</b>		\$ 80,167.50	\$ 13,361.25	\$ 53,445.00	\$ 54,000.00	\$ 62,000.00
2	<b>DSA FEES</b>						
	DSA	\$ 7,201.01					
	<b>Subtotal</b>		\$ 7,201.01	\$ 1,200.17	\$ 4,800.67	\$ 5,000.00	\$ 6,000.00
3	<b>INSPECTOR ON RECORD (IOR)</b>						
	IOR	\$ 19,640.00					
	<b>Subtotal</b>		\$ 19,640.00	\$ 3,273.33	\$ 13,093.33	\$ 13,000.00	\$ 15,000.00
4	<b>OTHER PLANNING COST</b>						
	Other Planning Cost	\$ -					
	<b>Subtotal</b>		\$ -	\$ -	0	\$ 3,000.00	\$ 3,000.00
5	<b>TESTING</b>						
	Ninyo & Moore	\$ 14,835.00					
	<b>Subtotal</b>		\$ 14,835.00	\$ 2,472.50	\$ 9,890.00	\$ 10,000.00	\$ 11,000.00
6	<b>PORTABLES - FOUNDATION</b>						
	Bay Construction	\$ 524,000.00					
	Enviroplex - BUY (\$365,000)	\$ -	Exclude Buy Cost				
	Simplex/Fire	\$ 4,480.00					
	SI-Enviroplex - BUY (\$19,000)	\$ -	Excluding Buy Cost				
	Shade	\$ 17,128.13					
	SI-National Carport	\$ 225.00					
	Hardware	\$ 2,182.00					
	<b>Subtotal</b>		\$ 548,015.13	\$ 91,335.86	\$ 365,343.42	\$ 365,000.00	\$ 420,000.00
7	<b>LEASED FOR 4 UNITS INCL. TENANT IMPROVEMEMTS(per Sankofa)</b>				\$ 116,044.00	\$ 116,000.00	\$ 133,000.00
	<b>TOTAL</b>		\$ 669,858.64	\$ 111,643.11	\$ 562,616.43	\$ 566,000.00	\$ 650,000.00
	<b>Contingency</b>	15.00%				\$ 84,900.00	
	<b>TOTAL</b>					\$ 650,900.00	
					<b>SAY</b>	\$ 650,000.00	



Joe -

I need response to project assignment / scoping questions below ASAP.

Thanks in advance

—— Forwarded message ——

From: **William Newby** <[william.newby@ousd.k12.ca.us](mailto:william.newby@ousd.k12.ca.us)>

Date: Wed, Oct 16, 2013 at 3:05 PM

Subject: Summer 2013 Portable Projects

To: "C. Joseph Cavanagh" <[jcavanagh@sgicm.com](mailto:jcavanagh@sgicm.com)>, Michelle Berry <[michelle.berry@ousd.k12.ca.us](mailto:michelle.berry@ousd.k12.ca.us)>, Kenya Chatman <[kenya.chatman@ousd.k12.ca.us](mailto:kenya.chatman@ousd.k12.ca.us)>, Juanita White <[juanita.white@ousd.k12.ca.us](mailto:juanita.white@ousd.k12.ca.us)>

Cc: William Newby <[William.newby@ousd.k12.ca.us](mailto:William.newby@ousd.k12.ca.us)>

Joe -

To close the loop on the upcoming 2nd round of portable installations to support the facility expansion at Sankofa & Madison, please confirm the following:

- Sankofa, Fund 35 or Measure J, Project #13120 Fund 35 (get new projects numbers from Juanita. )
- Madison, Fund 35 or Measure J, Project #???? Fund 35 (get new projects numbers from Juanita. )

I will need to process our New Project Authorizations accordingly and process them for inclusion on the November 6th Board Meeting.

Please confirm the project assignment as follows: **Confirmed**

**Sankofa at Washington - 2 install leased portables**

Wil Newby PM, Susannah Meek AOR - SGI to initiate kick-off meeting

**Madison - 4 install leased portables**

Wil Newby PM, Byrens Kim AOR - SGI to initiate kick-off meeting

Thank you