

LEGISLATIVE FILE

File ID No. 14-2335
Introduction Date 12-10-2014
Enactment No. 14-1983
Enactment Date 12-10-14
By 0-1

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
December 10, 2014

To: Board of Education

From: Antwan Wilson, Superintendent and Secretary, Board of Education
By: Mia Settles-Tidwell, Chief Operations Officer
Timothy E. White, Deputy Chief, Facilities Planning and Management

Subject: Increased Construction Budget Expenditure and Amendment of Facilities Lease to Lease Back Agreements Pertaining to the La Escuelita Education Center New Construction Project located 1050 Second Avenue Oakland, CA

ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1415-0112 Approval of Increased Construction Budget Expenditure and Amendment of Facilities Lease to the Lease Back Agreement Pertaining to the La Escuelita Education Center New Construction Project #07047 ("Project") in the amount of \$1,500,000.00, increasing the Guaranteed Project Cost (GPC), from \$89,500,000.00 to \$91,000,000.

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 Measure J, Fund 21

RECOMMENDATION

Approval by the Board of Education of Resolution No. 1415-0112 Approval of Increased Construction Budget Expenditure and Amendment of Facilities Lease to the Lease Back Agreement Pertaining to the La Escuelita Education Center New Construction Project #07047 (“Project”) in the amount of \$1,500,000.00, increasing the Guaranteed Project Cost (GPC), from \$89,500,000.00 to \$91,000,000.

ATTACHMENTS

Resolution No. 1415-0112 Approval of Increased Construction Budget Expenditure and Amendment of Facilities Lease to the Lease Back Agreement Pertaining to the La Escuelita Education Center New Construction Project #07047 (“Project”) in the amount of \$1,500,000.00, increasing the Guaranteed Project Cost (GPC), from \$89,500,000.00 to \$91,000,000.

<u>Project Name</u>	<u>Measure</u>	<u>Project Number</u>	<u>Project Budget</u>	<u>Project Budget Increase 4</u>	<u>Total Project Budget</u>
La Escuelita Educational Center	Measure J	07047	\$89,500,000.00	\$1,500,000.00	\$91,000,000.00

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

RESOLUTION NO. 1415-0112

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
LA ESCUELITA EDUCATION CENTER NEW CONSTRUCTION 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, Project unforeseen conditions and owner requested changes outside of the Developer's control have occurred resulting in an increase in costs by \$1,500,000.00. The increase of existing Project funds will pay for the \$1,500,000.00 settlement reached through mediation and approved by the Board on Phase 1 of the Project. The underlying litigation that was settled included claims for extended project overhead costs, labor productivity losses, overtime inefficiency, trade stacking, labor escalation, unpaid retention, statutory penalties, interest, and associated costs and fees.

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:

<u>Project Name</u>	<u>Measure</u>	<u>Project Number</u>	<u>Project Budget</u>	<u>Project Budget Increase 4</u>	<u>Total Project Budget</u>
La Escuelita Educational Center	Measure J	07047	\$89,500,000.00	\$1,500,000.00	\$91,000,000.00

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

RESOLUTION NO. 1415-0112

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR
LA ESCUELITA EDUCATION CENTER NEW CONSTRUCTION PROJECT**

Page 2

NOW, THEREFORE, BE IT RESOLVED, that the Project Budget Increase for the La Escuelita Education Center New Construction Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

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

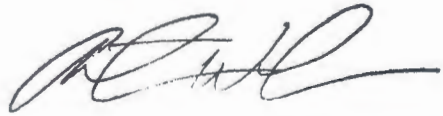
NOES: None

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 December 10, 2014.

File ID Number: 14-2335
Introduction Date: 12-10-14
Enactment Number: 14-1983
Enactment Date: 12-10-14
By: AS



Antwan Wilson, Superintendent and
Secretary, Board of Education