

OUSD Capital Program Proposed Spending Plan Changes of Measures B&J

Facilities Management & Planning
6-28-18 Version

DRAFT



Capital Program Proposed Spending Plan Background

As documented in the Board Presentation of May 9, 2018 “OUSD Capital Program Reconciliation of Measures B&J” we have a serious structural deficit. We have started more projects and committed to more spending than we can afford. We would need an additional \$160 million in current funds to complete all of the projects within the timeframes committed. We have an urgent need to immediately identify the projects that we can defer or cancel to correct this structural deficit and control the unchecked costs associated with the unrealistic schedules.



Capital Program Proposed Spending Plan Issues

- One of the issues is the huge increase in costs for committed scope. The Total Requested column on the next slide (#4) represents costs increases from scope development estimates and preliminary GMP's to current costs. We have to provide \$130 Million in funding to complete this scope that is already in construction.
- Slides 5-7 show the criteria used and projects identified for reduction to pay for the shortfall.

June 2018 - Proposed Changes to Spending Plan						
		CURRENT	BUDGET			
		From	To	Total Requested	Remarks	
1	Glenview Replacement	47,000,000	58,800,000	11,800,000		
2	Madison Expansion	27,000,000	36,400,000	9,400,000		
3	Fremont Modification	82,000,000	133,200,000	51,200,000		
4	Central Kitchen	53,000,000	71,000,000	18,000,000		
5	Program Cordination	42,170,958	60,100,000	17,929,042		
6	Allowance for Contingency	6,900,000	14,400,059	7,500,059		
7	Castlemont Fields/Bleachers	2,700,000	6,000,000	3,300,000		
8	Lincoln Water Damage	-	2,210,000	2,210,000	New Project	
9	Lead Abatement	-	2,300,000	2,300,000	New Project	
		-	-	-		
				\$ 123,639,101		

Criteria for Project Deferral

Cuts must be made to some projects to allow completion of projects needed to affect the most students. We have based these recommended cuts on three primary criteria:

1. Make cuts furthest away from the classroom
2. Make cuts from projects not yet in construction or furthest away from construction
3. Make cuts with the least harm to overall District and the Facilities Program

Criteria for Project Deferral

4 Categories for cuts

1. Projects proposed for deferment to a future bond
2. Reduction of scope on existing projects
3. Reduction of budget (possible deferment to a future bond)
4. Savings from completed projects

Proposed Budget Reduction



Proposed Decreases in Funding		BUDGET REDUCTION			
		From	To	Total Decrease	Remarks
1	California Solar Initiative	35,000,000	31,000,000	(4,000,000)	Completed Project Savings
2	Marcus Foster ELC	43,000,000	17,500,000	(25,500,000)	Defer to next Bond Issuance
3	Brookfield ISS	4,000,000	2,500,000	(1,500,000)	Defer to next Bond Issuance
5	Oakland Tech Clinic	3,000,000	300,000	(2,700,000)	Defer to next Bond Issuance
5	Science Classrooms & Labs	13,250,000	3,000,000	(10,250,000)	Defer to next Bond Issuance
6	Restroom Renovations	8,049,488	4,500,000	(3,549,488)	Defer to next Bond Issuance
7	Playmating / Playstructures	9,000,000	3,000,000	(6,000,000)	Defer to next Bond Issuance
8	School Kitchens 1 & 2	28,775,000	7,775,000	(21,000,000)	Defer to next Bond Issuance
9	Greenleaf (Whittier)	40,000,000	39,480,000	(520,000)	Completed Project Savings
10	Burbank Site Improvement	2,550,000	2,078,000	(472,000)	Completed Project Savings
11	Security Camera	6,500,000	4,500,000	(2,000,000)	Defer to next Bond Issuance
12	Carter @ Oak Int'l Turf Field	2,500,000	1,800,000	(700,000)	Projected Savings
13	Sankofa Expansion	3,000,000	2,500,000	(500,000)	Projected Savings
				\$ (80,691,488)	

* School Kitchens 1&2 includes Hillcrest, Piedmont and other sites not yet determined

Funding Reconciliation

Requested Increases:	\$ 123,639,101				
Proposed Decreases:	\$ (80,691,488)				
Budget Shortfall	\$ 42,947,613				
Funding the Budget Shortfall:					
		(42,947,613)			
(a) Fund 25 - Developer Fees		\$ 36,700,000	Available		
(b) Fund 35 - State Schools		\$ 3,756,800	Available		
(c) Fund 40 - Special Reserve & Sale of sites		\$ -	No Sale of sites has occurred		
(d) Measure B Interest		\$ -	Fully Allocated		
(e) Measure J Interest		\$ 2,500,000	Available		
		\$ 9,187	BALANCE		

2018 Project List



Project No.	Project Name	Budget	Status
15103	BROOKFIELD ISS	\$4 mil	Planning
	CASTLEMONT TRACK & FIELD	\$6 mil	Planning
	CLEVELAND ZERO NET ENERGY	\$900,000	Planning
17111	EMERSON FIELD	\$2 mil	Planning
17128	LINCOLN WATER INTRUSION	\$8 mil	Planning
18103	MARKHAM FIRE ALARM PANEL CHANGE	\$73,963	Planning
13198	OAKLAND TECH HEALTH CLINIC	\$3 mil	Planning
18100	SKYLINE FIRE ALARM PANEL CHANGE	\$155,960	Planning
18102	SOBRANTE PARK FIRE ALARM PANEL CHANGE	\$57,660	Planning
18104	STONEHURST FIRE ALARM PANEL CHANGE	\$80,775	Planning
7130	BURBANK FIRE & INTRUSION ALARM	\$821,000	Design
15120	ELMHURST BOILER REPLACEMENT	\$247,703	Design
13175	HILLCREST FINISHING KITCHEN	\$3.5 mil	Design
15111	MLK FIRE & INTRUSION ALARM	\$921,386	Design
13184	PIEDMONT FINISHING KITCHEN	\$3.5 mil	Design
15110	WEBSTER FIRE ALARM PANEL UPGRADE	\$114,875	Design
15137	WESTLAKE FIELD	\$1,100,000	Design
	VARIOUS SECURITY IMPROVEMENTS	\$4 mil	RFQ
15125	FRUITVALE FIRE ALARM	\$1,178,700	Bidding
	HAVENSCOURT	\$3 mil	Negotiations
15124	FOSTER EDUCATIONAL LEADERSHIP CENTER	\$39 mil	Design/Contracts
15127	CLAREMONT KITCHEN	\$5 mil	Design/Contracts
17120	COMMUNITY UNITED @ LOCKWOOD PLAY MATTING	\$42,359	Contracts
17121	MELROSE/MAXWELL LEADERSHIP ACADEMY PLAY MATTING	\$155,457	Contracts
17114	RALPH BUNCHE CTE	\$653,000 from CTIG \$700,000 from Facilities	Contracts
16100	BRET HARTE FIELD	\$1,500,000	Construction
15104	CASTLEMONT ISS	\$4 mil	Construction
7093	CENTRO INFANTIL FIRE & INTRUSION ALARM	\$506,000	Construction
13143	EDNA BREWER FIRE ALARM	\$1,283,144	Construction
13158	FREMONT NEW CONSTRUCTION INC I	\$82 mil	Construction
15139	FRICK FIELD	\$1 mil	Construction
15105	FRICK MOD/ISS Phase 2	\$2 mil	Construction
13134	GLENVIEW	\$43 mil	Construction
7120	JOAQUIN MILLER FIRE ALARM	\$954,938	Construction
13179	LAUREL FINISHING KITCHEN	\$2.4 mil	Construction
13124	MADISON EXPANSION	\$33 mil	Construction
7102	MANZANITA CDC FIRE & INTRUSION ALARM	\$260,175	Construction
15106	MCCLYMONDS ISS	\$2.8 mil	Construction
15131	SKYLINE GYM ROOF	\$650,000	Construction
13133	THE CENTER	\$66.9 mil	Construction
	WAREHOUSE FIRE ALARM B&G	\$380,900	Construction
	Total	\$326,416,609	

Appendix

- Up through 2014 Planning, Estimates, and Costs were all in sync. We were successfully scoping, designing and building projects for the budgets originally allocated.
- The 2015 spending plan was prepared and presented by Mia Settles and Lance Jackson based primarily on input from Antwan Wilson. The new project scopes were poorly defined and the budgets were not reviewed for full scope required, adequate costs escalation and local factors,
- The 2017 spending plan was prepared and presented by Joe Dominguez and was based on artificially low target budgets to meet the total funding with no accounting for extraordinary local cost escalation and scope increases since 2015.
- Projects that were bid and started in 2014 were stopped and rebid in 2017 resulting in significant cost increases.
- Joe Dominguez excluded experienced district staff from decision making roles, not only continuing huge expenditures for consultants, but dramatically increasing consultant services hours, hourly rates and expenses.
- With new leadership we have been able trim significant consultant costs, but the program coordination budget is already overextended due this previous overspending and the \$5 million cut in 2017.
- The Kitchens 1 & 2 line items were supposed to be utilized to bring school kitchens up to standards to support the new school lunch food coming from The Center. The unvetted conceptual \$5 million budgets for Hillcrest K-8 and Piedmont Ave Elementary Cafeterias were allocated out of this budget. We now have substantially complete designs (based on prefab modular construction) for both and budget estimates close to \$10 million each.

\$172M Projects Added October 2015



- District added 24 Projects costing \$126 Million
- Increased 7 Projects by \$45 Million
- Projects not associated with the MP
- Many are budget Allocations only
- Undefined Scope
- Current Cost to complete these projects ~\$ 232M

	Projects/ Increases	Increased By
1	Security Improvement at HS and at priority MS	\$ 7,000,000
2	Technology Infrastructure Upgrades	\$ 2,850,000
3	Greenleaf Expansion Project (From K-5 to K-8)	\$ 7,800,000
4	Central Kitchen at Foster	\$ 3,000,000
5	School Kitchens 1 & 2	\$ 23,850,000
6	Turf Field Replacement - Skyline HS Field	\$ 1,212,500
7	Turf Field Replacement - Oak Tech HS Field	\$ 177,500
	Total Increases	\$ 45,890,000
	New Projects Added - With Non Defined Scope	
1	Dr Marcus Foster Leadership Campus (ELC2)	\$ 43,000,000
2	McClymonds HS Intensive Support Site	\$ 4,000,000
3	Castlemont HS Intensive Support Site	\$ 4,000,000
4	Brookfield ES Intensive Support Site	\$ 4,000,000
5	Frick MS Intensive Support Site	\$ 4,000,000
6	ISS Fund	\$ 8,000,000
7	Educational Technology	\$ 3,000,000
8	Middle School Fields	\$ 5,000,000
9	Furniture, Fixtures and Equipment (FF&E)	\$ 3,000,000
10	Claremont MS Kitchen Fire	\$ 5,000,000
11	Science Classrooms and Labs	\$ 12,750,000
	New Projects Added - Defined Scope	
12	Broadway Interim Housing	\$ 6,500,000
13	Roofing Projects	\$ 764,647
14	Fruitvale ES Bleachers/Restrooms	\$ 1,300,000
15	Joaquin Miller ES Playstructure	\$ 89,198
16	Playmatting and Playstructures	\$ 9,000,000
17	Manzanita ES Play Area	\$ 200,000
18	Bella Vista ES Portable Removal	\$ 600,000
19	Skyline HS Gym Roof	\$ 250,000
20	Carter @ Oakland Intl High School Turf Replacement	\$ 3,500,000
21	Burbank ES Site Improvements	\$ 2,750,000
22	Parker ES Astro Turf Installation	\$ 1,253,993
23	Scoreboard at Fields	\$ 100,000
24	Emerson Field	\$ 4,300,000
	Total Additions	\$ 126,357,838

TOTAL ADDITION: \$172,247,838

Previous and Proposed Reductions \$228M



	2015	Decrease
1	California Solar Initiative (CSI) Project	(\$5,250,000)
2	Glenview Elementary School - Replacement	(\$3,000,000)
3	Madison Grade Expansion Project (From 6-9 to 6-12)	(\$4,050,000)
4	Sankofa Expansion Project (From K-5 to K-8)	(\$10,825,000)
5	Fremont High School - Replacement	(\$49,000,000)
6	Roosevelt Modernization (Design Only)	(\$22,150,000)
7	Security Camera Plan (Design Only)	(\$500,000)
8	Paving and Infrastructure	(\$14,778,285)
9	Bathroom Renovations	(\$15,110,511)
10	Child Development Centers Improvements - Laurel	(\$2,250,000)
11	Health Clinics - Oakland Tech	(\$950,000)
12	Turf Field Replacement - Castlemont HS & McClymonds HS	(\$300,000)
13	Deferred Maintenance	(\$11,600,000)
14	Bond Program Contingency	(\$15,645,000)

2015 TOTAL REDUCTION: \$155,408,796

2017 TOTAL REDUCTION: \$27,998,500

2018 PROPOSED REDUCTION \$44,772,453

Note: Some of the 2015 reductions have had increases in 2017

	2017	Decrease
1	Sankofa Expansion Project (From K-5 to K-8)	(\$4,000,000)
2	School Kitchens I & 2	(\$4,000,000)
3	Paving and Infrastructure	(\$219)
4	Turf Field Replacement - Skyline HS	(\$500,000)
5	ISS Fund	(\$8,000,000)
6	Security Improvement District Wide	(\$1,000,000)
7	Fruitvale ES Bleachers/Restrooms	(\$300,000)
8	Joaquin Miller ES Playstructure	(\$8,281)
9	Carter @ Oakland International High School Turf Replacement	(\$1,000,000)
10	Burbank ES Site Improvements	(\$200,000)
11	Furniture, Fixtures and Equipment (FF&E)	(\$3,000,000)
12	Bond Program Coordination	(\$5,990,000)

1	California Solar Initiative	\$35,000,000	\$31,000,000	(\$4,000,000)	Defer to next Bond Issuance
2	Brookfield ISS	\$4,000,000	\$2,500,000	(\$1,500,000)	Defer to next Bond Issuance
4	Oakland Tech Clinic	\$3,000,000	-	(\$3,000,000)	Defer to next Bond Issuance
5	Science Classrooms and Labs	\$13,250,000	\$6,000,000	(\$7,250,000)	Defer to next Bond Issuance
6	Playmating / Playstructures	\$9,000,000	\$2,950,000	(\$6,050,000)	Defer to next Bond Issuance
7	School Kitchens 1 & 2	\$28,775,000	\$15,775,000	(\$13,000,000)	Defer to next Bond Issuance
8	Bathroom Renovations	\$8,049,489	\$5,049,489	(\$3,000,000)	Defer to next Bond Issuance
9	Greenleaf (Whittier)	\$40,000,000	\$39,500,000	(\$500,000)	Completed Project Savings
10	Burbank Paving	\$2,550,000	\$2,077,547	(\$472,453)	Completed Project Savings
11	Security Camera	\$6,500,000	\$4,500,000	(\$2,000,000)	Defer to next Bond Issuance
12	Sankofa Expansion	\$3,000,000	\$2,500,000	(\$500,000)	Projected Savings