

LEGISLATIVE FILE


File ID No. 11-2768
Introduction Date 10-18-2011
Enactment No. 11-2344
Enactment Date 10-26-11
By AS

OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Board of Education
October 26, 2011

To: Board of Education

From: Tony Smith, Ed.D., Superintendent
Timothy E. White, Assistant Superintendent of Facilities Planning & Management, Buildings & Grounds and Custodial Services

Subject: **Authorization and Approving the Project Budget Increase for the Washington (Sankofa) Elementary School Project Budget in the amount of \$1,321,150.00, increasing the current amount from \$7,481,661.00 to \$8,802,811.00.**



ACTION REQUESTED

Approval by the Board of Education of Resolution 1112-0067 on behalf of the District authorizing and approving the Project Budget Increase for Washington (Sankofa) Elementary School Modernization Project in the amount of \$1,321,150.00, increasing the current amount from \$7,481,661.00 to \$8,802,811.00.

BACKGROUND/DISCUSSION

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.

DISCUSSION

Increase scope of work for the Washington (Sankofa) Elementary School Modernization Project. Scope will be increased to include Oakland Schoolyard Initiative playground improvements that are planned for the site.

FISCAL IMPACT

The funding sources for this project budget are the General Obligation Bond-Measure B.

RECOMMENDATION

Approval by the Board of Education of Resolution 1112-0067 on behalf of the District authorizing and approving the Project Budget Increase for Washington (Sankofa) Elementary School Modernization Project in the amount of \$1,321,150.00, increasing the current amount from \$7,481,661.00 to \$8,802,811.00.

ATTACHMENTS

Resolution 1112-0067 on behalf of the District authorizing and approving the Project Budget Increase for Washington (Sankofa) Elementary School Modernization Project in the amount of \$1,321,150.00, increasing the current amount from \$7,481,661.00 to \$8,802,811.00.

| Project Number | Site | Original Project Budget | Budget Increase No. 1 | Total Budget |
|-----------------------|--|--------------------------------|------------------------------|---------------------|
| 06012 | Washington (Sankofa) Elementary School Modernization | \$7,481,661.00 | \$1,321,150.00 | \$8,802,811.00 |
| | | | GRAND TOTAL | \$8,802,811.00 |

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

RESOLUTION NO. 1112-0067

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE, FOR
WASHINGTON (SANKOFA) 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 Project Budget Increase with an attached detailed explanation of the budget component costs; and

WHEREAS, authorization and approval of the Increase scope of work for the Washington (Sankofa) Elementary School Modernization project. Scope will be increased to include Oakland Schoolyard Initiative playground improvements that are planned for the site; and

WHEREAS, the following table represents the Project Budget Increase for these projects, 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 New Project Budget, Key Codes and Project Number:

| <u>Project Number</u> | <u>Site</u> | <u>Original Project Budget</u> | <u>Project Budget Increase I</u> | <u>Total Budget</u> |
|-----------------------|--|--------------------------------|----------------------------------|---------------------|
| 06012 | Washington (Sankofa) Elementary School Modernization | \$7,481,661.00 | \$1,321,150.00 | \$8,802,811.00 |
| | | | GRAND TOTAL | \$8,802,811.00 |

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

RESOLUTION NO. 1112-0067

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE, FOR
WASHINGTON (SANKOFA) ELEMENTARY SCHOOL MODERNIZATION
PROJECT**

Page 2 of 2

NOW, THEREFORE, BE IT RESOLVED, that the Governing Board hereby approves the Project Budget Increase for the Washington (Sankofa) Elementary School Modernization Project, in an additional amount not to exceed \$1,321,150.00, increasing the Project Budget from \$7,481,661.00 to a not-to-exceed amount of \$8,802,811.00.

Passed by the following vote:

AYES: Gary Yee, Alice Spearman, Vice President Jumoke Hinton Hodge and President Jody London

NOES: None

ABSTAINED: None

ABSENT: David Kakishiba, Christopher Dobbins and Noel Gallo

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 October 26, 2011.



Edgar Rakestraw, Jr.
Secretary, Board of Education

File ID Number: 11-2768
Introduction Date: 10-18-11
Enactment Number: 11-2344
Enactment Date: 10-26-11
By: [Signature]

ATTACHMENT A
Washington (Sankofa) Small Schools
 Resoultion No. 1112-0067
 Project Budget Increase

Project Number: 06012

Key Code: 1519901881

Project Description: Increased scope of work for the Washington (Sankofa) Elementary School Modernization Project. Scope will be increased to include the Oakland Schoolyard Initiative playground improvements that are planned for the site.

| Budget Cc | Budget Description | Original Total | Project Budget Increase | Total |
|-----------|--|------------------------|-------------------------|------------------------|
| 4400 | Cap Exp Over \$500 but under threshold | \$ - | | \$ - |
| 6105 | Site Purchase | \$ - | | \$ - |
| 6112 | Appraisals | \$ - | | \$ - |
| 6132 | Escrow Costs | \$ - | | \$ - |
| 6160 | Surveying Costs | \$ - | | \$ - |
| 6150 | Site Support Costs | \$ - | | \$ - |
| 6145 | Relocation Assistance | \$ - | | \$ - |
| 6170 | Hazardous Waste | \$ - | | \$ - |
| 6175 | Demolition | \$ - | | \$ - |
| 6180 | Utility Hookup Fees | \$ - | | \$ - |
| 6190 | Other Site Costs | \$ - | | \$ - |
| 6215 | Architect/Engineering Costs | \$ 523,700.00 | | \$ 523,700.00 |
| 6222 | DSA Fees | \$ - | | \$ - |
| 6232 | CDE Fees | \$ - | | \$ - |
| 6242 | Energy Analysis | \$ - | | \$ - |
| 6252 | Preliminary Tests | \$ - | | \$ - |
| 6262 | Other Planning Costs | \$ 1,002,098.00 | | \$ 1,002,098.00 |
| 6271 | Main Construction | \$ 5,237,163.00 | \$ 1,321,150.00 | \$ 6,558,313.00 |
| 6272 | Construction Management | \$ - | | \$ - |
| 6274 | Other Construction | \$ - | | \$ - |
| 6276 | Moving Expenses | \$ 25,000.00 | | \$ 25,000.00 |
| 6278 | Interim Housing | \$ - | | \$ - |
| 6265 | Testing | \$ 45,000.00 | | \$ 45,000.00 |
| 6235 | Inspections | \$ 75,000.00 | | \$ 75,000.00 |
| 6299 | Contingency (Budget Use Only) | \$ 523,700.00 | | \$ 523,700.00 |
| 6410 | Furniture and Equipment | \$ 50,000.00 | | \$ 50,000.00 |
| 6414 | Desktop Computers | \$ - | | \$ - |
| 6415 | Network Equipment | \$ - | | \$ - |
| 6416 | Printers | \$ - | | \$ - |
| 6417 | Video Equipment | \$ - | | \$ - |
| 6418 | Computer Servers | \$ - | | \$ - |
| 6420 | Other Technology Equipment | \$ - | | \$ - |
| | Totals | \$ 7,481,661.00 | \$ 1,321,150.00 | \$ 8,802,811.00 |

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

BUDGET INCREASE AUTHORIZATION FORM

FORM INITIATION DATE: September 16, 2011
 PROJECT NAME: Washington (Sankofa) ES Modernization
 PROJECT TYPE: Modernization
 FUNDING SOURCE: Measure B
 PROJECT NUMBER: 06012
 SITE NUMBER: 191
 PROJECT MANAGER: Wil Newby

REASON FOR BUDGET INCREASE:

Increase scope of work for the Washington (Sankofa) ES Modernization project.
Scope will be increased to include Oakland Schoolyard Initiative playground improvements that
are planned for the site.

112-0067

INITIAL PROJECT BUDGETS:

| <small>(For Accounting Use Only)</small> | BUDGET | | |
|--|---------------------|--------------------|-----------------|
| BUDGET KEY CODE | OBJECT CODE: | DESCRIPTION | AMOUNT |
| <i>1619901881</i> | 6271 | Construction | \$ 1,321,150.00 |
| | | | |
| | | | |
| | | Subtotal | \$ 1,321,150.00 |

Original Budget \$ 7,481,661.00
 Budget Increase (# 01) \$ 1,321,150.00
 Revised Budget Amount \$ 8,802,811.00

AUTHORIZED SIGNATURES:

[Signature]

 DIRECTOR OF FACILITIES DATE
9/29/11

[Signature]

 ASSISTANT SUPERINTENDENT DATE
13

BOARD APPROVAL:

[Signature]

 CONTRACT ADMINISTRATOR DATE

CC CONTRACT ADMINISTRATION
 ACCOUNTING
 GKK / McCARTHY

FOR SUBMITTAL TO BOARD
 FOR BUDGET LOADING
 FOR INPUT INTO PM DATABASE

RECEIVED
9-30-2011

Newlon, Kevin

From: Newlon, Kevin
Sent: Thursday, September 15, 2011 7:57 AM
To: 'Randy Horn'; 'Charles Love (Charles.Love@ousd.k12.ca.us)'; 'Tadashi Nakadegawa'
Cc: 'William Newby' (William.Newby@consultant.ousd.k12.ca.us); David Colbert; Rock Borton; 'Donald Chew' (Donald.Chew@consultant.ousd.k12.ca.us)
Subject: RE: OSI Project Budgets Amounts for Board Increases

All,

I will prepare the following Budget Increases:

- 1) Lowell Modernization #06004, increase amount of \$ 762,770
- 2) Washington(Sankofa) Modernization #06012, increase amount of \$ 1,321,150
- 3) Sobrante Park Modernization #07085, increase amount of \$ 549,500.

These will go into Tadashi today.

Thanks,

Kevin Newlon
McCarthy Building Companies
Oakland Unified School District
(510) 535 - 7077

From: Randy Horn [mailto:rhorn@gkkworks.com]
Sent: Wednesday, September 14, 2011 2:19 PM
To: Newlon, Kevin; Rock Borton; 'Charles Love (Charles.Love@ousd.k12.ca.us)'; 'Tadashi Nakadegawa'
Cc: 'William Newby' (William.Newby@consultant.ousd.k12.ca.us); Rock Borton; David Colbert
Subject: RE: OSI Project Budgets Amounts for Board Increases

Kevin, per our discussion of this morning, it is the intent of the client to increase the existing budgets for these projects to support the OSI projects. Please work with the Project Managers to prepare the increases. Thank you.

Randy Horn | REGIONAL DIRECTOR NORTHERN CA

gkkworks

gkkworks
1629 Telegraph Avenue | Suite 400
OAKLAND | CA 94612
510 899 6203 | 510 295 2459 fax | 510 407 6494 cell
rhorn@gkkworks.com



Please consider the environment before printing this e-mail

From: Newlon, Kevin [mailto:KNewlon@McCarthy.com]
Sent: Monday, September 12, 2011 4:39 PM

To: Randy Horn; Rock Borton; 'Charles Love (Charles.Love@ousd.k12.ca.us)'; 'Tadashi Nakadegawa'
Subject: RE: OSI Project Budgets Amounts for Board Increases

All,

I thought these were being allocated out of the existing budgets for the projects? Not from budget increases.

Kevin Newlon
McCarthy Building Companies
Oakland Unified School District
(510) 535 - 7077

From: Randy Horn [mailto:rhorn@gkkworks.com]
Sent: Monday, September 12, 2011 12:18 PM
To: Newlon, Kevin; Rock Borton; Charles Love (Charles.Love@ousd.k12.ca.us)
Cc: Tadashi Nakadegawa
Subject: FW: OSI Project Budgets Amounts for Board Increases
Importance: High

Team, we need to move expeditiously to increase the budgets for the following projects. Your time and attention to this matter is greatly appreciated.

Randy Horn | REGIONAL DIRECTOR NORTHERN CA

gkkworks

gkkworks
1629 Telegraph Avenue | Suite 400
OAKLAND | CA 94612
510 899 6203 | 510 295 2459 fax | 510 407 6494 cell
rhorn@gkkworks.com



Please consider the environment before printing this e-mail

From: David Colbert [mailto:David.Colbert2@ousd.k12.ca.us]
Sent: Friday, September 09, 2011 10:54 AM
To: Randy Horn; Charles Love
Cc: Cesar Monterrosa; Tadashi Nakadegawa
Subject: OSI Project Budgets Amounts for Board Increases
Importance: High

Good morning Randy. We need to get with Charles immediately to get the OSI project budgets increased. Included in the attachment are the total project budgets that we need. All three projects have previous board approved budgets but not in the amounts we needed to match OSI for the grants we received. Let's do together so we are on same page with what is needed.
Thanks

David D. Colbert, Facilities Coordinator
Division of Facilities Planning and Management
Oakland Unified School District
955 High Street, Oakland, CA 94601
Note: New Telephone Numbers after June 13, 2011
(510) 535-7060

(510) 535-7061 fax
Office: (510) 879-2222 Fax: (510) 879-2226
David.Colbert2@OUSD.k12.ca.us
Because we care, please click here to tell us how we are doing!

-----Original Message-----

From: David Kakishiba [mailto:junji@ebayc.org]
Sent: Saturday, July 16, 2011 4:14 PM
To: David Colbert
Cc: Timothy White; Tadashi Nakadegawa; Don Neuwirth
Subject: Please Discard Earlier E-Mail - - This is the corrected e-mail and attachment

Dear David,

Attached, please find the OSI project budgets for Lowell Campus, Sankofa Academy, Sobrante Park Elementary School, and Combined Summary. The grant award agreement from The Wayne & Gladys Valley Foundation is based on the dollar amounts stated in these four budget sheets.

Please note:

1. The Sankofa Academy budget is a single budget, as opposed to separate Phase One and Phase Two budgets.
2. The grand total cost for all three schools is \$3,745,557.00, of which \$2,633,420.00 is allocated as OUSD costs and \$1,112,137.00 is allocated as EBAYC costs. These figures represent a 30% community contribution to a 70% OUSD investment.
3. I hope to confirm with the Wayne & Gladys Valley Foundation their interpretation of what constitutes "evidence" that funds have raised or budgeted by the OUSD. I will communicate their advice as soon as I receive.

We should all be cognizant about a condition set forth on Page 3 of The Wayne & Gladys Valley Foundation grant award agreement that stipulates:

- "5. The Foundation shall have the right (but not the obligation) to terminate at any the obligation of this Grant for any or all future portions of this Grant not yet disbursed to Grantee, if any of the following events shall occur:
 - (a) A downgrading of the proposed Projects, such as, but not limited to, a change in the architectural design of size of the Projects which would cause the proposed Projects' cost and/or scope to be reduced by 10% or more."

Finally, I submitted a \$200,000.00 grant application to The Stewardship Council and I will submit up to three more applications by September 15, 2011. We will learn about The Stewardship Council application by December 23, 2011.

Thank you very much.

David

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| Oakland Schoolyard Initiative | | | | | | |
|--|--------------------|--------------------|--------------------|------------------|------------------|------------------|
| Combined Project Budget Summary | | | | | | |
| <u>Project</u> | <u>Total Cost</u> | <u>OUSD</u> | <u>EBAYC</u> | <u>Valley</u> | <u>TSC</u> | <u>Other</u> |
| Lowell Campus | \$1,185,590 | \$762,770 | \$422,820 | \$242,500 | \$0 | \$180,320 |
| Sankofa Academy | \$1,759,167 | \$1,321,150 | \$438,017 | \$350,000 | \$83,450 | \$4,567 |
| Sobrante Park Eleme | \$800,800 | \$549,500 | \$251,300 | \$150,000 | \$92,500 | \$8,800 |
| Grand Totals | \$3,745,557 | \$2,633,420 | \$1,112,137 | \$742,500 | \$175,950 | \$193,687 |

JULY 15, 2011