

# LEGISLATIVE FILE


File ID No. 12-0221  
Introduction Date 1-25-2012  
Enactment No. 12-0189  
Enactment Date 1-25-12  
By B

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
January 25, 2012

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: **Authorizing and Approving the Project Budget Increase Project Budget for the Stonehurst Child Development Center (CDC) Replacement in the amount of \$350,000.00, increasing the current amount from \$3,963,824.00 to \$4,313,824.00.**



## ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1112-0102 on behalf of the District authorizing and approving the Project Budget Increase for the Stonehurst Child Development Center (CDC) Replacement Project in the amount of \$350,000.00, increasing the current amount from \$3,963,824.00 to \$4,313,824.00.

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

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1112-0102 on behalf of the District authorizing and approving the Project Budget Increase for the Stonehurst Child Development Center (CDC) Replacement Project in the amount of \$350,000.00, increasing the current amount from \$3,963,824.00 to \$4,313,824.00.

**ATTACHMENTS**

Resolution No. 1112-0102 on behalf of the District authorizing and approving the Project Budget Increase for the Stonehurst Child Development Center (CDC) Replacement Project in the amount of \$350,000.00, increasing the current amount from \$3,963,824.00 to \$4,313,824.00.

<u>Site</u>	<u>Measure</u>	<u>Project Number</u>	<u>Key Code</u>	<u>Project Budget</u>	<u>Project Budget Increase 1</u>	<u>Total</u>
Stonehurst Child Development Center (CDC) Replacement Project	Measure B	07025	1559901830	\$3,963,824.00	\$350,000.00	\$4,313,824.00

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

**RESOLUTION NO. 1112-0102**

**AUTHORIZING AND APPROVING PROJECT BUDGET INCREASE FOR  
STONEHURST CHILD DEVELOPMENT CENTER (CDC) REPLACEMENT  
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 Project Budget Increase for the existing Stonehurst CDC the original budget was based on a new building that would be the same square footage as the existing facility, and would house the same program that is currently operating there. The current CDC requires more square footage of classroom per student than was required in the past. This required the new building to be approximately 600 square feet larger than the existing facility, which increased the construction cost of the building, to accommodate this added cost a budget increase is needed for this project; 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:

<u>Site</u>	<u>Measure</u>	<u>Project Number</u>	<u>Key Code</u>	<u>Project Budget</u>	<u>Project Budget Increase 1</u>	<u>Total</u>
Stonehurst Child Development Center (CDC) Replacement Project	Measure B	07025	1559901830	\$3,963,824.00	\$350,000.00	\$4,313,824.00
<b>TOTAL</b>						<b>\$4,313,824.00</b>



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

**RESOLUTION NO. 1112-0102**

**AUTHORIZING AND APPROVING PROJECT BUDGET INCREASE FOR  
STONEHURST CHILD DEVELOPMENT CENTER (CDC) REPLACEMENT  
PROJECT**

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**NOW THEREFORE BE IT RESOLVED**, that the Project Budget Increase and for the Stonehurst Child Development Center (CDC) Replacement Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES: David Kakishiba, Noel Gallo, Christopher Dobbins, President Jody London

NOES: None

ABSTAINED: None

ABSENT: Gary Yee, Alice Spearman, Vice President Jumoke Hinton Hodge

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 January 25, 2012.



Edgar Rakestraw, Jr.  
Secretary, Board of Education

**Legislative File**

File ID Number:

12-0221

Introduction:

1-25-12

Enactment Number:

12-0189

Enactment Date:

1-25-12

## ATTACHMENT A Resolution 1112-0102

### *Stonehurst Child Development Center (CDC) Replacement Project*

Project Number: 07025

Key Code: 1559901831

**Project Description:** The original budget was based on a new building that would be the same square footage as the existing facility, and would house the same program that is currently operating there. The current CDC requires more square footage of classroom per student than was required in the past. This required the new building to be approximately 600 square foot larger than the existing facility, which increased the construction cost of the building, to accommodate this added cost a budget increase is needed for this project.

Budget Code	Budget Description	Original Total	Project Budget	Total
4400	Cap Exp Over \$500 but under thresh	\$ -		\$ -
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	\$ 250,987.00		\$ 250,987.00
6222	DSA Fees	\$ -		\$ -
6232	CDE Fees	\$ -		\$ -
6242	Energy Analysis	\$ -		\$ -
6252	Preliminary Tests	\$ -		\$ -
6262	Other Planning Costs	\$ 501,975.00		\$ 501,975.00
6271	Main Construction	\$ 3,210,862.00	\$ 350,000.00	\$ 3,560,862.00
6272	Construction Management	\$ -		\$ -
6274	Other Construction	\$ -		\$ -
6276	Moving Expenses	\$ -		\$ -
6278	Interim Housing	\$ -		\$ -
6265	Testing	\$ -		\$ -
6235	Inspections	\$ -		\$ -
6299	Contingency (Budget Use Only)	\$ -		\$ -
6410	Furniture and Equipment	\$ -		\$ -
6414	Desktop Computers	\$ -		\$ -
6415	Network Equipment	\$ -		\$ -
6416	Printers	\$ -		\$ -
6417	Video Equipment	\$ -		\$ -
6418	Computer Servers	\$ -		\$ -
6420	Other Technology Equipment	\$ -		\$ -
	Totals	\$ 3,963,824.00	\$ 350,000.00	\$ 4,313,824.00

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

**BUDGET INCREASE AUTHORIZATION FORM**

**FORM INITIATION DATE:** November 30, 2011  
**PROJECT NAME:** Stonehurst CDC Replacement  
**PROJECT TYPE:** New Bldg  
**FUNDING SOURCE:** Measure B  
**PROJECT NUMBER:** 7025  
**SITE NUMBER:** 838  
**PROJECT MANAGER:** Mary Ledezma

**REASON FOR BUDGET INCREASE:**

The original budget was based on a new building that would be the same square footage as the existing facility, and would house the same program that is currently operating there. The current CDC requires more square footage of classroom per student than was required in the past. This required the new bldg to be approx. 600 sqft larger than the existing facility, which increased the construction cost of the building, to accommodate this added cost a budget increase in the \$350,000 is needed for this project.

1112-0102

**INITIAL PROJECT BUDGETS:**

(For Accounting Use Only)

BUDGET KEY CODE	OBJECT CODE:	DESCRIPTION	AMOUNT
1559901831	6271	Construction	\$ 350,000.00
		Subtotal	\$ 350,000.00

Original Budget \$ 3,963,824.00  
 Budget Increase (# 01) \$ 350,000.00  
 Revised Budget Amount \$ 4,313,824.00

**AUTHORIZED SIGNATURES:**

[Signature] 12/15/11  
 DIRECTOR OF FACILITIES DATE  
[Signature] 12/18/11  
 ASSISTANT SUPERINTENDENT DATE

**BOARD APPROVAL:**

[Signature] DATE  
 CONTRACT ADMINISTRATOR

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

**RECEIVED**  
 12-14-2011



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

**NEW PROJECT AUTHORIZATION FORM**

FORM INITIATION DATE: 3/4/2008  
 PROJECT NAME: Stonehurst CDC Replacement  
 PROJECT TYPE: New Construction  
 FUNDING SOURCE: Measure B  
 PROJECT NUMBER: 07025  
 SITE NUMBER: \_\_\_\_\_  
 PROJECT MANAGER: Kevin Newlon

**DETAILED PROJECT DESCRIPTION:**


The existing Stonehurst CDC is in very poor condition and beyond repair. It would be more cost effective to demolish the existing building and rebuild a new building at 6,693 sq. ft. The project budget would include an expected temporary housing lease term of (18) eighteen months while the new CDC building is being constructed.

**INITIAL PROJECT BUDGETS:**

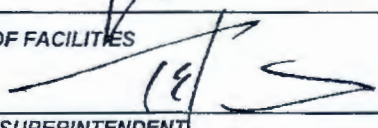
<small>(For Accounting Use Only)</small>		<b>BUDGET</b>	
<b>BUDGET KEY CODE</b>	<b>OBJECT CODE:</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
	6215	Architect/Engineering	\$ 250,987.00
	6262	Other Planning Costs	\$ 501,975.00
	6271	Main Construction	\$ 3,210,862.00

**TOTAL INITIAL BUDGET: \$ 3,963,824.00**

**AUTHORIZED SIGNATURES:**

  
 \_\_\_\_\_  
 DIRECTOR OF FACILITIES

3/11/08  
 \_\_\_\_\_  
 DATE

  
 \_\_\_\_\_  
 ASSISTANT SUPERINTENDENT

3/4/08  
 \_\_\_\_\_  
 DATE

**BOARD APPROVAL:**

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

\_\_\_\_\_  
 DATE

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

## Projected Job Costs

<b>Project Name:</b>	Stonehurst CDC
<b>Project No:</b>	7025

<b>Project Manager:</b>	Mary Ledezma
<b>Date:</b>	12/2/2011

Name	Scope	Original Contract Amount	Amendments/CO's	Pending COs/AEDs	Current Contract Amounts
HY Architects	Architect	\$442,000	\$0	\$0	\$442,000
ACC Environmental, Inc.	Abatement Consultant	\$7,040	\$0	\$0	\$7,040
	Moving Expenses	\$25,000	\$0	\$0	\$25,000
Sandis	Surveying	\$16,800	\$0	\$0	\$16,800
JUV, Inc	Construction Cost (based on bid results)	\$3,178,000	\$0	\$200,000	\$3,378,000
PSI	Geotech Survey	\$11,620	\$0	\$0	\$11,620
KDI Consultants	Inspector of Record	\$145,288	\$0	\$0	\$145,288
Nonyo & Moore	Special Inspections & Geo Tech'l Services	\$58,747	\$0	\$0	\$58,747
	Printing/Advertising	\$3,500	\$0	\$0	\$3,500
Noodle, Inc	Phone/Intercom System	\$7,576	\$0	\$0	\$7,576
CTG Energetics, Inc.	Commissioning Agent	\$24,500	\$0	\$0	\$24,500
PG&E	Electrical Utility	\$2,000	\$4,957	\$0	\$6,957
EBMUD	Fire Service	\$23,467	\$0	\$0	\$23,467
					\$0
		\$3,945,538	\$4,957	\$200,000	\$4,150,495

Current Project Budget	\$3,963,824
Projected Budget Increase	\$350,000
Revised Project Budget	\$4,313,824
Current Projected Costs	\$4,150,495
Change Order Contingency	\$163,329
Remaining Budget Amount	\$0