

# LEGISLATIVE FILE

File ID No. 12-0627  
Introduction Date 3-14-2012  
Enactment No. 12-0903  
Enactment Date 3-14-12  
By BJ

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
March 14, 2012

To: Board of Education

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

Subject: **Authorizing and Approving the Project Budget Increase for the Montclair New Classroom Building Project in the amount of \$1,805,970.00, increasing the current amount from \$17,124,286.00 to \$18,930,256.00.**



## ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1112-0173 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$1,805,970.00, increasing the current amount from \$17,124,286.00 to \$18,930,256.00.

## 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 General Obligation Bond-Measure B.

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1112-0173 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$1,805,970.00, increasing the current amount from \$17,124,286.00 to \$18,930,256.00.

**ATTACHMENTS**

Resolution No. 1112-0173 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$1,805,970.00, increasing the current amount from \$17,124,286.00 to \$18,930,256.00.

Site	Measure	Project Number	Key Code	Project Budget	Project Budget Increase 1	Total Project Budget
Montclair New Classroom Building Project	Measure B	07050	143990181 1	\$17,124,286.00	\$1,805,970.00	\$18,930,256.00

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

**RESOLUTION NO. 1112-0173**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR NEW CLASSROOM BUILDING 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 Division of State Architect back check comments, 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 Project Budget Increase:

<b>Site</b>	<b>Measure</b>	<b>Project Number</b>	<b>Key Code</b>	<b>Project Budget</b>	<b>Project Budget Increase 1</b>	<b>Total Project Budget</b>
Montclair New Classroom Building Project	Measure B	07050	1439901811	\$17,124,286.00	\$1,805,970.00	\$18,930,256.00

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

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**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR NEW CLASSROOM BUILDING PROJECT**

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**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Board hereby approves the Project Budget Increase for the Montclair New Classroom Building Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES: Gary Yee, David Kakishiba, Noel Gallo, Christopher Dobbins,  
Alice Spearman, Vice President Hinton Hodge, President Jody  
London

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 March 14, 2012.



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Edgar Rakestraw, Jr.  
Secretary, Board of Education

**Legislative File**  
File ID Number: 12-0627  
Introduction: 3-14-12  
Enactment Number: 12-0903  
Enactment Date: 3-14-12 

**ATTACHMENT A**  
**Resolution No. 1112-0173**  
**Montclair New Classroom Building**

Project No.: 07050

Key Code: 1439901811

Project Description: Division of State Architect back check comments.

Number	Description	Board Approved Budget	Budget Increase	Total
		\$0.00		\$0.00
4400	Cap Exp over \$500 but under thr	\$0.00		\$0.00
6105	Site Purchase	\$0.00		\$0.00
6112	Appraisals	\$0.00		\$0.00
6132	Escrow Costs	\$0.00		\$0.00
6160	Surveying Costs	\$0.00		\$0.00
6150	Site Support Costs	\$0.00		\$0.00
6145	Relocation Assistance	\$0.00		\$0.00
6170	Hazardous Waste	\$0.00		\$0.00
6175	Demolition	\$0.00		\$0.00
6180	Utility Hookup Fees	\$0.00		\$0.00
6190	Other Site Costs	\$0.00		\$0.00
6200	Building and Improvement of Buil	\$0.00		\$0.00
6215	Architect/Engineering Costs	\$2,568,643.00		\$2,568,643.00
6222	DSA Fees	\$0.00		\$0.00
6232	CDE Fees	\$0.00		\$0.00
6242	Energy Analysis	\$0.00		\$0.00
6252	Preliminary Tests	\$0.00		\$0.00
6262	Other Planning Costs	\$0.00		\$0.00
6271	Main Construction	\$11,987,000.00	\$1,805,970.00	\$13,792,970.00
6272	Construction Management	\$0.00		\$0.00
6274	Other Construction	\$2,568,643.00		\$2,568,643.00
6276	Moving Expenses	\$0.00		\$0.00
6278	Interim Housing	\$0.00		\$0.00
6265	Testing	\$0.00		\$0.00
6235	Inspections	\$0.00		\$0.00
6299	Contingency (Budget Use Only)	\$0.00		\$0.00
6410	Furniture and Equipment	\$0.00		\$0.00
6411	Equipment, Furniture	\$0.00		\$0.00
6414	Desktop Computers	\$0.00		\$0.00
6415	Network Equipment	\$0.00		\$0.00
6416	Printers	\$0.00		\$0.00
6417	Video Equipment	\$0.00		\$0.00
6418	Computer Servers	\$0.00		\$0.00
6420	Other Technology Equipment	\$0.00		\$0.00
	Totals	\$17,124,286.00	\$1,805,970.00	\$18,930,256.00



Montclair (N) Classroom  
Comparison Estimate

Estimates (28,114 sf)	Base Bid	SF Correction	LBU/ESC	Subcontractor Default Insurance	Bond Premium	CCIP	Total Bid	Differences	SF Cost	Documents
OUSD (DBB)*	11,537,000.00	0.00	1,360,000.00	157,050.00	128,816.00	633,682.00	13,816,548.00	(1,942,744.00)	491.45	None
West Bay (LLB)	14,839,744.00	0.00	0.00	157,050.00	128,816.00	633,682.00	15,759,292.00		560.55	DSA
Davis Langdon (DBB)**	12,938,000.00	0.00	1,360,000.00	157,050.00	0.00	633,682.00	15,088,732.00	(670,560.00)	536.70	Pre-DSA
<b>Total Bids OUSD/Davis</b>							<b>28,905,280.00</b>			
<b>Average Bids OUSD/Davis</b>							<b>14,452,640.00</b>			
DBB= Design Bid Build										
LBB= Lease Lease Back										
ESC=Escalation										
LBU=Local Business Utilization										
<b>*2/18/2010 **3/24/2010 (11/22/10)</b>										
Budget	17,124,286.00									
Expended	-2,483,439.56	(Includes Phase I)								
Subtotal	14,640,846.44									
Projected Remaining Soft Cost	-510,072.00									
Projected Remaining Construcion Cost (Final Phase Allowance)	-750,000.00									
Total Remaining Budget	13,380,774.44									
Montclair (N) Classroom	-14,839,744.00	(Includes Phase II/III)								
<b>Budget Deficiency</b>	<b>-1,458,969.56</b>									