

# LEGISLATIVE FILE

File ID No. 13-1994  
Introduction Date 9/11/13  
Enactment No. 13-1916  
Enactment Date 9/11/13  
By [Signature]

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
September 25, 2013

To: Board of Education



From: Dr. Gary Yee, Acting Superintendent and Secretary, Board of Education  
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 \$900,955.00, increasing the current amount from \$18,930,256.00 to \$19,831,211.00**

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## ACTION REQUESTED

Approval by the Board of Education of Resolution No. 1314-0021 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$900,955.00, increasing the current amount from \$18,930,256.00 to \$19,831,211.00.

## 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 Measure B and County School Facilities Fund.

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1314-0021 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$900,955.00, increasing the current amount from \$18,930,256.00 to \$19,831,211.00.

**ATTACHMENTS**

Resolution No. 1314-0021 - Authorizing and approving the Project Budget Increase for Montclair New Classroom Building Project in the amount of \$900,955.00, increasing the current amount from \$18,930,256.00 to \$19,831,211.00.

Site	Measure	Project Number	Project Budget	Project Budget 1	Project Budget Increase 2	Total Project Budget
Montclair New Classroom Building Project	Measure B/County School Facilities Fund	07050	\$17,124,286.00	\$1,805,970.00	\$900,955.00	\$19,831,211.00

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

**RESOLUTION NO. 1314-0021**

**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 additional costs not thought of during project design, discontinued building materials causing new materials to be ordered, changing from a warming kitchen to a cooking kitchen, additional architectural fees due to the changes, restroom floor tile changed to terrazzo, new furniture for the new school, EBMUD fee for installation of new irrigation line and meter, unforeseen soil conditions, maintenance fees for the new landscaping, and costs not accounted for during first interim housing project a number of years ago in the amount of \$383,000.00, 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:

Site	Measure	Project Number	Project Budget	Project Budget Increase 1	Project Budget Increase 2	Total Project Budget
Montclair New Classroom Building Project	Measure B	07050	\$17,124,286.00	\$1,805,970.00	\$900,955.00	\$19,831,211.00

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

**RESOLUTION NO. 1314-0021**

**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: Jody London, James Harris, Roseann Torres, Christopher Dobbins, Anne Campbell Washington, Vice President Jumoke Hinton Hodge, 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 September 25, 2013.



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Dr. Gary Yee  
Acting Superintendent and  
Secretary, Board of Education

File ID Number: 13-1984  
Introduction Date: 9/11/13  
Enactment Number: 13-1916  
Enactment Date: 9/11/13  
By: o.s.

**ATTACHMENT A**

**Resolution No. 1314-0021**

**Montclair New Classroom Building**

**Project No.: 07050**

**Key Code: 1439901811**

Project Budget Increase: for the additional costs not thought of during project design, discontinued building materials causing new materials to be ordered, changing from a warming kitchen to a cooking kitchen, additional architectural fees due to the changes, restroom floor tile changed to terrazzo, new furniture for the new school, EBMUD fee for installation of new irrigation line and meter, unforeseen soil conditions, maintenance fees for the new landscaping, and costs not accounted for during first interim housing project a number of years ago in the amount of \$383,000.00, and;

<b>Number</b>	<b>Description</b>	<b>Board Approved Budget</b>	<b>Budget Increase 1</b>	<b>Budget Increase 2</b>	<b>Total</b>
		\$0.00			\$0.00
4400	Cap Exp over \$500 but under threshold	\$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 Building	\$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	\$900,955.00	\$14,693,925.00
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	\$900,955.00	\$19,831,211.00

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

**BUDGET INCREASE AUTHORIZATION FORM**

FORM INITIATION DATE: July 29, 2013  
 PROJECT NAME: Montclair ES  
 PROJECT TYPE: New Classroom Building  
 FUNDING SOURCE: Measure B / Fund 85  
 PROJECT NUMBER: 07050  
 SITE NUMBER: 143  
 PROJECT MANAGER: John Esposito

**REASON FOR BUDGET INCREASE:**

Additional costs not thought of during project design, discontinued building materials causing new materials to be ordered, changing from a warming kitchen to a cooking kitchen, additional architectural fees due to the changes, restroom floor tile changed to terrazzo, new furniture for the new school, EBMUD fee for installation of new irrigation line and meter, unforeseen soil conditions, maintenance fees for the new landscaping, and costs not accounted for during first interim housing project a number of years ago in the amount of \$383,000.00

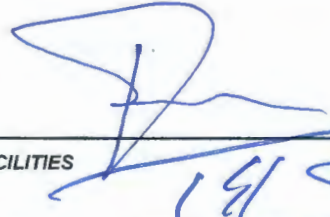
**INITIAL PROJECT BUDGETS:**


1314-0021

<small>(For Accounting Use Only)</small>	<b>BUDGET</b>		
<b>BUDGET KEY CODE</b>	<b>OBJECT CODE:</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
1439003819	6271	Construction	\$ 900,955.00
Subtotal			\$ 900,955.00

Current Approved Budget \$ 18,930,256.00  
 Budget Increase (# 2) \$ 900,955.00  
 Revised Budget Amount \$ 19,831,211.00

**AUTHORIZED SIGNATURES:**

 7/31/13  
 \_\_\_\_\_ DATE  
 DIRECTOR OF FACILITIES

 8/1  
 \_\_\_\_\_ DATE  
 ASSISTANT SUPERINTENDENT

**BOARD APPROVAL:**

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

CC CONTRACT ADMINISTRATION FOR SUBMITTAL TO BOARD FACILITIES PLANNING & MGMT  
 ACCOUNTING FOR BUDGET LOADING  
 SGI FOR INPUT INTO PROJECT TOOL

**RECEIVED**  
 8-5-2013 AUG 5 2013 AM 8:07  
 ACCOUNTING DEPARTMENT

Montclair Construction Costs - Additional & Unforeseen Issues revised 7/22/13		
1. Ceiling tile changes due to product changes (original price remained)	\$0	
2. New lawn and irrigation in front of existing school - see # 13		
3. Tree removals - Paid for by B&G		
4. Warming kitchen to a full cooking kitchen	\$53,000.00	
5. Restroom tile changed to terrazzo	\$0	
6. Architect and consultant fee charges for design changes	\$22,000.00	EST
7. Contingency for start of, and unknown site work and underground utilities	\$40,000.00	EST
8. Contingency for uncompleted and possible extra school bldg work	20,000.00	EST
9. New furniture for new building	\$96,625.00	
10. See note # 1 below	\$383,000.00	
11. Dollars presently over the \$350,000 contingency	\$89,335.00	
12. New fencing in front of existing school	\$0	
13. Installation only of new sod and irrigation system in front of the existing school (two lawns). Sod to be paid for by the parent organization	\$0	
14. Installation of new power supply for the intrusion alarm system demoed in one of the old portables	\$5,000.00	EST
15. IOR's time for verifying hours spent checking of the drying process of the non specified lumber ordered by the contractor	\$4,500.00	EST
16. IOR's additional hours for premium time spent verifying contractors work over and above his contract hours	\$8,000.00	EST
17. Changing asphalt to concrete outside back of first floor class rooms	\$0	
18. Keeping original fencing behind portables and between park and school	(\$5,000.00)	EST
19. EBMUD fee for new irrigation line (see note #2)	\$75,595.00	
20. IOR's additional inspection fee due to OT and special inspections	\$48,900.00	
21. Project electrician's charges for extra field work not yet submitted	\$60,000.00	EST
TOTAL	\$900,955.00	
Notes: #1 Construction costs not accounted for during the first interim housing project in 2009		
#2 EBMUD refunded \$75,595.00 on August 2011 from the original request for this work in 2011, but installation was not able to be installed at that time. The money was deposited in the general fund and now a new payment has to be issued to EBMUD now that the work can now commence.		