

LEGISLATIVE FILE

File ID No. 11-2770
Introduction Date 10-18-2011
Enactment No. _____
Enactment Date _____
By _____

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 Sobrante Park Elementary School Modernization Budget Increase in the amount of \$549,000.00 increasing the current amount from \$1,025,000.00 to \$1,574,500.00.

ACTION REQUESTED

Approval by the Board of Education of Resolution 1112-0069 on behalf of the District authorizing and approving the Project Budget Increase for the Sobrante Park Elementary School Modernization Project in the amount of \$549,500.00, increasing the current amount from \$1,025,000.00 to \$1,574,500.00.

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 Sobrante Park Elementary School Modernization Project. Scope will be increase to include the Oakland Schoolyard Initiative playground improvements that are planned for this 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 1112-0069 on behalf of the District authorizing and approving the Project Budget Increase for the Sobrante Park Elementary School Modernization Project in the amount of \$549,000.00, increasing the current amount from \$1,025,000.00 to \$1,574,500.00.

ATTACHMENTS

Resolution 1112-0069 on behalf of the District authorizing and approving the Project Budget Increase for the Sobrante Park Elementary School Modernization Project in the amount of \$549,000.00, increasing the current amount from \$1,025,000.00 to \$1,574,500.00.

Project Number	Site	Original Project Budget	Budget Increase No. 1	Total Budget
07086	Sobrante Elementary School Modernization Project	\$1,025,000.00	\$549,500.00	\$1,574,500.00
			GRAND TOTAL	\$1,574,500.00

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

RESOLUTION NO. 1112-0069

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE, FOR
SOBRANTE PARK 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 Sobrante Park 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>
07086	Sobrante Park ES Modernization	\$1,025,000.00	\$549,500.00	\$1,574,500.00
			GRAND TOTAL	\$1,574,500.00

RESOLUTION OF THE

ATTACHMENT A
Resolution 1112-0069
SOBRANTE PARK MODERNIZATION PROJCTET

Project Number: 07086

Key Code: 1549901810

Project Description: Increase scope of work for the Sobrante Park Elementary School Modernization project. Scope will be increased to include Oakland Schoolyard Initiative playground improvements that are planned for this site.

Budget Code	Budget Description	Original Total	Project Budget		Total
			Increase		
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	\$20,000			\$20,000
6175	Demolition	\$ -			\$0
6180	Utility Hookup Fees	\$ -			\$0
6190	Other Site Costs	\$ -			\$0
6215	Architect/Engineering Costs	\$ 930,000.00			\$930,000
6222	DSA Fees	\$ 40,000.00			\$40,000
6232	CDE Fees	\$ -			\$0
6242	Energy Analysis	\$ -			\$0
6252	Preliminary Tests	\$ -			\$0
6262	Other Planning Costs	\$ 10,000.00			\$10,000
6271	Main Construction	\$ -			\$0
6272	Construction Management	\$ -	\$ 549,500.00		\$549,500
6274	Other Construction	\$ -			\$0
6276	Moving Expenses	\$ -			\$0
6278	Interim Housing	\$ -			\$0
6265	Testing	\$ 25,000.00			\$25,000
6235	Inspections	\$ -			\$0
6299	Contingency (Budget Use Only)	\$ -			\$0
6410	Furniture and Equipment	\$ -			\$0
6414	Desktop Computers	\$ -			\$0
6415	Network Equipment	\$ -			\$0
6416	Printers	\$ -			\$0
6417	Video Equipment	\$ -			\$0
6418	Computer Servers	\$ -			\$0
6420	Other Technology Equipment	\$ -			\$0
Totals		\$ 1,025,000.00	\$ 549,500.00	\$	\$ 1,574,500.00

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

BUDGET INCREASE AUTHORIZATION FORM

FORM INITIATION DATE: September 16, 2011
 PROJECT NAME: Sobrante Park Modernization
 PROJECT TYPE: Modernization
 FUNDING SOURCE: Measure B
 PROJECT NUMBER: 07086
 SITE NUMBER: 154
 PROJECT MANAGER: Donald Chew

REASON FOR BUDGET INCREASE:

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

1112-0069

INITIAL PROJECT BUDGETS:

<small>(For Accounting Use Only)</small>	BUDGET		
BUDGET KEY CODE	OBJECT CODE:	DESCRIPTION	AMOUNT
<i>1549901811</i>	6271	Construction	\$ 549,500.00
		Subtotal	\$ 549,500.00

Original Budget \$ 1,025,000.00
 Budget Increase (# 01) \$ 549,500.00
 Revised Budget Amount \$ 1,574,500.00

AUTHORIZED SIGNATURES:

[Signature] *[Signature]*
 DIRECTOR OF FACILITIES DATE
[Signature] *9/28/11*
 ASSISTANT SUPERINTENDENT DATE

BOARD APPROVAL:

 CONTRACT ADMINISTRATOR DATE

CC CONTRACT ADMINISTRATION
 ACCOUNTING
 GKK / McCARTHY

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

OCT 11 10 46 AM '11
 10974601

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

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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
<u>Grand Totals</u>	<u>\$3,745,557</u>	<u>\$2,633,420</u>	<u>\$1,112,137</u>	<u>\$742,500</u>	<u>\$175,950</u>	<u>\$193,687</u>

JULY 15, 2011