

File ID No. 15-2003  
Introduction Date 10/28/15  
Enactment No. 15-1668  
Enactment Date 10/28/15  
By [Signature]



OAKLAND UNIFIED  
SCHOOL DISTRICT  
Community Schools. Thriving Students

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
October 14, 2015

To: Board of Education

From: Antwan Wilson, Superintendent and Secretary, Board of Education  
By: Hitesh Haria Chief Operations Officer  
Lance Jackson, Interim Deputy Chief, Facilities Planning and Management

Subject: **Authorizing and Approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$210,000.00, increasing the current amount of \$20,130,847.00 to \$20,340,847.00.**

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**ACTION REQUESTED**

Approval by the Board of Education of Resolution No. 1516-0019--Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$210,000.00, increasing the current amount of \$20,130,847.00 to \$20,340,847.00.

**DISCUSSION**

This Project Budget Increase #4 is for costs directly associated with final Construction Project close-out and payment of sums negotiated for Change Order # 4 due to unforeseen conditions relating to subcontractor scope gap and additional supervision and extending project overhead costs. Additional construction funds are necessary to cover the gap between the original Board approved construction project and the previous Project Budget, and submit the project for final Division of State Architect Approval. This Project Budget Increase will enable final closure of the Montclair Elementary School New Classroom Building Project.

On April 22, 2015 the Board of Education approved Resolution No. 1415-1087 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00. The \$210,000 sum needed to make payment on the above referenced Change Order #4 were included in the \$299,636.00 increase authorized by Resolution No. 1415-1087. However, between the time that the Project Budget was increased and Change Order #4 was approved, unexpected payments were made from the increased budget for



miscellaneous maintenance and repair work and overtime premiums incurred by Buildings & Grounds and other outside vendors not associated with the Project's construction budget but appropriately charged against the project budget. Therefore, when the paperwork for payment of Change Order #4 was processed, there was insufficient funds to pay the approved amount of \$210,000. This final budget increase will allow that payment to be made, and the Project to be closed.

### **FISCAL IMPACT**

The funding source for this project budget increase is Measure B.

### **RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1516-0019 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$210,000.00, increasing the current amount of \$20,130,847.00 to \$20,340,847.00.

### **ATTACHMENTS**

Resolution 1516-0019- Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00.

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

**RESOLUTION NO. 1516-0019**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR ELEMENTARY SCHOOL – NEW CLASSROOM 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 New Project Budget with an attached detailed explanation of the budget component costs;

WHEREAS, this Project Budget Increase #4 is for costs directly associated with final Construction Project close-out and payment of sums owed for approved Change Order #4 for project for unforeseen conditions relating to subcontractor scope gap, additional project supervision and extended project overhead costs. Additional construction funds are necessary to cover the gap between the original Board approved construction project and the previous Project Budget, and submit the project for final Division of State Architect Approval. This Project Budget Increase will enable final closure of the Montclair Elementary School New Classroom Building Project;

WHEREAS, On April 22, 2015 the Board of Education approved Resolution No. 1415-1087 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00. The \$210,000 sum needed to make payment on Change Order #4 were included in the \$299,636.00 increase authorized by Resolution No. 1415-1087. However, between the time that the Project Budget was increased and Change Order #4 was approved, unexpected payments were made from the increased budget for miscellaneous maintenance and repair work and overtime premiums incurred by Buildings & Grounds and other outside vendors not associated with the Project's construction budget but appropriately charged against the project budget. Therefore, when the paperwork for payment of Change Order #4 was processed, there was insufficient funds to pay the approved amount of \$210,000;

WHEREAS, this final Project Budget Increase #4 will allow payment to be made on approved Change Order #4, and the Project to be closed;

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:

<b>Site</b>	<b><u>Measure</u></b>	<b><u>Project Number</u></b>	<b>April 22, 2015 adjusted Project <u>Budget</u></b>	<b><u>Project Budget Increase #4</u></b>	<b><u>Total Project Budget</u></b>
Montclair Elementary School – New Classroom Building	Measure B	07050	\$20,130,847.00	\$210,000.00	\$20,340,847.00



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

**RESOLUTION NO. 1516-0019**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR ELEMENTARY SCHOOL – NEW CLASSROOM PROJECT**

**NOW, THEREFORE, BE IT RESOLVED**, that the Project Budget Increase for the Montclair Elementary School – New Classroom Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

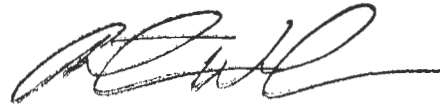
AYES: Roseann Torres, Jumoke Hinton Hodge, Vice President Jody London, President James Harris

NOES: None

ABSTAINED: Shanthi Gonzales


ABSENT: Aimee Eng

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 28, 2015.



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Antwan Wilson, Superintendent and  
Secretary, Board of Education

File ID Number: 152009  
Introduction Date: 10/28/15  
Enactment Number: 15-1668  
Enactment Date: 10/28/15  
By: 

## LEGISLATIVE FILE

File ID No. 09-0193

Introduction Date 2-3-09

Enactment No. \_\_\_\_\_

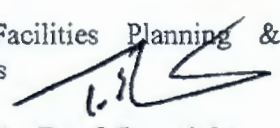
Enactment Date \_\_\_\_\_

By \_\_\_\_\_

### OAKLAND UNIFIED SCHOOL DISTRICT Office of the Board of Education

January 28, 2009

To: Measure B Independent Citizen's School Facilities Bond Oversight Committee

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

Subject: **Presentation of Proposed Board Action for Review by the Bond Oversight Committee for a New Project Budget, Key Code and Project Number for the Montclair New Classroom Building – Measure B Project in the amount of \$17,124,286.00.**

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#### ACTION REQUESTED

Presentation of Proposed Board Action for Review by the Bond Oversight Committee for a New Project Budget, Key Code and Project Number–Montclair New Classroom Building - Measure B Project in the amount of \$17,124,286.00.

#### BACKGROUND/DISCUSSION

In March 2001 the Board approved a revised Facilities Masterplan which projected in excess of \$1 Billion dollars in facility needs over the life of the span.

Oakland residents have approved a bond measure to fund modernization and new construction for the students of Oakland. Measure B, a \$435,000,000.00 General Obligation Bond was passed in 2006.

With the Passage of Measure B and the arrival of a new administration, the District changed its capital development service delivery method to outsource the majority of its required program and construction management services to GKK/McCarthy.

ER:TEW:SMB

P:\CONTRACT ADMINISTRATION - RESTRICTED\CONTRACTS - WORKING FOLDER\Resolutions\0809\Project Budgets\Montclair New Classroom Building - Measure B\Board Memo- Resolution 0809-0059-Montclair New Classroom Building-\$17,124,286.00.doc

## **DISCUSSION**

Staff is requesting that the Board of Education approve Resolution 0809-0004 to approve the project budget increase and Scope of Work for the Measure B Project in the amount of \$13,197,597.00.

## **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**

The scope of the project is to provide construction of a new two-story 20,000 square foot classroom building which will include ten (10) Classrooms, boys and girls restrooms, a cafeteria/multipurpose room, and an elevator. Scope will include the installation of eight classroom portables and the installation of one portable restroom building. Scope will also include the demolition of six existing portables and the existing cafeteria building and the removal of four classroom portables at the end of the project.

## **FISCAL IMPACT**

The funding source for this project budget is the General Obligation Bond-Measure B.

## **RECOMMENDATION**

Presentation of Proposed Board Action for Review by the Bond Oversight Committee for a New Project Budget, Key Code and Project Number-Montclair New Classroom Building - Measure B Project in the amount of \$17,124,286.00.

New Key Code	Description	New Project No.	New Project Budget	TOTAL
1439901810	Montclair New Classroom Building	07050	\$17,124,286.00	\$17,124,286.00

**ATTACHMENTS**

Resolution No. 0809-0004 Authorizing and Approving Project Budget Increase for the Oakland High School Modernization Project.

<b>Key Code</b>	<b>Description</b>	<b>Project Budget</b>	<b>Project Budge Increase 1</b>	<b>Project Budget Increase 2</b>	<b>Total</b>
30499901810	Oakland High School Modernization	\$12,000,000.00	\$750,000.00	\$13,197,597.00	\$25,947,597.00
	<b>TOTAL</b>				<b>\$25,947,597.00</b>

ER:TEW:SMB

P:\CONTRACT ADMINISTRATION - RESTRICTED\CONTRACTS - WORKING FOLDER\Resolutions\0809\Project  
Budgets\Montclair New Classroom Building - Measure B\Board Memo- Resolution 0809-0059-Montclair New Classroom  
Building-\$17,124,286.00.doc



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

**RESOLUTION NO. 0809-0059**

**AUTHORIZING AND APPROVING THE NEW PROJECT BUDGET, KEY CODE AND  
PROJECT NUMBER FOR THE  
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 New Project Budget, Project Code and Key Code with detailed explanations of the budget component costs; and

**WHEREAS** a new two story 20,000 square feet classroom building which will include (10) Ten Classrooms, boys and girls restrooms, a cafeteria/multipurpose room, and an elevator will be constructed. Scope will include the installation of eight classroom portables and the installation of one portable restroom building. Scope will also include the demolition of six existing portables and the existing cafeteria building and the removal of four classroom portables at the end of the project.

**WHEREAS**, the following table represents a Project Budget Increase and Scope of Work for the Measure B Project for Montclair New Classroom Building Project, per Attachment A to this Resolution, which provides a detailed summary of the costs comprising the New Project Budget and New Project Number :

New Key Code	Description	New Project No.	New Project Budget	TOTAL
1439901810	Montclair New Classroom Building	07050	\$17,124,286.00	\$17,124,286.00

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

**RESOLUTION NO. 0809-0059**

**AUTHORIZING AND APPROVING THE NEW PROJECT BUDGET, KEY CODE AND  
PROJECT NUMBER FOR THE  
MONTCLAIR NEW CLASSROOM BUILDING PROJECT**

**Page 2**

**NOW THEREFORE BE IT RESOLVED**, that the New Project Budget, Key Code and Project Number for the Montclair New Classroom Building in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

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 December 17, 2008

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Edgar Rakestraw, Jr.  
Secretary, Board of Education

**Attachment A**  
**Resolution No. 0809-0059**  
**Montclair New Classroom Building**

Project No.: 07050

Key Code: 1439901810

**Account**

<u>Number</u>	<u>Description</u>	Board Approved Budget	Total
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	\$11,987,000.00
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
	<b>Totals</b>	<b>\$ 17,124,286.00</b>	<b>\$17,124,286.00</b>

## LEGISLATIVE FILE

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

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 I	\$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:

Site	Measure	Project Number	Key Code	Project Budget	Project Budget Increase 1	Total Project Budget
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**

**RESOLUTION NO. 1112-0173**

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

Page 2

**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.



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 

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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



**OAKLAND UNIFIED SCHOOL DISTRICT  
FACILITIES PLANNING AND MANAGEMENT DEVELOPMENT  
BUDGET INCREASE AUTHORIZATION FORM**

FORM INITIATION DATE: February 10, 2012  
 PROJECT NAME: Montclair  
 PROJECT TYPE: New Classroom Building  
 FUNDING SOURCE: Measure B  
 PROJECT NUMBER: 07050  
 SITE NUMBER: 143  
 PROJECT MANAGER: Mellissa Truitt 1112-0173

**REASON FOR BUDGET INCREASE:**

DSA back check comments  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**INITIAL PROJECT BUDGETS:**

(For Accounting Use Only)		BUDGET	
BUDGET KEY CODE	OBJECT CODE:	DESCRIPTION	AMOUNT
<u>1439901811</u>	<u>6271</u>	<u>Main Construction</u>	<u>\$ 1,805,970.00</u>
Subtotal			<u>\$ 1,805,970.00</u>

Original Budget \$ 17,124,286.00  
 Budget Increase (# --) \$ 1,805,970.00  
 Revised Budget Amount \$ 18,930,256.00

**AUTHORIZED SIGNATURES:**

[Signature] 2/17/12  
 DIRECTOR OF FACILITIES DATE  
[Signature] 1/5/12  
 ASSISTANT SUPERINTENDENT DATE

**BOARD APPROVAL:**

21 A 23  
 CONTRACT ADMINISTRATOR DATE

CC CONTRACT ADMINISTRATION  
 ACCOUNTING  
 SGI

FOR SUBMITTAL TO BOARD  
 FOR BUDGET LOADING  
 FOR INPUT INTO PROJECT TOOL

2-22-2012

File ID No. 15- 0541  
Introduction Date 4-22-15  
Enactment No. 150493  
Enactment Date 4/22/15  
By OL



OAKLAND UNIFIED  
SCHOOL DISTRICT

OAKLAND UNIFIED SCHOOL DISTRICT

Office of the Board of Education

April 8, 2015  
*22FK*

To: Board of Education

From: Antwan Wilson, Superintendent and Secretary, Board of Education

By: Mia Settles-Tidwell, Chief Operations Officer *W*

Lance Jackson, Interim Deputy Chief, Facilities Planning and  
Management

Subject: **Authorizing and Approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00**

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**ACTION REQUESTED**

Approval by the Board of Education of Resolution No. 1415-1087 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00

**DISCUSSION**

Project Budget #3 is for costs directly associated with final Construction Project close-out, architectural services incurred for additional construction oversight, and to increase the original approved construction budget to match the Board approved Lease Leaseback construction project. Additional construction funds are necessary to cover the gap between the original Board approved construction project and the previous Project Budget, and submit the project for final Division of State Architect Approval. This Project Budget Increase will enable final closure of the Montclair Elementary School New Classroom Building Project.

**FISCAL IMPACT**

The funding source for this project budget is County School Facilities Fund and Measure B.

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1415-1087 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00.



**ATTACHMENTS**

Resolution No. 1415-1087 - Authorizing and approving the Project Budget Increase for the Montclair Elementary School – New Classroom Building Project in the amount of \$299,636.00, increasing the current amount of \$19,831,211.00 to \$20,130,847.00.

<u>Site</u>	<u>Measure</u>	<u>Project Number</u>	<u>Project Budget</u>	<u>Project Budget Increase 3</u>	<u>Total Project Budget</u>
Montclair Elementary School – New Classroom Building	County School Facilities Fund	07050	\$19,831,211.00	\$264,636.00	\$20,130,847.00
Montclair Elementary School – New Classroom Building	Measure B	07050	\$19,831,211.00	\$35,000.00	



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

**RESOLUTION NO. 1415-1087**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR ELEMENTARY SCHOOL – NEW CLASSROOM 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 New Project Budget with an attached detailed explanation of the budget component costs; and

WHEREAS, Project Budget #3 is for costs directly associated with final Construction Project close-out, architectural services incurred for additional construction oversight, and to increase the original approved construction budget to match the Board approved Lease Leaseback construction project. Additional construction funds are necessary to cover the gap between the original Board approved construction project and the previous Project Budget, and submit the project for final Division of State Architect Approval. This Project Budget Increase will enable final closure of the Montclair Elementary School New Classroom Building Project.

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>Project Budget</u>	<u>Project Budget Increase 3</u>	<u>Total Project Budget</u>
Montclair Elementary School – New Classroom Building	County School Facilities Fund	07050	\$19,831,211.00	\$264,636.00	\$20,130,847.00
Montclair Elementary School – New Classroom Building	Measure B	07050	\$19,831,211.00	\$35,000.00	



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

**RESOLUTION NO. 1415-1087**

**AUTHORIZING AND APPROVING THE PROJECT BUDGET INCREASE FOR  
MONTCLAIR ELEMENTARY SCHOOL – NEW CLASSROOM PROJECT**

Page 2

**NOW, THEREFORE, BE IT RESOLVED**, that the Project Budget Increase for the Montclair Elementary School – New Classroom Project in the amount stated herein for the purpose listed are hereby approved.

Passed by the following vote:

AYES: Roseann Torres, Nina Senn, Aimee Eng, Jumoke Hinton Hodge, Shanthi Gonzales, Vice President Jody London, President James Harris

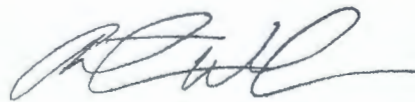
NOES: None

ABSTAINED: None

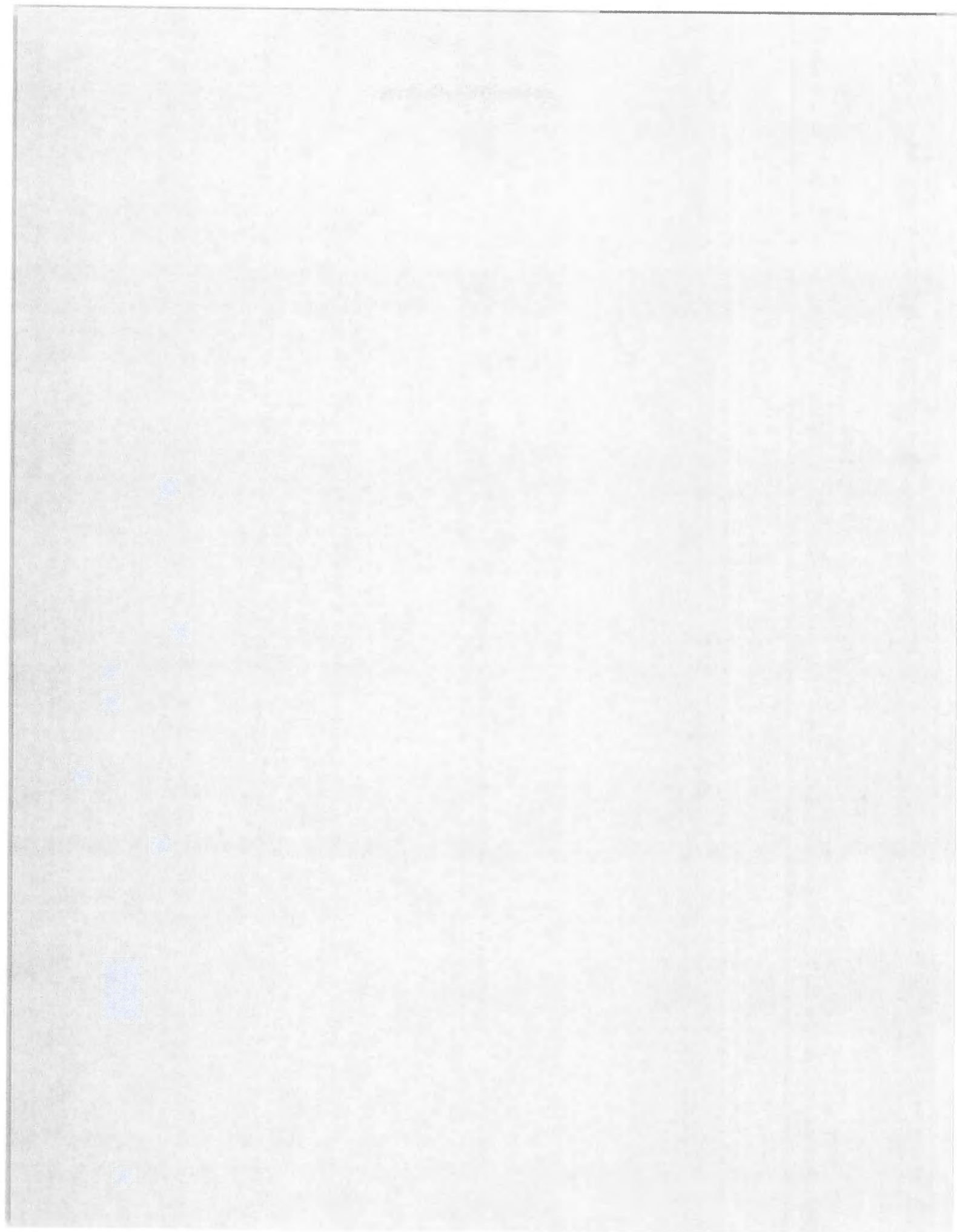
ABSENT: None

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 April 22, 2015.

File ID Number: 15-0541  
Introduction Date: 4/22/15  
Enactment Number: 15-0493  
Enactment Date: 4/22/15  
By: AW



Antwan Wilson, Superintendent and  
Secretary, Board of Education



## 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, FBMUD 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 A3	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**

Page 2

**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.

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

File ID Number: \_\_\_\_\_  
Introduction Date: \_\_\_\_\_  
Enactment Number: \_\_\_\_\_  
Enactment Date: \_\_\_\_\_  
By \_\_\_\_\_

**Resolution No. 1314-0021**

**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.

Number	Description	Board Approved Budget	Budget Increase 1	Budget Increase 2	Total
		\$0.00			\$0.00
	Cap Exp over \$500 but under				
4400	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
	Building and Improvement of				
6200	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
	Contingency (Budget Use				
6299	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

(For Accounting Use Only)		BUDGET	
BUDGET KEY CODE	OBJECT CODE:	DESCRIPTION	AMOUNT
7439003819	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:**

[Signature]  
DIRECTOR OF FACILITIES

7/31/13  
DATE

[Signature]  
ASSISTANT SUPERINTENDENT

8/1  
DATE

**BOARD APPROVAL:**

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

\_\_\_\_\_  
DATE

CC CONTRACT ADMINISTRATION  
ACCOUNTING  
SGI

FOR SUBMITTAL TO BOARD  
FOR BUDGET LOADING  
FOR INPUT INTO PROJECT TOOL

FACILITIES PLANNING & MGMT

ACCOUNTING DEPARTMENT

8-5-2013

AUG 5 2013 AMB:07

**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
<b>TOTAL</b>	<b>\$900,955.00</b>	

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.