

Measure I Reallocation Plan Update

BERKELEY UNIFIED SCHOOL DISTRICT

BOARD OF EDUCATION OCTOBER 11, 2017

TIMOTHY WHITE, EXECUTIVE DIRECTOR OF FACILITIES

Outline

Reallocation Plan work to date

- Major projects scoping & conceptual phase studies
- Additional projects completing initial studies
- Projects in design for 2018 construction

Project options & recommendations

- Plan update for implementation

Planning for a future facilities work

- Completion of current major projects & scope
- Teacher/staff housing study

Reallocation Plan work to date

Facilities Reallocation Plan scoping, conceptual phase studies complete

- Berkeley High School A Building Theaters
- West Campus—transitional space, long-range utilization
- Oxford Reconfiguration
- Operations/Maintenance Facility
- BHS Staff Parking/Multi-Use Courts
- LeConte Renovations

Costs to complete comprehensive reconfiguration, full modernization, and new additions/construction are far in excess of initial Reallocation Plan budgets.

Reallocation Plan work to date

Additional projects still completing preliminary assessments and conceptual studies

- Cafeteria, Food Service Projects at Six Sites
 - Washington, BAM, Cragmont, Muir, Malcolm, Emerson
 - Completing conceptual designs with updates to kitchens, serving, and cafeteria spaces

Current projects in design

Career Technical Education Facilities

- Stagecraft/Carpentry
 - BHS G Building
 - Conversion of Art Classroom
 - Outdoor Courtyard
- Electronics Tech
 - Berkeley Adult School
 - Classroom Conversion



Visual & Performing Arts

- West Campus old Main Gym Locker Room
- Reconfiguration & modernization to house VAPA



These projects on track for 2018 construction.

BHS A Building + Theaters

CAW Architects: “Preliminary Building Assessments & Programming” is complete

- Complete systems, finishes assessments
- Extensive Site Committee process
- Developed multiple scenarios for Classroom wing, Community Theater and Little Theater

AMS: Market Analysis reviews performing arts community demand for space

- Community performing arts demand review
- Operating scenarios for reconfigured theater spaces

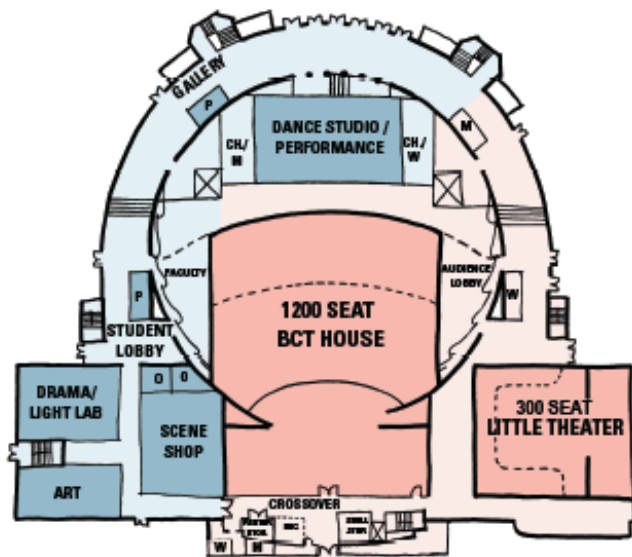
Interactive Resources: Historic Building Survey

- Identifies areas and components of buildings
- Levels of Historic Significance
- For Exterior & Interior spaces
- Building elements

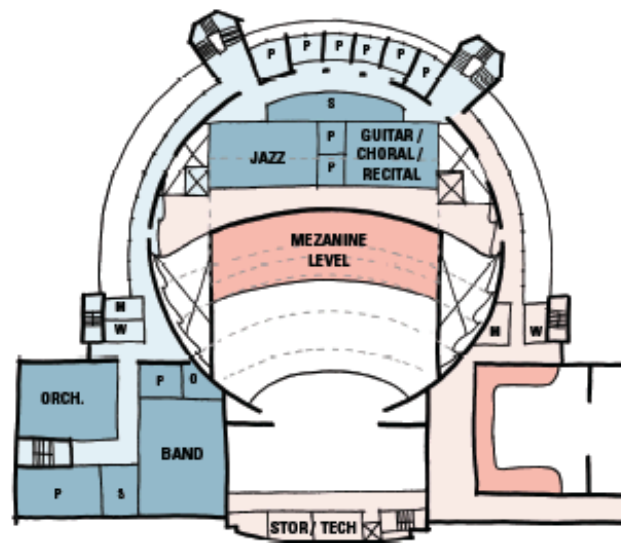
BHS A Building + Theaters: Initial conclusions

One of the largest buildings in BUSD, has significantly deteriorated, and no longer meets the needs of the site, the district or the community.

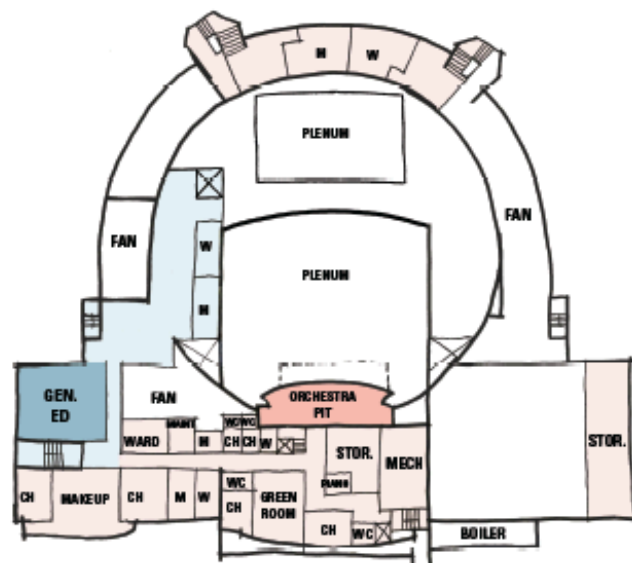
- Major building systems and structural upgrades needed
- Classroom building needs complete reconstruction to create functional performing arts teaching spaces
- Community Theater is too large, needs full reconstruction to create appropriately sized venue
- Little Theater is non-functional, needs reconfiguration to support site performing arts needs
- Both Theaters need better public entrance to support community use



FIRST FLOOR



SECOND FLOOR

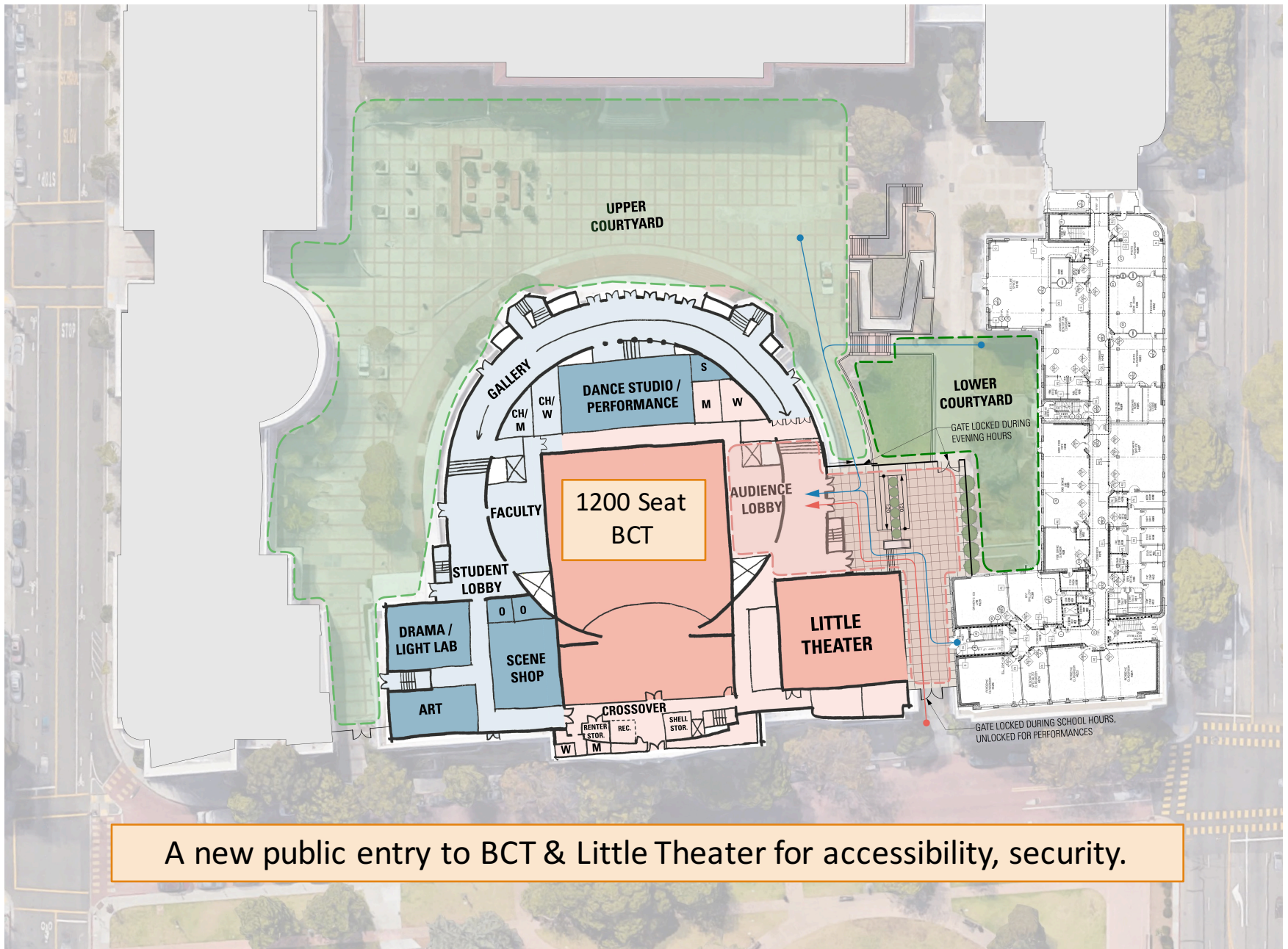


BASEMENT



	ROOM NAME	NOT INCLUDED IN BUDGET	STARTING	MEET EXISTING SPACE	MEET EXISTING SPACE
DANCE	DANCE CLASSROOM			●	
	DANCE BREAK OUT SPACES			●	
	DANCE STUDIO (LARGE STUDIO)			●	
	DANCE STUDIO (SMALL STUDIO)				●
	DANCE BREAK OUT SPACES			●	
MUSIC	LOCKER ROOMS				●
	CHORAL ROOM				●
	CHORAL REHEARSAL SPACE				●
	ORCHESTRA ROOM				●
	ORCHESTRA INSTRUMENT STORAGE				●
JAZZ	BAND ROOM				●
	BAND INSTRUMENT STORAGE				●
	JAZZ ROOM				●
	JAZZ INSTRUMENT STORAGE				●
	MUSIC BREAK OUT SPACES			●	
ART	ART CLASSROOM			●	
	ART GALLERY				●
	DIGITAL DESIGN LAB		●		
	CENTRAL RECEPTION				●
	PRODUCTION SPACE				●
OTHER	PRODUCTION OFFICE				●
	THEATREMANAGEMENT OFFICE				●
	BERKELEY COMMUNITY THEATRE				●
	LITTLE THEATRE				●
	AUDIENCE LOBBY				●
RECEPTION	STUDENT LOBBY				●
	PERFORMANCE SUPPORT SPACE				●

Current Preferred Option.
1200 Seat BCT Option Meets BUSD needs for theater space for District-wide events.

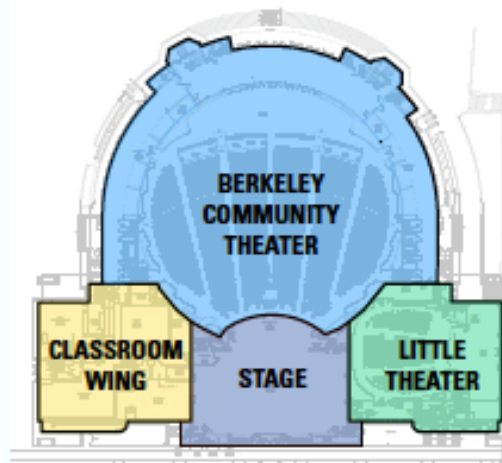


A new public entry to BCT & Little Theater for accessibility, security.

BHS A Building + Theaters: Preliminary Costs

Preferred Option: \$111 million w/Contingency, FF+E

Scheme F	127,471	\$657	\$83,751,622	\$22,612,938	\$106,364,560
Classrooms	24,365	\$580	\$14,126,369	\$3,814,120	\$17,940,489
Stage	18,114	\$743	\$13,463,548	\$3,635,158	\$17,098,706
Little Theater	13,826	\$762	\$10,533,667	\$2,844,090	\$13,377,757
BCT	71,166	\$641	\$45,628,038	\$12,319,570	\$57,947,608
FF&E					\$4,516,000



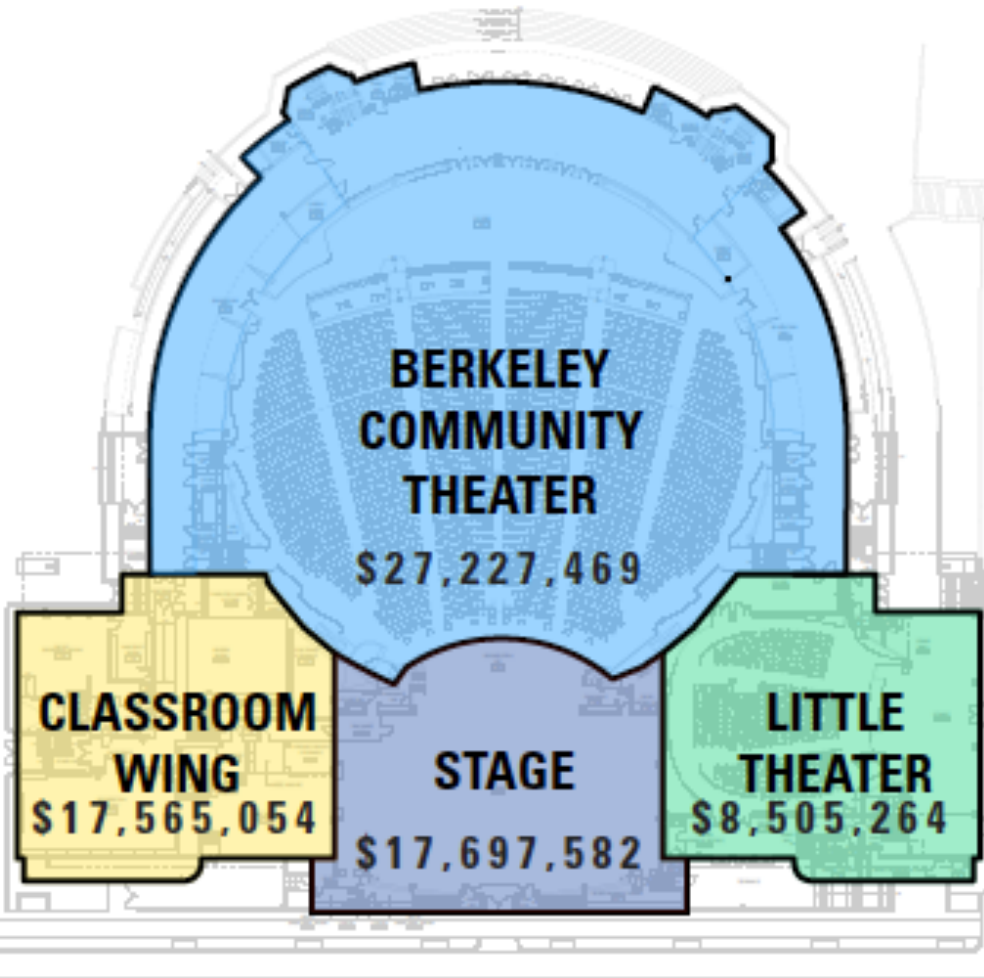
SUBTOTAL INCLUDES:

- Estimated trade cost
- General Conditions @ 10%
- Bonds & Insurance @ 2%
- Contractor's fee @ 5%
- Design Contingency @ 25%
- Unforeseen Conditions Contingency @ 2.5%
- Escalation to MOC, 09/28/19 @ 11.9%

SUBTOTAL EXCLUDES:

- Construction Contingency
- FF&E, including Theatrical & AV FF&E

SCHEME A: BASIC MODERNIZATION



TOTAL: \$70,995,369

BHS A Building +
Theaters:

Modernization
only

Just doing basic
building systems and
finishes
modernization,
seismic upgrades,
accessibility work,
equipment.

BHS Bldg. A + Theaters Options

Reallocation plan available budget: \$35,000,000

Option 1: Reduce scope of work to basic upgrades

- Still leaves out reconfiguration to create usable spaces for visual and performing arts
- Not all modernization of existing building can be completed for that cost

Option 2: Begin with a portion of the full scope reconfiguration & modernization

- Leaves a large portion of work to future bond

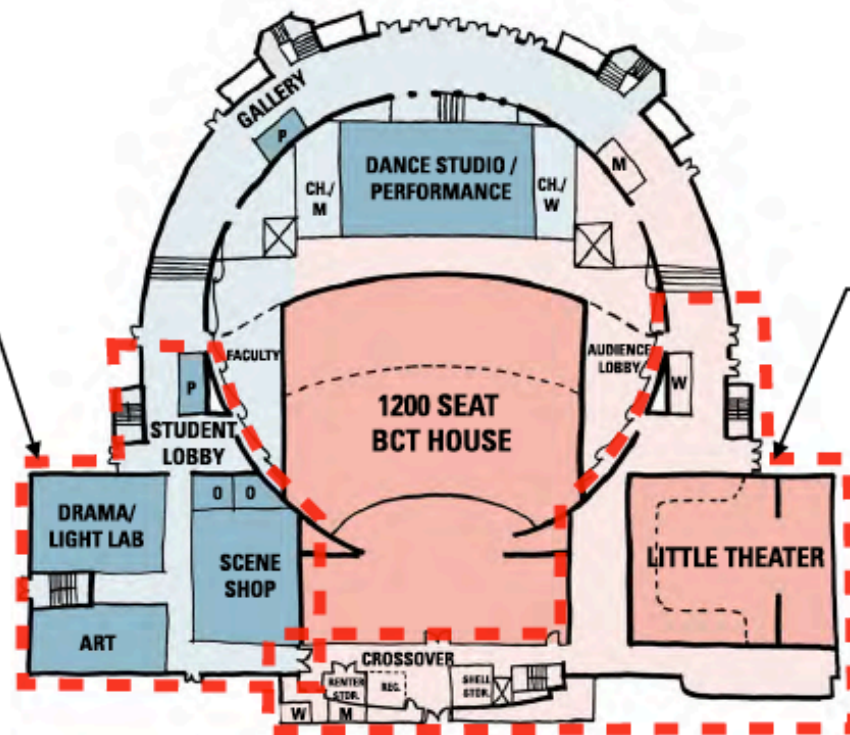
Recommendation: Option 2—Phase 1a Scope including Little Theater, BCT Stage, Entry Lobby. Structural upgrades. Focuses on student use areas in Phase 1, leave major areas of work in BCT to future.

PHASE 1 PROJECT

\$35M PHASE 1 SCOPE

PHASE 1B SCOPE:

- Renovate classroom wing
- Might require additional life safety and ADA improvements (Excluded from Phase 1 estimate)



PHASE 1A SCOPE:

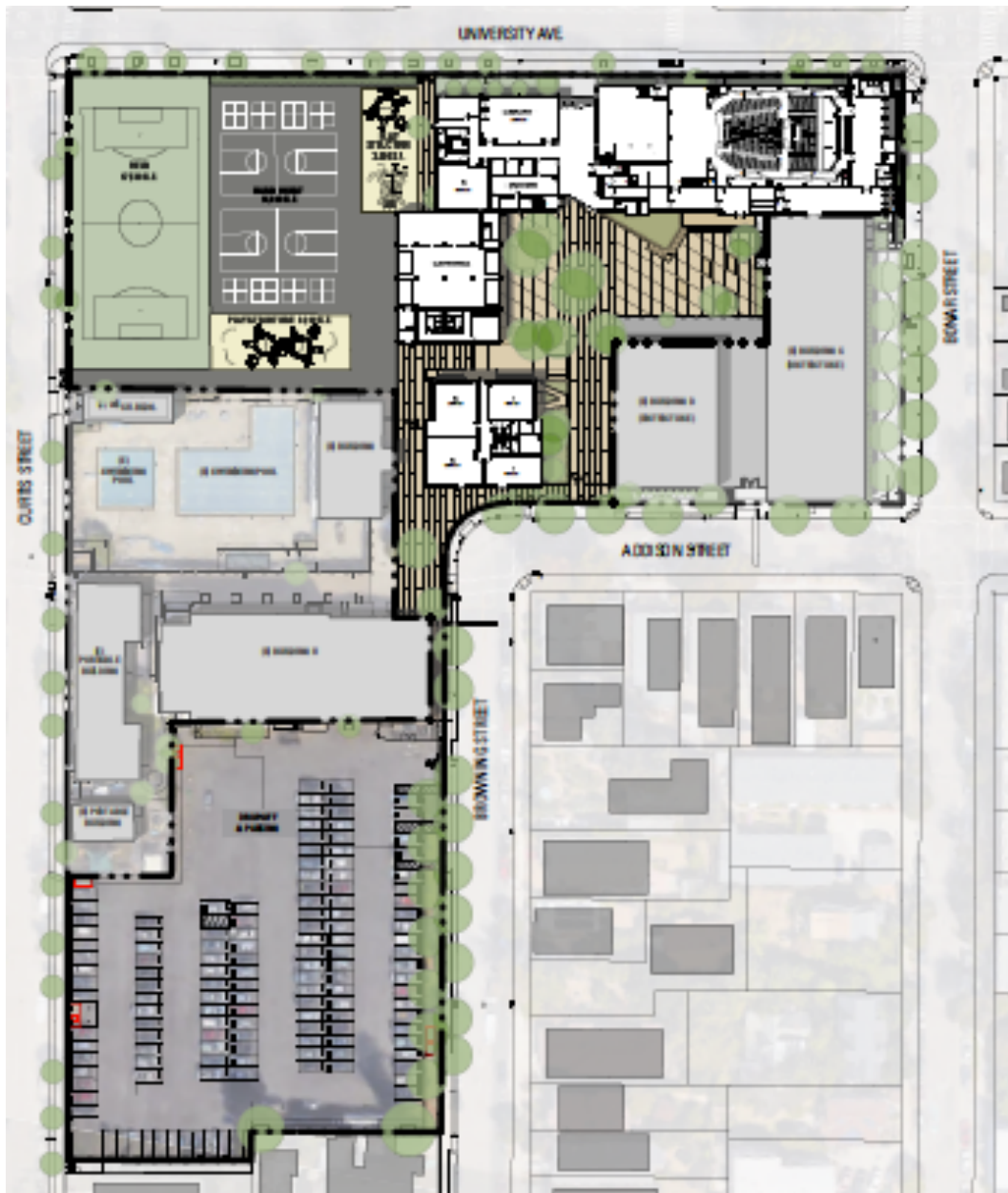
- Little Theater stage and audience chamber
- New lobby
- Performer support

West Campus

CAW Architects: “West Campus Analysis and Programming”

- Assess overall condition of site and buildings
- Suitability for use as a school campus
 - Transitional housing, long-term potential use by District
- Including renovations to abandoned buildings/spaces
 - Development of Food Service and Cafeteria
 - Adding four new classrooms
 - Developing old Band Room
 - Major renovation of existing Auditorium

West Campus

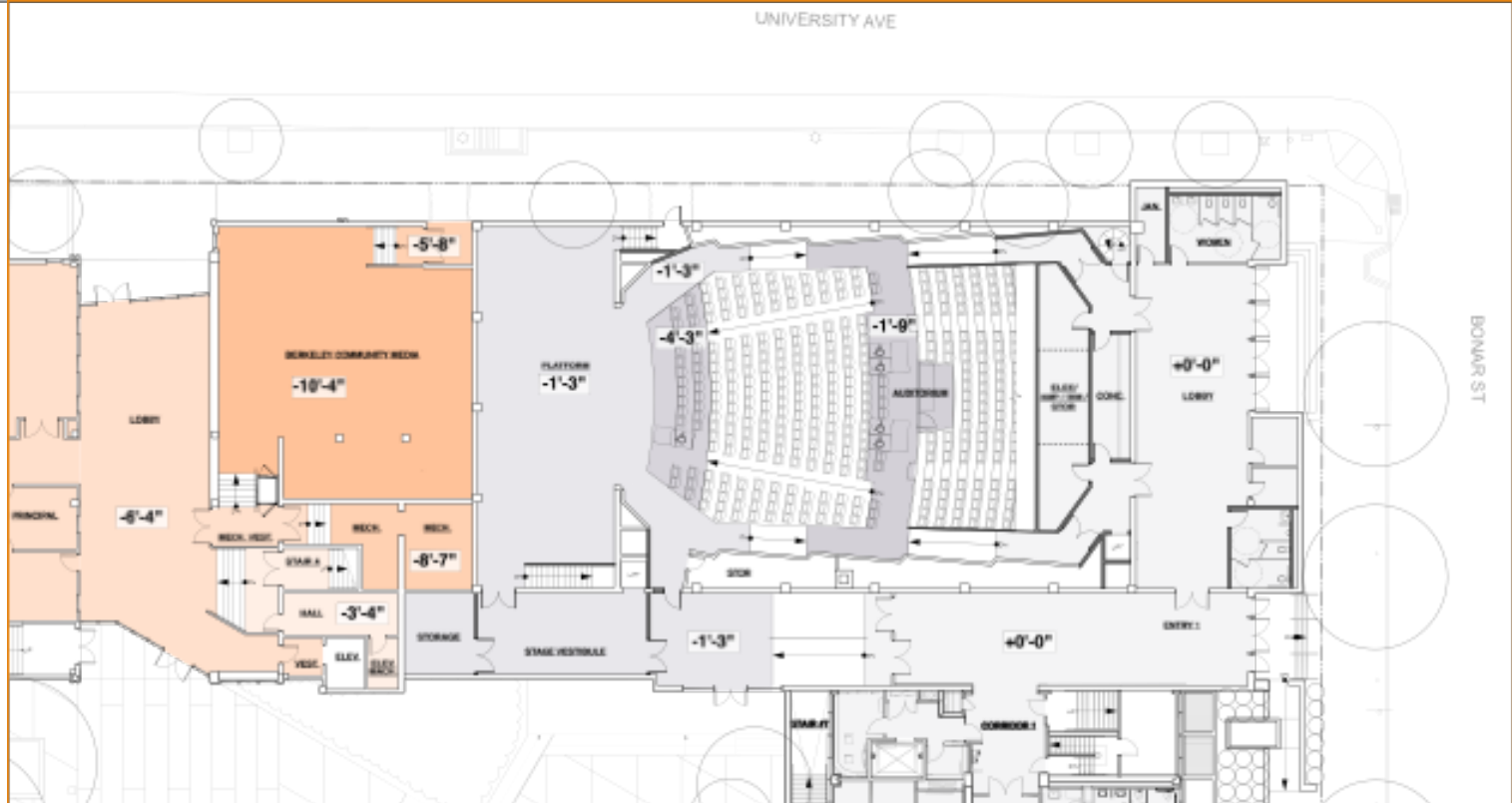


Site Plan for functioning school with full utilization of the existing site. Including playground.

Shared with District offices, Board Room, VAPA spaces/Main Gym, City Pool.

Playground and field areas could be condensed to allow future housing development.

West Campus



Auditorium Renovation/Reconfiguration + Old Band Room ready for tenant—example: Berkeley Community Media

West Campus: Preliminary Costs Full Scope

Berkeley West Campus

Berkeley, CA

Conceptual Design - CLIENT

Project # 16-01314.02

05/18/17

SUMMARY

Element	Area	Cost / SF	Total
Building A - Band Room	2,597	\$278.69	\$723,755
Building B - Auditorium	14,570	\$613.76	\$8,942,422
Building E - Classrooms	4,998	\$163.72	\$818,255
Building G - C'Rooms & Cafeteria	11,824	\$620.68	\$7,338,942
Sitework	69,829	\$46.08	\$3,217,809
Building A - Classrooms	19,713	\$85.42	\$1,683,883
Total Estimated Construction Cost	53,702	\$423.17	\$22,725,066

West Campus Decision Points, Options

Reallocation Plan available budget for site: \$9,848,100

Decision Points

Auditorium

- Auditorium renovation construction costs nearly \$9 million alone

Central Gym/Locker conversion for Cafeteria & upper Classrooms

- Very costly due to required structural upgrades

Site work at existing field

- Best location in district for future development

Options

Auditorium

- Seek outside developer for Auditorium
- Performing Arts venue or City Council chambers

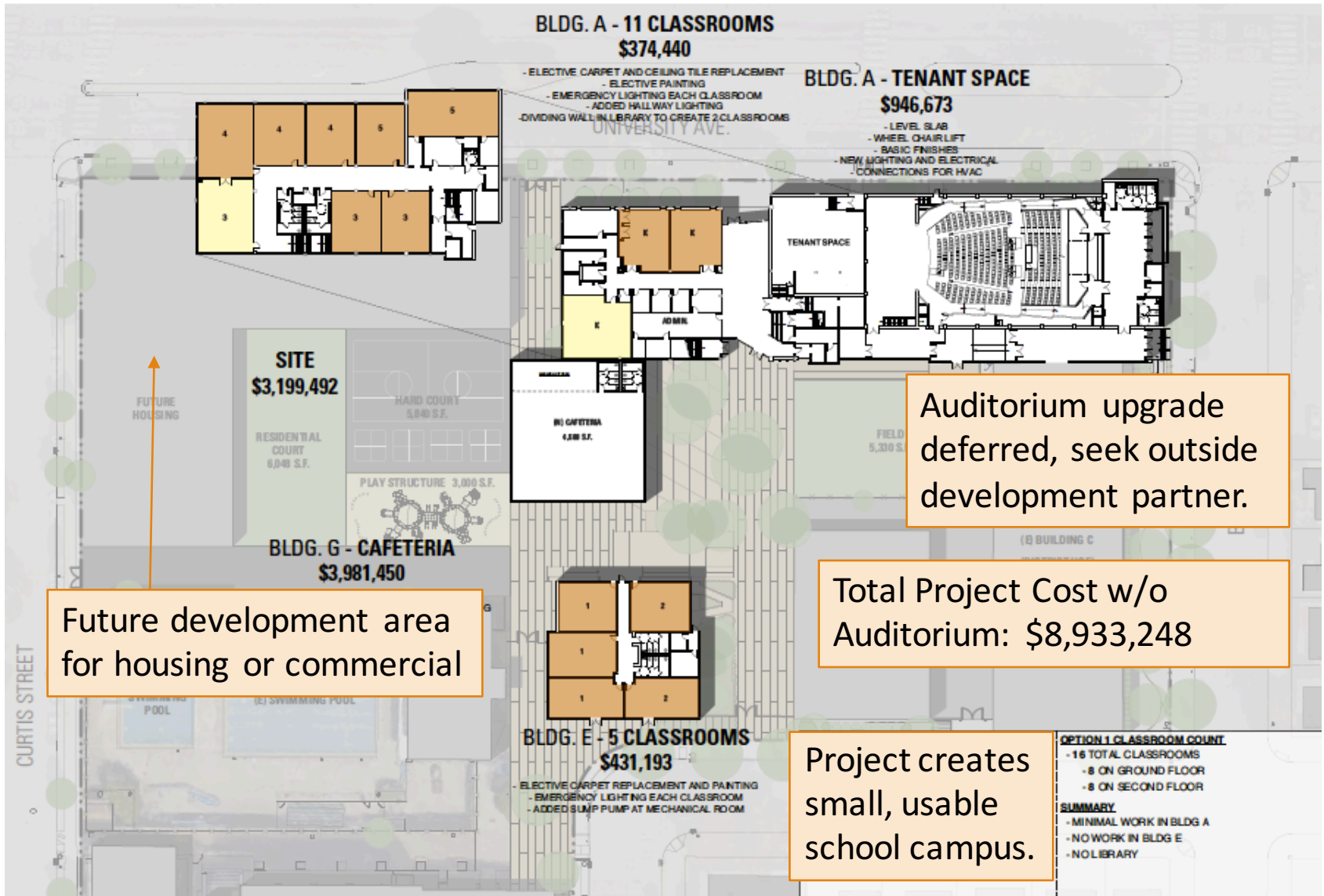
Central Gym/Locker Bldg.

- Demolition of existing building creates more open campus
- Opportunity to build small café with kitchen space, central quad

Site work at existing field

- Create small school based playground
- Identified area of future development

West Campus Recommendation

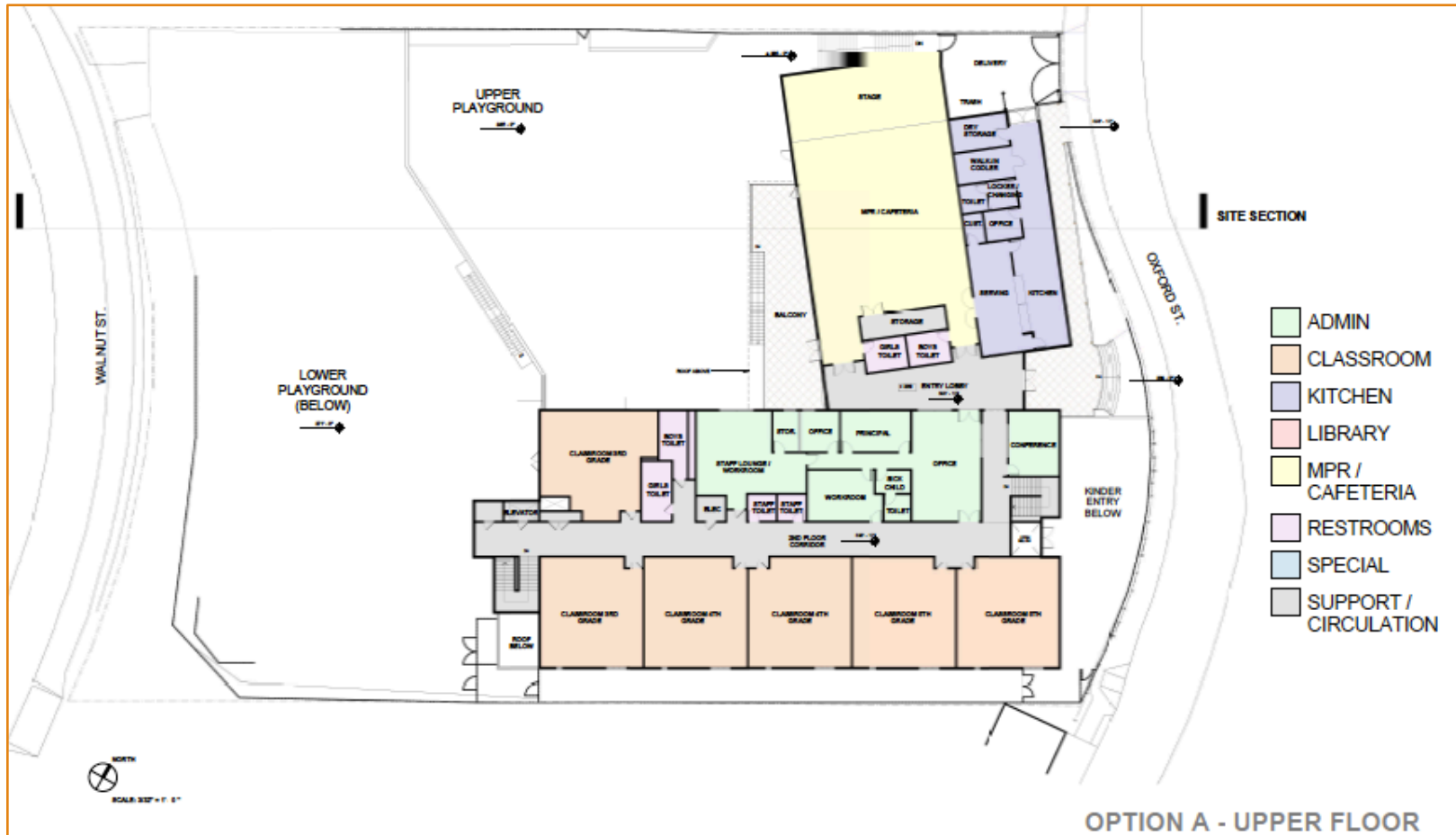


Oxford Renovation + Reconfiguration

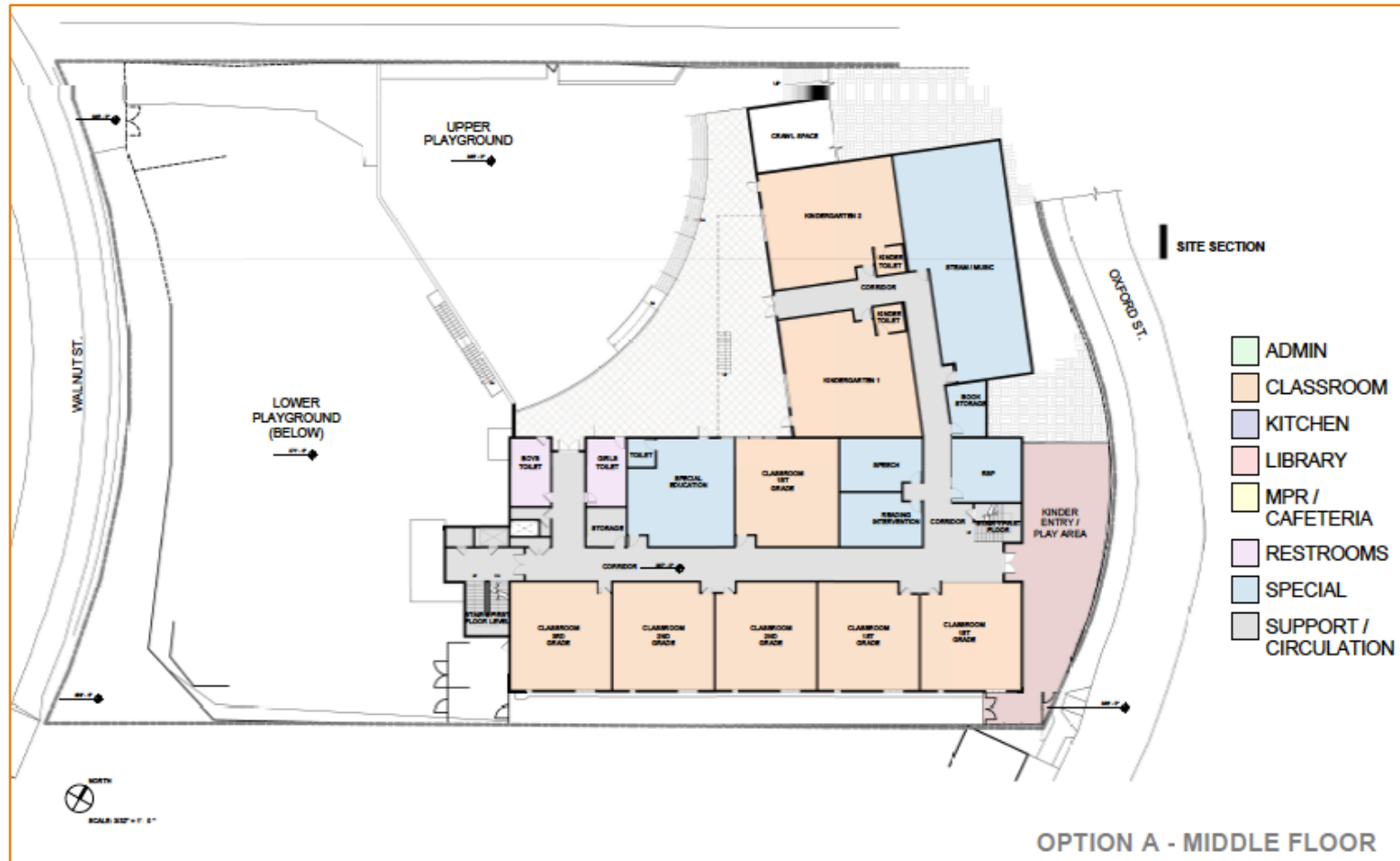
HY Architects: “Oxford Master Plan”

- Planning process over last year
- Building condition assessments, functionality, educational program suitability
- Lack of educational program support spaces
- Administration areas undersized
- Special education program spaces inadequate
- Multi-purpose/Cafeteria dis-functional
- Access to site is difficult, multi-level approaches
- Site security

Oxford Renovation + Reconfiguration



Oxford Renovation + Reconfiguration



Oxford Preliminary Costs Full Scope

Total Project Cost: \$27.76 million w/Contingency + Soft Costs

SELECTED OPTION - ROM SUMMARY			
SCOPE TYPE	COST PER SQFT*	SPACE AREA (SF)	COST
Existing	\$0.00	480 SF	\$0
Modernize - Level 1	\$180.57	2,150 SF	\$388,000
Modernize - Level 2	\$300.96	15,970 SF	\$4,806,000
New	\$674.14	12,040 SF	\$8,114,000
Renovate	\$421.34	6,980 SF	\$2,940,000
Sitework	\$84.26	31,430 SF	\$2,648,000
TOTAL		69,040 SF	\$18,896,000
RETAINING WALL	\$681.72	195 LF	\$133,000
			\$19,029,000

These are Construction Costs only—"Hard" Costs.

Oxford Decision Points, Options

Reallocation Plan available budget for site: \$9,994,000

Decision Points

- Full scope of work is more than double available budget
- Reconfiguration of the school is critical to providing educationally appropriate spaces
- Site accessibility issues difficult solve without demolition & reconstruction of MPR
- Phase Modernization of classroom wing hard to do without upper level reconfiguration

Options

Master Plan Project Scope

- Increase budget for project to allow bulk of major work to reconfigure and renovate
- Leave major Site work improvements to future bond

Limited Renovations

- Small modernization work only
- No educational improvements

Oxford Recommendation

Build the preferred option, with major site development in a future phase

- Full renovation, addition, reconfiguration scope
- Total Project Budget: \$23,000,000
- Defers major Site, playground work to future phase

What does it cost to do full renovation/reconfiguration?

What does it cost today to fully renovate, reconfigure and add to an Elementary School to create 21st Century Learning Environments?

Look at previous major BUSD projects:

Washington Renovations/Reconfigurations: \$9 million in 1993

Malcolm X Renovations/Reconfigurations: \$13 million in 1997

Cragmont Demolition/Reconstruction: \$14 million in 1999

School construction cost escalation has averaged 4% per year over this period.

So Washington's project would cost \$22,000,000 in today's dollars...

Operations/Maintenance Facility

HKIT Architects: “Updated Programming + Conceptual Design”

- Reconstruction of Operations/Maintenance Facility
 - 1707 Russell St. and 1720 Oregon St.
 - Maintenance, Custodial, Facilities, Food Service Offices + Warehouse, Technology, Print Shop, other Support Services
- Very tight site, significant parking, truck access
- Residential neighborhood impacts
- Subject to City of Berkeley zoning and building
 - Both existing buildings have historic status
- Also looked at housing development in 1720 Oregon

**General Program Expenditures
for
BUSD Maintenance Center**

Total Projected		
Construction Total		\$26,390,573
Change Order Contingency		\$2,639,057
Architect & Engineer		\$3,773,852
Project Inspector (inc. in Bldg Permit)		\$0
Special Testing & Inspection		\$263,906
City Building Permit		\$250,000
Misc. - Printing/Advertisement		\$25,000
Topographical Survey		\$42,225
Soils Report		\$25,500
Legal Services		\$123,376
District Construction Cost		\$45,000
Construction Management		\$1,451,482
CEQA		\$65,000
Hazardous Material Design		\$55,000
Arborist		\$5,000
Data (Head end equip.)		\$110,000
Phones		\$85,000
Moving		\$65,000
Grand Total:		\$35,414,970

Reallocation Plan
available budget for
site: \$15,225,000

Estimated cost is
\$35.4 million, more
than double the
budget.

This does not
include any work at
Oregon St. building.

Maintenance/Operations Facility

Maintenance/Operations Facility

Decision Points, Options

Decision Points

- Residential neighborhood is not suited for facility of this type
- Historic building status will require full EIR and generate community opposition
- Budget for the project was originally created in 2009 and never adjusted for inflation
- High cost for facility suggests looking at alternatives

Options

- Reduce program size and required building area
 - Would require relocation of uses to other BUSD sites
- Relocate project to other available BUSD site
 - Costs to build still beyond budget
- Adjust budget and build full project
- Consider relocation of facility to warehouse & yard property in Berkeley

Maintenance/Operations Facility Recommendation

Relocate Facility to existing Warehouse space with adjacent yard in Berkeley

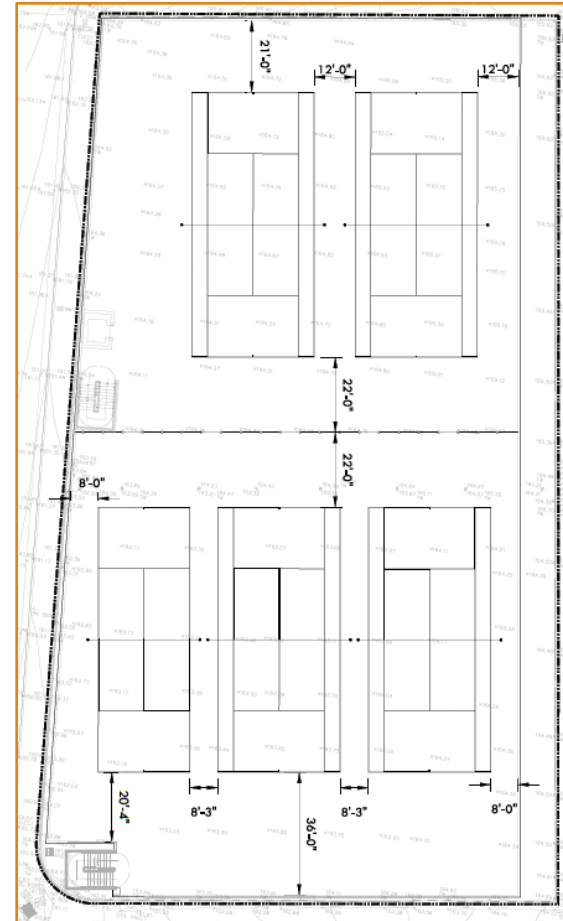
- Costs to purchase
- Tenant improvement costs to modify existing warehouse space for BUSD program needs
- Consider initial planning budget of \$12.5 million

BHS Staff Parking/Tennis Courts

Verde Design has developed conceptual plans

- Two levels of parking
 - 142 spaces
- A net increase of approximately 30% for staff parking
- Tennis Courts, playing surface on top deck
 - 5 Courts
- Preliminary Total Project Cost: \$11.7 million

BHS Staff Parking/Multi-Use Courts



BHS Staff Parking/Multi-Use Courts Decision Points, Options

Reallocation Plan available budget for project: \$5,300,000

Decision points

- Two story parking structure, including underground portion is costly to build
- Creating legal spaces, with access compliance—including stairs and elevator
- Project was not initially included in Measure I list
- Tennis courts could be built at another location
- With surface parking lot at Milvia site—reduced parking

Options

- Move courts to another site
- Adjust budget to build full option with parking & tennis
- Defer project to a future bond

BHS Staff Parking/Multi-Use Courts Recommendation

Defer this project until future bond funding is available.

Summary of recommendations

Identified scope of work and costs on major projects exceeds remaining Measure I funds

- Recommend proceeding with a Phase 1 plan
- Within Board-approved Reallocation Budget
 - Additional revenue sources are generating funds
 - Developer fees, additional state funding from Prop. 51
- See summary worksheet

Summary of Recommendations for Reallocation Plan Projects Measure I				
Berkeley Unified School District Measure I Facilities Program				
Reallocation Plan Project Matrix: Planning and Conceptual Design Costs and Decision Matrix				
Project	Board-Adopted Reallocation Budget	Full-scope Conceptual Design Cost Estimate	Proposed Expenditure Budget with Recommended Project	Deferred work budget to future bond
West Campus	\$9,848,100	\$22,725,066	\$10,000,000	\$0
West Campus Main Gym & Locker VAPA	\$4,537,500	\$4,537,500	\$4,537,500	\$0
BHS Berkeley Community Theater, Bldg. A	\$35,000,000	\$111,000,000	\$35,000,000	\$76,000,000
Maintenance & Operations Facility Replacement	\$15,225,000	\$35,414,970	\$12,500,000	\$0
Oxford Elementary	\$9,994,000	\$27,760,000	\$22,000,000	\$5,760,000
BHS Parking & Tennis Courts	\$5,300,000	\$11,700,000	\$0	\$11,700,000
LeConte Elementary	\$4,789,700	\$18,000,000	\$4,789,700	\$13,210,300
Cafeteria & Kitchen Upgrades @ 6 Sites	\$12,425,000	\$12,425,000	\$12,450,000	\$0
CTE-Career Tech Education Facilities BHS, BAS	\$5,141,000	\$5,141,000	\$5,141,000	\$0
King Middle School Auditorium	\$750,000		\$750,000	
Technology	\$1,386,000		\$1,386,000	
Furniture & Equipment	\$490,000		\$490,000	
Program Management Costs	\$1,996,000		\$1,996,000	
EXPENDITURE BUDGET TOTALS	\$106,882,300	\$248,703,536	\$111,040,200	\$106,670,300
Risk, Unallocated Balance	\$5,750,000		\$2,500,000	
Total Budget	\$112,632,300		\$113,540,200	\$106,670,300

Planning for a future facilities bond measure

District considering projects for a future bond

- Completion of current major projects: \$106 million
- Remaining systems replacement projects: \$30 million
- Teacher/Staff housing development—no budget identified
- Need to update priority facilities projects
 - Update District-wide facilities assessment & Master Plan
 - Gender-inclusive restroom conversions
 - Implementing, supporting sustainability goals
 - Comprehensive educational program modernizations