



**Berkeley Unified School District**

**Oxford Elementary School**

**History, Findings, Recommendations and Looking Ahead**

November 6, 2019

Brent Stephens Ed.D - Superintendent

John Calise - Executive Director, Facilities Division

## Oxford School – Key Facts

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- Original Campus Built in 1909
- Campus was Demolished and Reconstructed in 1965
- 2 Classrooms added in the 1990's
- Currently home to 265 Students and 54 Staff
- Oxford Modernization Identified as a Project in Measure I – 2010 Bond





Berkeley Unified School District

## Oxford Modernization Project Iterations and Budgets

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- June 2016 - Project Budget \$4,494,000.
  - Modernization plan included access, finishes, roofs, solar and play equipment
- June 2016 - Scoping Study Authorized for Design Team
- January 2017 - Measure I Reallocation Conceptual Budget \$9,994,000
- September 2017 – Scoping Study / Oxford Master Plan Concluded
- October 2017 – Measure I Reallocation Project Budget \$ 27, 760.000
  - Modernization plan included Demolition and Reconstruction of Multi-Purpose room with new classrooms below, campus wide access and finishes, roofs, solar and play equipment/yards
- November 2017 – Design Team Began Schematic Designs for Oxford Modernization Project



## **Geotechnical Report California Geological Survey**

- July 2018 – Design Team Determined the Need for California Geological Survey
- September 2018 - Contract Award for Design Level Geotechnical Investigation
- November 2018 – Contract Modification for Increased Scope to Include Background, Site Reconnaissance, Field Studies and Analysis
- December 2018 – Campus Analysis Performed
- January 2019 – Neighborhood Analysis Performed
- September 2019 – Complete and Comprehensive Report Provided to BUSD Staff
- October 2019 – Staff and Community Meetings to Discuss Findings
- October 2019 – Board Presentation and Discussion



## Geotechnical Report Key Findings

- The study confirmed the Oxford Elementary School site is located within the actively-moving Keith Avenue Landslide Complex.
- An extensive compilation of past data indicates this landslide mass generally moves at an average rate of about one inch per year, with significant variations related to annual rainfall patterns; this movement will continue.
- The existing school buildings appear to be in relatively good condition considering they are approximately 60 years old. The lack of building distress, and limited observed surficial damage on the school property and in the surrounding area, probably indicate that the school property and the immediate surrounding area are moving as a relatively coherent block since these features were originally constructed.
- Based on calculations of the additional magnitude of landslide movement that would occur during an earthquake, the Oxford Elementary School campus would likely have a total movement which might range from as little as 2 feet to as much as 20 feet.

## **Geotechnical Report**

### **Key Findings (continued)**

- Without major site reconstruction, a high safety hazard would result at the Oxford Elementary School site.
- With some substantial remedial schemes, it may be possible for an entirely reconstructed school campus to achieve reasonable performance, but still experience localized, non-structural damage.
- The risk to the neighborhood during an earthquake is significant; this may preclude emergency vehicles from accessing the neighborhood and school, and may prevent evacuation of children. This could lead to an extended period of isolation. This is already made worse by the narrow streets in that neighborhood.



## **Geotechnical Report**

### **Key Findings (continued)**

- The active Keith Avenue Landslide (also known as the North Berkeley Slide) is very large; even if the school were built on a mat foundation, there will still be a debris field around the school, or coming at the school.
- Even with a mat foundation, the school will have to be rebuilt after a landslide.
- Seismologists anticipate that a large earthquake will occur in the next 20-30 year window

## Staff Recommendation

- Relocate the Oxford Students and Staff to West Campus for the 2020/2021 School Year
- Staff will Continue to Work on West Campus Modernization with Scope Improvements
- Provide Fully Modernized Campus (Increment 1) at the West Campus Location for Occupancy in August 2020
- Staff will to Present Measure I Reallocation at Future Board Meeting



## West Campus Project Iterations

- January 2017 – Measure I Reallocation
  - West Campus Included – Budget \$9,848,100
- February 2017-November 2017 – Several Scoping Scenarios Studied and Considered
- January 2018 – Scope Finalized and Design Team Contract Modification Approved
- June 2018 – CD's Approved by BUSD
- July 2018 - DSA (Division of State Architect) Submittal
- January 2019 - West Campus Increment #1 DSA Approved
- March 2019 – West Campus Increment #1 Advertised for Bid
- April 2019 – West Campus Increment #1 Bid Closed
- May 2019 – West Campus Increment #1 Contract Awarded
- June 2019 – Contract Award, Submittals, RFI's and PLA Meetings
- July 2019 – Contractor Mobilized and Began Construction

Note: Two separate increments submitted to DSA to expedite approval. Increment 2 includes Auditorium and access to such only.

## West Campus Project Scope

ELEMENT	ORIGINAL SCOPE	REFINED SCOPE
Accessibility Upgrades	✓	✓
Fire/Life Safety Upgrades	✓	✓
Refreshed Finishes	✓	✓
New Finishes Throughout		✓
New Library Space	✓	✓
Improved Administrative and Support Spaces		✓
New Courtyard and Entry		✓
New Field		✓
New Playgrounds		✓
Campus Garden		✓
Additional Pedestrian Gate and Access		✓
Improved Security		✓
Food Service/Delivery Elevator		✓



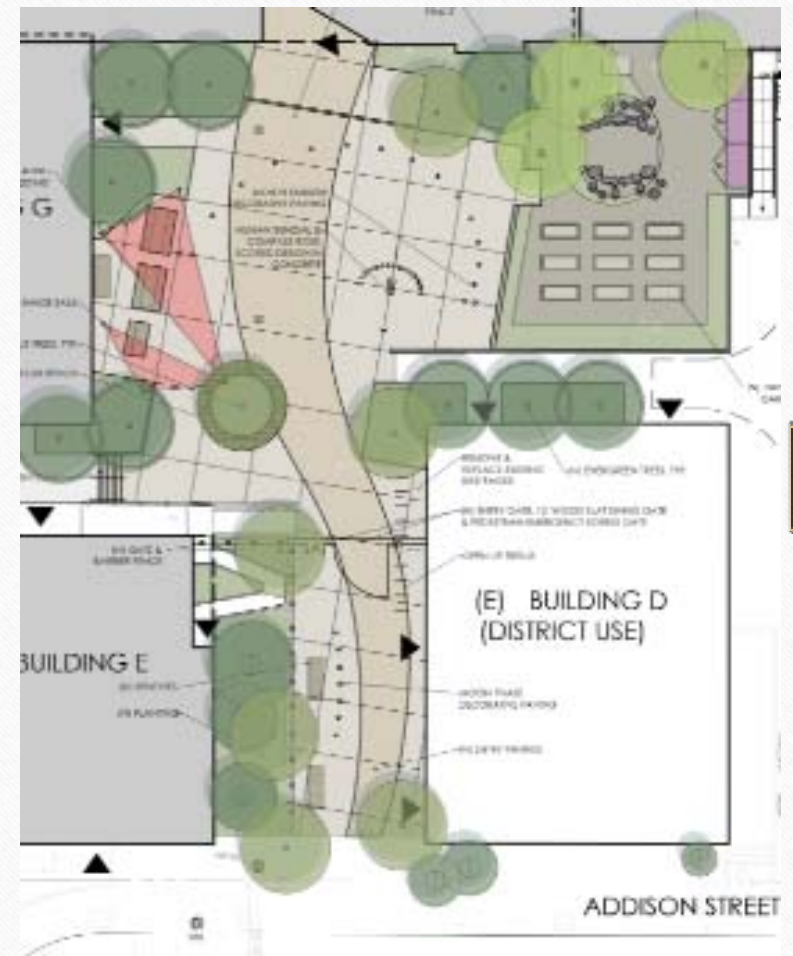
## West Campus Landscaping Plan

- Artificial Turf Field
- Enchanted Forest/Nature Play & Learn Area
- Main Playground
- Kinder Playground
- Kinder Patio / Outdoor Learning Environment
- Blacktop Area
- Japanese Hopscotch W/ Multiplication Element in the Design



## West Campus Landscaping Plan

- Defined Entry with Multi-Colored Concrete
- Design Elements Incorporating Seasons and Moon Phases
- Garden Space with Flexible Learning Environment, Raised and Ground Level Planters
- Outdoor Seating with Shade Sails
- New Trees Throughout
- Secondary Entry Gate Between Board Room and Campus
- Bike Racks
- Benches and Outdoor Learning Environments





## West Campus Landscaping Plan

- Pedestrian Access Gate and Path from Curtis Street
- New Trees Throughout
- New Elevations and Path of Travel Corrections



## West Campus Landscaping Elements

- Outdoor Learning Area
- New Benches
- Accessible Seating
- Shade Sails
- Sundial
- Multi-Tone Concrete



**SITE FURNISHING**  
BERKELEY UNIFIED SCHOOL DISTRICT - WEST CAMPUS / OXFORD RELOCATION STUDY  
October 29, 2019

**BAY TREE DESIGN**  
Berkeley, California  
94704-1000  
www.baytreedesign.com  
info@baytreedesign.com



## West Campus Landscaping Elements

- Nature Play/Learn Area
- Campus Garden
- Outdoor Learning Environments
- Raised Planters
- In Ground Planters
- Exterior Chalkboards

### Courtyard

courtyard  
west yard  
nature play





**West Campus  
Courtyard  
Rendering**





**West Campus  
Hardcourts, Play  
Structures,  
Enchanted Forest  
and Turf Field  
Rendering**





West Campus  
Garden and  
Courtyard  
Rendering





## West Campus Project Approach

- Additional Scope is being designed and performed through Construction Change Directives (CCD's)
- This approach allows for an expedited approval process through DSA
- CCD-A's must still go to DSA prior to work being completed
- CCD-B's do not require prior approval, but are still approved by DSA's Field Engineer, Inspector of Record and final approvals are done through DSA office during the closeout process
- CCD's also allow for an improved validation process of cost



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## West Campus - Project Timeline

CCD NUMBER & SCOPE	CCD TARGET	EST. AUTH. DATE	EST. COMPLETION
CCD-B (1) Soft Demo w/ Bunker	10/25/19	11/15/19	December 2019
CCD-B (2) Plumbing	11/8/19	12/1/19	June 2020
CCD-B (3) Site Demolition	11/12/19	12/10/19	April 2020
CCA-A (4) Fire Suppression	11/15/19	12/13/19	April 2020
CCD-A (5) Interior Finishes	11/15/19	12/17/19	June 2020
CCD-A (6) Elevator	TBD → 11/27/19	1/6/20	TBD → July 2020
CCD-A (7) Courtyard Hardscape	12/9/19	1/6/20	July 2020
CCD-A (8) Field/Playground/Hardscape	1/17/20	1/7/20	July 2020
CCD-B (9) Irrigation	1/24/20	2/14/20	July 2020
Initial Project Scope W/ Interior CCD's		All Est. Final 1/17/20	July 2020
Increment #2	12/3/19(est DSA)	March 2020	December 2020





Berkeley Unified School District

## Engagement and Communication

November 4 2019  
November 6, 2019  
November 13, 2019

Technical Panel With Alan Kropp and Associates  
Board Decision – Temporary Housing  
Oxford Staff Meeting

December 11, 2019  
December 12, 2019

Oxford Staff Meeting  
Oxford Community Meeting

January, 2020

Update Presentation to the Board of Education  
Oxford Stakeholder West Campus Tour (Limited Participants)

February, 2020

Oxford Community Meeting

March, 2020

Oxford Staff Meeting  
Update Presentation to BOE/Increment #2 Contract Award

April, 2020

Teachers begin sorting and labeling materials  
Staff Tour (TBD)

May, 2020

Oxford Staff Meeting  
Oxford Community Meeting

June, 2020

Teachers Boxing and Packing (as appropriate)

July, 2020

Technology Set-up, FF&E Delivery & Setup, Move-In

July/August 2020

Staff and Community Tours – Open House

# QUESTIONS

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