

Berkeley Unified School District

Updated Milvia Street Project Plan
Recommendation to Remove Plant - Ops

September 7, 2022

Presented by: John Calise, Executive Director Facilities Division

Agenda

- Why the change to the Project Scope (Removal of Plant-Ops)
- What did the full study cost?
- Additional Factors Considered with the Original Scope
- Why the Additional Costs to the Original Project?

Why the Recommendation?

- Additional studies have taken place through the furtherance of the design criteria over the past four months
- Design criteria studied the impact caused by ingress and egress
- Design criteria revealed “short-span” structural is required
- “Short-span” Structural impedes on Plant-Ops operations
- Early CEQA considerations have shown that the community impact will require major mitigation strategies
- CEQA Mitigation Strategies will reduce cost effectiveness and impede the overall maintenance program

How Much did the Studies Cost?

- The Bridging Architect partnered with the Facilities Team to further the design criteria and understand the impact to the maintenance program
- Total Cost of the studies to add Plant-Ops was \$29,000 to the Bridging Architect
- CEQA considerations required no extra funding

How Much More is the Original Project Going to Cost?

- On March 23, 2022, Facilities Updated the Measure G worksheet. The addition for Plant-Ops was \$ 25,000,000.
- The September 7, 2022 Measure G Program Update shows a Reduction to the Milvia Street Project of \$ 22,409,800.
- The total increase to the project budget \$ 2,590,200.

Why is the Original Project Going to Cost More?

- Original RFP contained a clerical error. Total number of parking stalls was copied from original master plan and only reflected 144 stalls.
- Design Criteria revealed that a “short-span” structural system must be used to reduce vibration to the adjacent facilities and create viable tennis courts
- Soil Studies coupled with assessment of neighbouring properties
 - Original criteria called for piles to be driven to bedrock
 - New Criteria is for files to be drilled with soil treatment
 - Considerably less impact to the neighbors during construction and will not compromise the integrity of the masonry structure on Durant

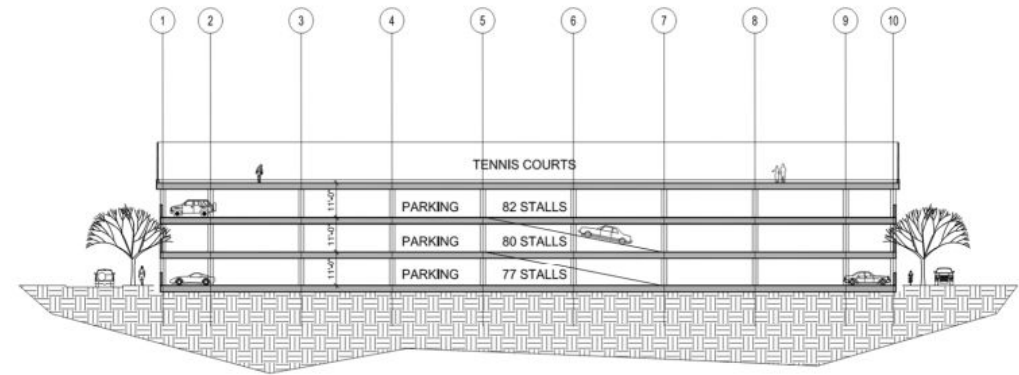
Why is the Original Project Going to Cost More?

- “Short-Span” Structural Steel System will increase steel and other material costs
- Alternative pile systems create an additional expense
- Supply chain issues and rising costs of materials
- Labor shortages and increased cost of labor from the date of the original ROM

Final Project Scope

- Three levels of parking with a total of ~ 220 Stalls
- Three-Phase electrical service for vehicle chargers
- Tennis Courts on the roof
- Restrooms and bleachers at the tennis courts
- Glazed elevator and elevator shafts for improved safety and security
- Access control system for student, staff, and community safety

Final Project Scope - Conceptuals



CONCEPTUAL SECTION

SCALE : 1" = 16'-0"

APPROXIMATELY 239 STALLS

Final Project Scope - Conceptuals



Final Project Scope - Conceptuals

