



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students



FACILITIES DEPARTMENT

Laurel Child Development Center and Other Pending Major Facilities Projects Bid Awards – June 9, 2022



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Agenda

1. *Present Laurel Bid Results, including a request to the Board to increase the overall Project Budget*
2. *Provide overview of current and projected market conditions.*
3. *Give update on all recently bid projects.*
4. *Discuss budget augmentation for Laurel CDC.*

Overview- Laurel CDC

1. *Four Bids were received, this indicates a competitive, market value bid.*
2. *Lowest Bid is from a known contractor who has done business with the district.*
3. *Lowest Bid was approx. \$1.75M below next lowest bid.*
4. *Likely cause of low bid is efficiencies of working on multiple projects with in the district.*

Bid Tabulation

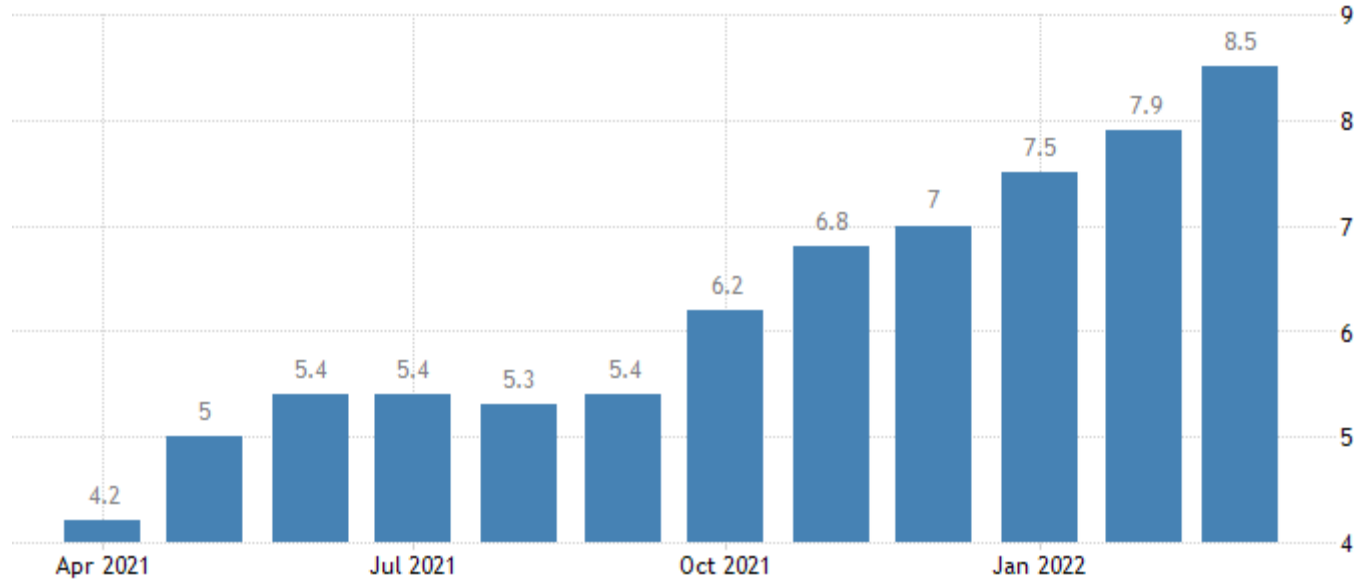
- | | | |
|----|-------------------------------------|---------------------|
| 1. | <i>Arntz Builders</i> | |
| | <i>\$14,288,436</i> | |
| 2. | <i>Thompson/Focon JV</i> | <i>\$16,077,751</i> |
| 3. | <i>JUV, Inc</i> | |
| | <i>\$16,795,000</i> | |
| 4. | <i>CWS Construction Group, Inc.</i> | <i>\$16,995,000</i> |

Original Laurel Measure J/Y Budget



1. Construction (Hard/Soft)	\$ 12,661,500	72%
2. Contingency/Allowances	\$ 2,338,500	28%
Total		
\$15,000,000		

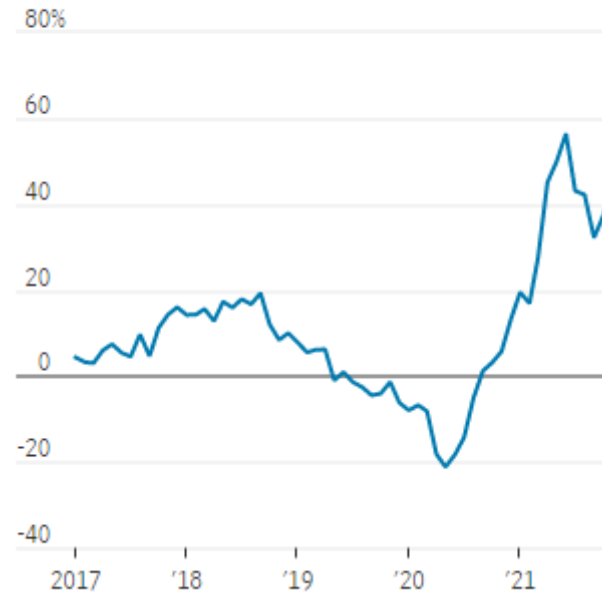
Current Inflation Rates



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Transportation Costs

Year-over-year change in domestic U.S. freight expenditures



Construction Escalation

Recent data from the U.S. Census Bureau shows construction costs went up by **17.5%** year-over-year from 2020 to 2021, the largest spike in this data from year to year since 1970. 2021's costs were also more than 23% higher than pre-pandemic 2019. Feb. 16, 2020

California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January				8151	7090
February				8293	7102
March				8736	7130
April				8903	7150
May				10% in first three months	7712
June					7746
July					7892
August					8122
September					7900
October					8080
November					8141
December					8072
Annual % *					13.4%

**Annual Percentage is calculated from December to December.*

Bid Tabulation- Recent Bids

PROJECT	BID DATE	ENGINEER'S ESTIMATE	LOWEST BID
Claremont MultiPurpose Building	4/13/2022	\$ 13,300,000	\$ 14,685,725
Laurel Child Development Center	4/14/2022	\$ 11,500,000	\$ 13,814,463
Castlemont Fields and Track	5/17/2022	\$ 7,500,000	\$ 8,155,000
MLA: Trust for Public Land Site Improvements	5/26/2022	\$ 1,490,000	\$ 4,100,000

Next Steps

After review by CBOC, forward this item with support for approval by the Board of Education to Increase Laurel CDC's budget by \$2.5m from Measure Y Bond Program Contingency to allow award to the low responsible bidder.



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