

# QUARTERLY REPORT



## OAKLAND BUILT

— REBUILDING BETTER SO EVERY STUDENT THRIVES —

### Q4 2024

The quarterly report details major milestones and completion progress for projects within the Oakland Built bond program.

*This report includes a glossary of common industry abbreviations and terms.  
Information as of December 2024.*

**For More Information Contact**  
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[oaklandbuilt@ousd.org](mailto:oaklandbuilt@ousd.org)

# Glossary of Common Terms

Term / Acronym	Definition
A/C Paving	Asphalt and concrete paving
ADA	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
B&G	OUSD Building and Ground Department
CBOC	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
CD	Construction Development
CDC	Child Development Center
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CHPS	The Collaborative for High Performance Schools (CHPS) is a nonprofit sustainability organization that works to ensure all PK-12 students have access to environments that support learning and wellness.
Close-In	Close-in is the process of covering walls with the first layer of final materials such as drywall, wood, or other material.
Closeout (Phase)	Closeout phase refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations and maintenance manuals to ensure proper long-term facility management.
Completion	Marks the point at which the project is sufficiently complete for the owner to occupy or use as intended.
Cost Per Student	Cost Per Student is based on October 2023 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes
Cx	Commissioning Agent
DD	Design Development
DGS	Department of General Services
DSA	Division of State Architect, the permitting authority for OUSD.
DTSC	Department of Toxic Substance Control
EBMUD	East Bay Municipal Utilities Division
Enrollment	Enrollment based on the numbers reported to the California Department of Education and is yet to be certified, October 2023
FRP	Fiber Reinforced Polymer
GMP	Guaranteed Maximum Price is the highest amount OUSD will pay for the project. Contractors are responsible for cost overruns beyond the maximum price unless a change order is issued

# Glossary of Common Terms

Term / Acronym	Definition
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
M	Million
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M
PCO	Proposed Change Order
PG&E	Pacific Gas and Electric Company
Quarter 1 or Q1	The months of January, February, and March
Quarter 2 or Q2	The months of April, May, and June
Quarter 3 or Q3	The months of July, August, and September
Quarter 4 or Q4	The months of October, November, and December
RFQ/P	Request for Qualifications or Proposals
Rough-In	The stage of construction when the various mechanical, electrical, and plumbing lines are laid out, but the final connection is not yet completed.
SD	Schematic Design
SF	Square Footage
Silva Cells	A type of pavement which prevents soil from compacting around tree roots allowing for them to grow without buckling sidewalks.
Stucco	A cement wall covering for the exterior of a building to prevent water intrusion
SWPPP	Storm Water Pollution Prevention Plant
Storefront	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building.



# Central Administrative Center at Cole Campus

## New Construction and Site Improvements

### Q4 2024

*Project Description: Construction of a new 56,176 square feet ("SF") two-story administration building to house OUSD Central Office staff.*

#### Project Details

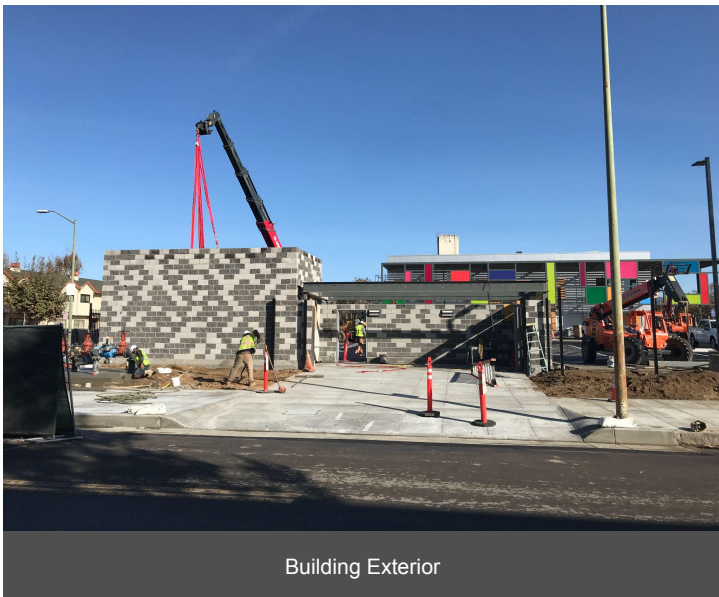
**Address:** 1011 Union St. Oakland, CA 94607  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$7 Million  
**Current Budget:** \$62 Million  
**Funding Source:** Fund 21, Bond Measures J, and Y  
**Current Phase<sup>3</sup>:** Closeout  
**Budget Expended<sup>1</sup>:** \$48,702,345  
**Project Completion Percentage:** 95%

#### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2019
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2021
<b>Construction Starts:</b>	Q4 (Oct - Dec) 2021
<b>Completion:</b>	Q4 (Oct - Dec) 2024

#### Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Arntz Builders (LBU 74.4%)
<b>Project Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



Building Exterior

#### Project Activities

##### Scope of Work

Demolition of existing structures including the one-story building, the two-story building, and the one-story portable building. Construction of a new two-story building. Site improvements include landscaping, new safety fencing, parking lot, and driveways. Site Section Reference:

- Section A = North end of site.
- Section B = Middle of site.
- Section C = South end of site.

##### Accomplishments

- Completed fire and intrusion alarm programming.
- Completed staff and visitor parking lots, as well as various curbs, sidewalks, ramps, and driveways.
- Fire alarm final test passed. Access control programming and commissioning complete.
- Completed generator and trash enclosure.
- Installed permanent generator.

##### Upcoming Work

- State elevator inspection for elevators 1 and 2.
- Install window protection and repair windows on the second floor.
- Final cleaning of building interior.
- Test and commission permanent generator.

##### Cost/Schedule Changes

- Change Order # 6: \$355,278.51
- Cumulative Change Order Amount Approved by the Board: \$7,833,025.57
- Approximate Cumulative Change Order Percent: 21.91%

##### Future Potential Financial Outlook

- There is nothing to report at this time.

<sup>1</sup> Data reported as of December 2024.

<sup>3</sup> Closeout phase refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations

# Claremont Middle School New Multi-Purpose Building & Kitchen Q4 2024

*Project Description: Construction of a new single story 9,544 SF multi-purpose building and kitchen.*

## Project Details

**Address:** 5750 College Ave. Oakland, CA 94618  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$3 Million  
**Current Budget:** \$21 Million  
**Funding Source:** Bond Measures B, J, and Y  
**Current Phase<sup>3</sup>:** Closeout  
**Cost Per Student<sup>1</sup>:** \$42,857 **Enrollment<sup>1</sup>:** 488  
**Budget Expended<sup>2</sup>:** \$19,345,774  
**Project Completion Percentage:** 96%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q1 (Jan - Mar) 2017
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2022
<b>Construction Starts:</b>	Q3 (Jul - Sep) 2022
<b>Completion<sup>3</sup>:</b>	Q4 (Oct - Dec) 2024

## Project Team

<b>Architect:</b>	S Meek Architecture
<b>General Contractor:</b>	Arntz Builders (LBU: 53%)
<b>Project Manager:</b>	Chastity Henderson chastity.henderson@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org

## Project Activities

### Scope of Work

Construction of a cafeteria, kitchen, and stage platform, including associated support facilities. Replacement of campus-wide intrusion alarm system and installation of full-height permanent walls at three classrooms.

### Accomplishments

- Completed Health Department inspection.
- Completed final punch walk.
- Fire alarm and Intrusion alarm work ongoing.
- Held ribbon cutting ceremony.

### Upcoming Work

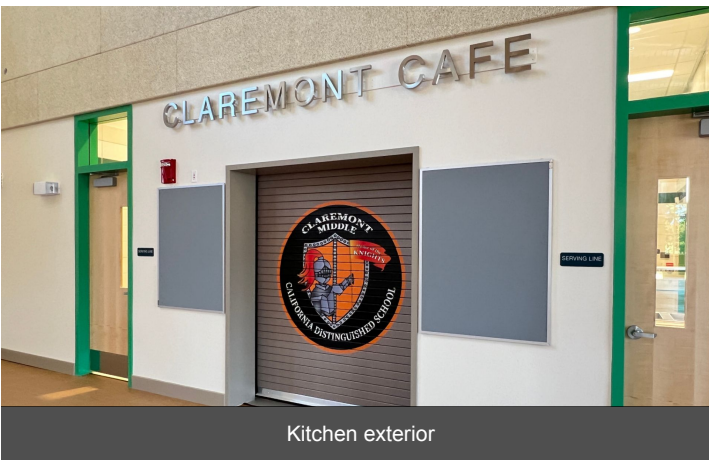
- Preparing for final inspection of the Fire & Intrusion alarm system.

### Cost/Schedule Changes

- Change Order # 1: \$72,307.84
- Cumulative Change Order Amount: \$791,710.31 (Pending Board Approval)
- Approximate Cumulative Change Order Percent: 13%

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup> Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup> Data reported as of December 2024.

<sup>3</sup> Closeout phase refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations and maintenance manuals to ensure proper long-term facility management.



# Coliseum College Prep Academy Site Expansion

Q4 2024

*Project Description: Construction of new classroom and gymnasium buildings to create the space needed to meet the projected growth in enrollment and ensure the campus better aligns to the 6-12 grade configuration.*

## Project Details

**Address:** 1390 66th Ave. Oakland, CA 94621  
**Delivery Method:** Progressive Design Build  
**Original Budget:** \$35.5 Million  
**Current Budget:** \$55 Million  
**Funding Source:** Bond Measure Y and ESSR  
**Current Phase:** Design  
**Cost Per Student<sup>1</sup>:** \$63,879 **Enrollment<sup>1</sup>:** 861  
**Budget Expended<sup>2</sup>:** \$1 Million  
**Project Completion Percentage:** 17%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2023
<b>Bidding Starts:</b>	Q2 (Jan - Mar) 2025
<b>Construction Starts:</b>	Q1 (Jan - Mar) 2026
<b>Completion:</b>	Q4 (Jul - Sep) 2027

## Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Overaa
<b>Project Manager:</b>	William Newby William.Newby@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



Proposed aerial perspective

## Project Activities

### Scope of Work

Demolition of eight existing portable classrooms and construction of 16 new classrooms in a two-story building. This includes 14 general education classrooms and two science laboratories. A new gymnasium building with rooftop solar panels will also be constructed.

### Accomplishments

- Completed Environmental Site Assessment (ESA) Phase I field investigation and final report preparation with PSI Intertek.
- Completed topographic boundary survey with Sandis and Geotechnical field investigation.
- Received 100% Schematic Design package.
- Held community meeting and provided survey for outdoor community outdoor space element of overall project.

### Upcoming Work

- Presentation of the site preferred option of the classroom and gymnasium building.
- Design Build Entity will continue Design Development.
- Host community engagement activity to introduce Design Phase work.

### Cost/Schedule Changes

- No change orders have been issued.
- Approximate Cumulative Change Order Percent: None

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.



# Fremont High School Modernization

## Q4 2024

*Project Description: Fremont HS Modernization: Elevator, roof, parking & modular classroom building construction*

### Project Details

**Address:** 4610 Foothill Blvd. Oakland, CA 94601  
**Delivery Method:** Lease-Leaseback  
**Original Budget:** \$15M  
**Current Budget:** \$15M  
**Funding Source:** Measure J  
**Current Phase:** Design-Schematic  
**Cost Per Student<sup>1</sup>:** \$12,831 **Enrollment<sup>1</sup>:** 1,169  
**Budget Expended<sup>2</sup>:** \$557,426  
**Project Completion Percentage:** 10%

### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (July - Sep) 2023
<b>Bidding Starts:</b>	Q4 (Oct - Dec) 2024
<b>Construction Starts:</b>	Q2 (Jan - Mar) 2025
<b>Completion:</b>	Q4 (July - Sep) 2025

### Project Team

<b>Architect:</b>	Hibser Yamauchi Architects
<b>General Contractor:</b>	Cahill Contractors
<b>Project Manager:</b>	JaQuan Cornish jaQuan.cornish@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org

### Project Activities

#### Scope of Work:

Existing elevator modernization, re-roof at Building A and renovation of existing parking lot. Removal of existing portable buildings and construction of new modular classroom buildings with associated site work.

#### Accomplishments

- Hosted two bid walks with the general contractor to review scope of work.
- Submitted Phase 2 plans to DSA.
- Reviewing both phase 1 & 2 bid sets to pass to Cahill. Reviewing HVAC feasibility study.
- Bid walks complete

#### Upcoming Work

- District will review and negotiate the Guaranteed Maximum Price (GMP) with Cahill Contractors. Expect GMP at the end of January.

#### Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: None

#### Future Potential Financial Outlook

- There is nothing to report at this time.



Proposed exterior view (Cahill Contractors LLC)



<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.

*Project Description: To upgrade and modernize the site and address campus safety, seismic activity building upgrades, accessibility upgrades, etc.*

### Project Details

**Address:** 1640 22nd Ave. Oakland, CA 94606  
**Delivery Method:** Lease-Leaseback  
**Original Budget:** \$56.7 Million  
**Current Budget:** \$56.7 Million  
**Funding:** Bond Measure Y  
**Current Phase:** Design  
**Cost Per Student<sup>1</sup>:** \$123,768 **Enrollment<sup>1</sup>:** 458  
**Budget Expended<sup>2</sup>:** \$442,055  
**Project Completion Percentage:** 25%

### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q2 (Apr - Jun) 2024
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2026
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2026
<b>Completion:</b>	Q4 (Oct - Dec) 2027

### Project Team

<b>Architect:</b>	Quattrocchi Kwok Architects
<b>General Contractor:</b>	TBD
<b>Project Manager:</b>	John Esposito john.esposito@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



### Project Activities

#### Scope of Work

The modernization addresses deficiencies from the 2019 Facilities Conditions Assessment and provides upgraded learning environments. The scope of work includes the reconfiguration of TK and music and art spaces. Update to classrooms and expansion of the library and family resource center. Re-developed courtyard and playground. Structural upgrades, including AC, to all buildings. New wall, floor, and ceiling finishes, roof and water pipe replacement, and exterior paint.

#### Accomplishments

- 100% Schematic Design (SD) Drawings have been received and accepted by the District.
- Design Development (DD) Phase began in November.
- Issued RFP/Q for an LLB construction contractor.
- Held pre-proposal meeting and site walk with prospective LLB contractors.
- Held Community Input Session with parents and staff to present architect designs.

#### Upcoming Work

- Continue DD progress.
- Receive RFP/Q responses and hold LLB contractor interviews.
- Continue work with PG&E to provide temporary power for interim housing.
- Prepare LLB for BOE approval.

#### Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: None

#### Future Potential Financial Outlook

- There is nothing to report at this time.

<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.





*Project Description: Site improvements project to provide ADA access to the upper playard and minor building enhancements.*

## Project Details

**Address:** 25 S Hill Ct. Oakland, CA 94618  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$6.6 Million  
**Current Budget:** \$9.1 Million  
**Funding:** IEEEP Grant, ELOP, Bond Measures AA, J and Y  
**Current Phase<sup>3</sup>:** Closeout  
**Cost Per Student<sup>1</sup>:** \$218,381 **Enrollment<sup>1</sup>:** 30  
**Budget Expended<sup>2</sup>:** \$7,795,926  
**Project Completion Percentage:** 98%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2021
<b>Bidding Starts:</b>	Q4 (Oct - Dec) 2022
<b>Construction Starts:</b>	Q3 (July - Sep) 2023
<b>Completion:</b>	Q4 (Oct - Dec) 2024

## Project Team

<b>Architect:</b>	Gelfand Partners
<b>General Contractor:</b>	Mar Con Builders (LBU 50%)
<b>Project Manager:</b>	Victor Manansala victor.manansala@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org

## Project Activities

### Scope of Work

Site improvements to the outdoor learning/play area and modernization of the fire alarm system. Replace A/C paving adjacent to school site, and install new turf in play yard.

### Accomplishments

- Students have access to the upper play area, including slides and play structures.

### Upcoming Work

- Finalize the DSA closeout by ensuring all documentation, compliance checks, and approvals are completed.

### Cost/Schedule Changes

- Change Order # 1: \$156,911.00
- Change Order # 2: \$79,567.00
- Change Order # 3: \$166,038.00
- Change Order # 4: \$169,478.00
- Cumulative Change Order Percent: 8.11%

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024

<sup>3</sup>Closeout phase refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations and maintenance manuals to ensure proper long-term facility management.

# Laurel Child Development Center (“CDC”) New Construction Q4 2024

*Project Description: Construction of a new 10,500 SF Child Development Center.*

## Project Details

**Address:** 3825 California St. Oakland, CA 94619  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$3.5 Million  
**Current Budget:** \$17.5 Million  
**Funding Source:** Bond Measures J and Y  
**Current Phase:** Complete  
**Cost Per Student<sup>1</sup>:** \$296,610 **Enrollment<sup>1</sup>:** 59  
**Budget Expended<sup>2</sup>:** \$16 Million  
**Project Completion Percentage:** 100%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2021
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2022
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2022
<b>Completion:</b>	Q2 (Jul - Sep) 2024

## Project Team

<b>Architect:</b>	Multistudio
<b>General Contractor:</b>	Arntz Builders (LBU: 61%)
<b>Project Manager:</b>	Mary Ledezma mary.ledezma@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



## Project Activities

### Scope of Work

Construction of a new building to house four preschool classrooms and associated support spaces.

### Accomplishments

- Completed punch list corrections.
- Final change order submitted for Board approval.
- Submitted final cost report to DSA.
- Filed Notice of Completion at the County Recorder's Office.

### Cost/Schedule Changes

- Change Order #1: \$500,00 pending BOE approval.
- Approximate Cumulative Change Order Percent: 3.5%

### Future Potential Financial Outlook

- There is nothing to report at this time.



Welcome Center (associated support space)



Nature Space (associated support space)

<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.



*Project Description: Modernization of the campus, improvements and upgrades to building systems, indoor, and outdoor spaces.*

## Project Details

**Address:** 2607 Myrtle St. Oakland, CA 94607  
**Delivery Method:** Progressive Design Build  
**Original Budget:** \$65 Million  
**Current Budget:** \$91.25 Million  
**Funding Source:** Bond Measure Y  
**Current Phase:** Design - Schematic  
**Cost Per Student<sup>1</sup>:** \$343,045 **Enrollment<sup>1</sup>:** 266  
**Budget Expended<sup>2</sup>:** \$3,207,241  
**Project Completion Percentage:** 30%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2023
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2025
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2025
<b>Completion:</b>	Q1 (Jan - Mar) 2027

## Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Alten Construction (LBU %: TBD)
<b>Project Manager:</b>	Nicole Wells nicole.wells@ousd.org
<b>Construction Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org

## Project Activities

### Scope of Work

The entire campus's modernization includes building system improvements and upgrades, such as replacing the plumbing (lead abatement), seismic upgrades, and heating, ventilation, and air conditioning. Indoor space updates include new flooring and wall treatments, updated classrooms, labs, shops, cafeteria reconfiguration, auditorium, and sports locker rooms. Outdoor space updates include constructing a new grandstand, improving the outdoor plaza, basketball, and tennis courts, upgrading the woodshop and after-school program areas, and modifying the clinic lobby.

### Accomplishments

- Kickoff ESA and CEQA consultant services. Environmental Site Assessment and CEQA consultant kickoff and site walks
- Submitted Project registration with DSA.
- PG&E Application submitted for larger electrical service, PG&E accepted upgraded service application.
- Completed 70% Construction Documents in Preparation for DSA submission.
- Held Local Business Utilization subcontractor matchmaking event in preparation for Sub contractor bidding in Q1 2025.

### Upcoming Work

- Complete 100% Construction Documents and Project Specifications and submit to DSA.
- Submit 100% CD Construction Price estimate for district review.
- Prepare ESA and CEQA Phase 1 reports.
- Commission agent selection.
- Prepare RFP/Q for DSA Inspector of record & Special Inspections.

### Cost/Schedule Changes

- Change Order # 1: \$1,238,252
- After the BOE revised the spending plan to \$91.25 million, architects are now designing \$65 million worth of work, resulting in increased fees for additional design services.
- Approximate Cumulative Change Order Percent: 1%

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.



*Project Description: A modernization or expansion of the Maxwell Park campus.*

### Project Details

**Address:** 4730 Fleming Ave. Oakland, CA 94619  
**Delivery Method:** Lease-Leaseback  
**Original Budget:** \$49.5 Million  
**Current Budget:** \$36.5 Million  
**Funding Source:** Bond Measure Y  
**Current Phase:** Design - Design Development  
**Cost Per Student<sup>1</sup>:** \$79,521 **Enrollment<sup>1</sup>:** 459  
**Budget Expended<sup>2</sup>:** \$992,170  
**Project Completion Percentage:** 18%

### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q2 (Apr - Jun) 2024
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2024
<b>Construction Starts:</b>	Q1 (Jan - Mar) 2026
<b>Completion:</b>	Q1 (Jan - Mar) 2027

### Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	TBD
<b>Project Manager:</b>	Victor Manansala victor.manansala@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



Exterior View of MLA Main Entrance

### Project Activities

#### Scope of Work

A new middle school building with upgrades to the main building. Additional work includes plumbing renovations, seismic upgrades, accessibility upgrades, and fire & life safety, as required by DSA. Heat pump systems will also be included in the main building.

#### Accomplishments

- Scheduled the 100% Design Development Plan for submission to the district for review.
- The architect delivered a 50% Design Development Set for District review.
- Finalized Building A layout for administrative spaces and Building B's classroom layout and elevation.
- Held a meeting with staff to gather input on the outdoor spaces in the lower yard that will surround the new building.
- Issued a RFP-Q for CEQA consulting services, and three proposals were submitted for District review.

#### Upcoming Work

- The architect will provide a 100% Design Development Set for District review and approval before commencing the next phase.
- Present Lease-Leaseback contract agreement with Cahill Contractors, as well as contract agreement with Michael Baker International Inc. for CEQA consulting services to the board for approval.

#### Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: None

#### Future Potential Financial Outlook

- There is nothing to report at this time.

<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.



*Project Description: Modernization of the building interiors and structural upgrades of the main building. Construction of a new 3,400 SF modular science building.*

## Project Details

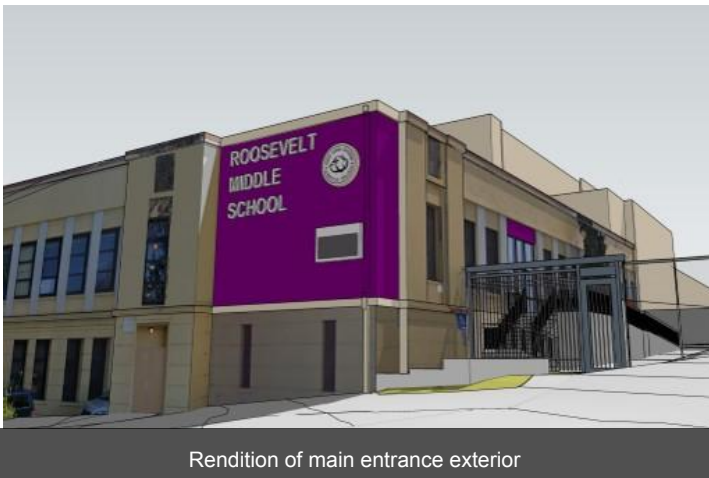
**Address:** 1926 E 19th St. Oakland, CA 94606  
**Delivery Method:** Lease-Leaseback  
**Original Budget:** \$1 Million  
**Current Budget:** \$91.55 Million  
**Funding Source:** Bond Measures Y and J  
**Current Phase:** Construction  
**Cost Per Student<sup>1</sup>:** \$177,767 **Enrollment<sup>1</sup>:** 515  
**Budget Expended<sup>2</sup>:** \$8,768,855  
**Project Completion Percentage:** 75%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Phase 1: Q1 (Jan - Mar) 2024 Phase 2: Q2 (Apr - Jun) 2024
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2024
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2025
<b>Completion:</b>	Q3 (Jul - Sep) 2028

## Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Overra (LBU: 53.14%)
<b>Project Manager:</b>	Eric Scheuermann eric.scheuermann@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



## Project Activities

### Scope of Work

Structural upgrades to the main building, including upgrades to the indoor spaces, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler system. The work also includes right-sizing of classrooms and upgrades to outdoor spaces site utilities, landscaping, and garden.

### Accomplishments

- Engineered fill and backfill around the modular science building is at 100%.
- Installed building underground utilities including electrical, domestic water, building drainage, and sanitary sewer.
- Asphalt paving prep around the Science Modular Building is at 99%.

### Upcoming Work

- Install Switchgear and Transformer Pad at science modular building.
- PG&E to permit power for Science Modular Building.
- Finalize date for pre-construction meeting.
- Phase increment work in progress.
- Prepare for moves to interim housing in Q1,2025

### Cost/Schedule Changes

- **Schedule Delay:** Timeline restructured to reflect delays to resitting interim housing, delay of plan check before going to DSA for approval, and PG&E service design delay.

### Future Potential Financial Outlook

- There is nothing to report at this time.

<sup>1</sup>Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup>Data reported as of December 2024.



*Project Description: Remove and replace entire window wall systems at Bldg. E & Bldg. F due to waterproof deficiencies and the assessment of the useful life.*

## Project Details

**Address:** 99114th St. Oakland, CA 94607  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$6.75 Million  
**Current Budget:** \$9.83 Million  
**Funding Source:** Bond Measure Y  
**Current Phase:** Construction  
**Cost Per Student<sup>1</sup>:** \$59,576 Enrollment<sup>1</sup>:165  
**Budget Expended<sup>2</sup>:** \$7,306,985  
**Project Completion Percentage:** 45%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2022
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2024
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2024
<b>Completion:</b>	Q2 (Apr - Jun) 2025

## Project Team

<b>Architect:</b>	DSK Architects
<b>General Contractor:</b>	Mar Con Builders
<b>Project Manager:</b>	Victor Manansala victor.manansala@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



Classroom interior with window replacement

## Project Activities

### Scope of Work

Replace window wall system at the East and West elevations of both Building E and Building F. Includes Solar Fins to provide additional shade for students. at West Elevations of both Buildings.

### Accomplishments

- Completed window flashings and weatherproofing installation.
- Completed building weather protection installation to protect the window openings from rain.
- Obtained DSA approval for the deferred window submittal, and 50% of the windows have now been installed.

### Upcoming Work

- Building E is scheduled to be fully completed.
- Relocate Building F classrooms to Building E to allow for the start of demolition and hazardous material abatement work in Building F.

### Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: None

### Future Potential Financial Outlook

- There is nothing to report at this time.

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<sup>2</sup>Data reported as of December 2024.