

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

DECEMBER 2023

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

Information as of November 2023.

For More Information Contact
Oakland Built
oaklandbuilt@ousd.org

Central Administrative Center at Cole Campus New Construction and Site Improvements

December 2023

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 Street Oakland, CA 94607
Delivery Method: Design Bid Build
Original Budget: \$7 Million
Current Budget: \$57 Million
Funding Source: Fund 21, Bond Measures J and Y
Current Phase: Construction

High-Level Estimated Project Schedule

Design Starts:	Q3 (Jul - Sept) 2019
Bidding Starts:	Q2 (Apr - Jun) 2021
Construction Starts:	Q4 (Oct - Dec) 2021
Completion:	Q2 (Apr - Jun) 2024

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	Arntz Builders (LBU: 56%)
Project Manager:	Elena Comrie elena.comrie@ousd.org
Community Specialist:	Harold Lowe harold.lowe@ousd.org

Image 01: Main Entrance, East Facade



Image 02: Subcontractors applying drywall tape



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 lots, and driveways.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 89%
- Budget Expended: \$26,137,172 (46%) *As of September 2023.

Past Month's Accomplishments (November 2023)

- Completed:
 - Installation of second floor fire pipe.
 - Application of tape and top coat in Sections A and B.
 - Construction of double-siding interior and exterior walls in Sections A, B, and C.
 - Installation of ceiling grids in Section A, door frames, north facade entrance, metal wall panels, roof, trench and water lines.
 - Testing of north facade entrance.
- Begun:
 - Installation of storefront with trim and caulking.

This Month's Milestones (December 2023)

- Continue with:
 - Water testing on the south and east facades,
 - Installation of ceiling grids in Section B and C, gutters, conductor heads, and downspouts.
 - Installation of storefront.
 - Pulling of electrical, fire alarm, and data wire.
 - Surveying and installing retaining walls.
 - Monitoring of dust, street cleaning, and Storm Water Pollution Prevention Plan.

Cost/Schedule Changes (November 2023)

- Cost: \$4,273,047.82
- Schedule: Pending
- Approximate Cumulative Change Order Percent: 12%

Future Potential Financial Outlook

- Budget increase under review/pending.

Claremont Middle School New Multi-Purpose Building & Kitchen

December 2023

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

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: Construction
Cost Per Student¹: \$42,857 **Enrollment:** 490

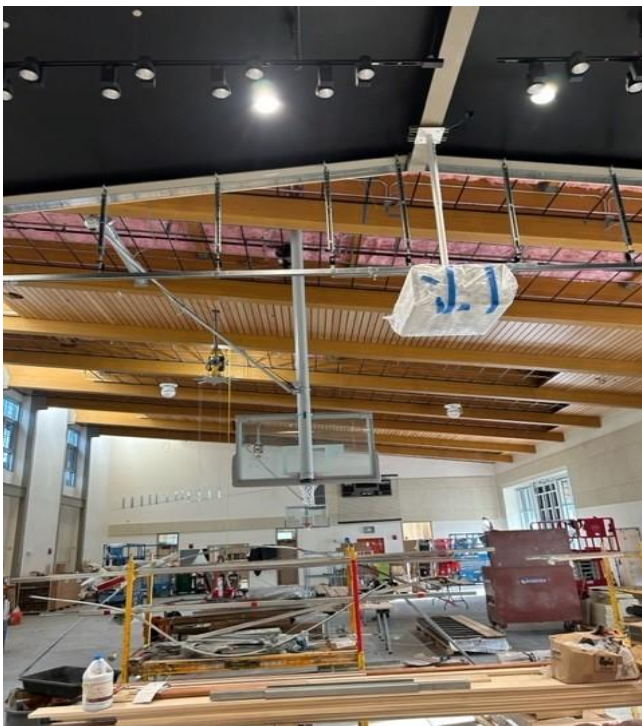
High-Level Estimated Project Schedule

Design Starts:	Q1 (Jan - Mar) 2017
Bidding Starts:	Q2 (Apr - Jun) 2022
Construction Starts:	Q2 (Apr - Jun) 2022
Completion:	Q1 (Jan - Mar) 2024

Project Team

Architect:	S Meek Architecture
General Contractor:	Arntz Builders (LBU: 53%)
Project Manager:	Mike Torres Mike.Torres@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org

Image 01: Completed wood ceiling



Project Activities

Scope of Work

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

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 95%
- Budget Expended: \$14,942,416 (70%)²

Past Month's Accomplishments (November 2023)

- Completed:
 - Vertical lift door
 - Wood ceiling installation on-going
 - Fire panel
 - Mechanical yard

This Month's Milestones (December 2023)

- Continue with:
 - Delivery and installation of swiss panel.
 - Installation of basketball hoop, wood ceiling and interior finishes.

Cost/Schedule Changes (November 2023)

- No change orders have been issued.
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Potential cost exposure may be incurred within the project's contingency due to project delivery delays.
- The project will not require additional funding.



¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.



Coliseum College Prep Academy Site Expansion

December 2023

Project Description: Construction of a new modular building and modular gymnasium 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
Current Phase: Design - Schematic
Cost Per Student¹: \$70,423 **Enrollment:** 781

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2023
Bidding Starts:	Q2 (Apr-Dec) 2024
Construction Starts:	Q2 (Apr-Oct) 2026
Completion:	Q4 (Oct - Dec) 2027

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	TBD (LBU: TBD)
Project Manager:	William Newby William.Newby@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org

Image 01: Exterior view of CCPA



Project Activities

Scope of Work

- Includes demolition of eight existing portable classrooms and construction of 16 new classrooms in a two-story modular building. This includes 14 general education classrooms and two science laboratories.
- Includes construction of a new gymnasium building.
- Includes installation of rooftop solar panels on the new modular building.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 15%
- Budget Expended: \$264,439 (Less than one percent)²

Past Month's Accomplishments (November 2023)

- Architect finalized classroom and gymnasium building design options. These are scheduled to be presented to the community in December.

This Month's Milestones (December 2023)

- Present the approved designs for the classroom building and gymnasium building.
- Begin procurement of the modular building vendor and design build entity.

Cost/Schedule Changes (November 2023)

- No change orders have been issued
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.

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: Construction
Cost Per Student: Pending **Enrollment:** Pending

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2020
Bidding Starts:	Q2 (Apr - Jun) 2022
Construction Starts:	Q3 (July - Sep) 2022
Completion:	Q2 (Apr - Jun) 2024

Project Team

Architect:	Multistudio
General Contractor:	Arntz Builders (LBU: 61%)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Community Specialist:	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.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 86%
- Budget Expended: \$10,219,795 (55%)¹

Past Month’s Accomplishments (November 2023)

- Completed:
 - Cabling for fire alarm and intrusion alarm.
 - Installation of ceramic wall tile and terrazzo floor in restrooms.
 - Installation of exterior FRP doors and retaining walls.
- Ongoing:
 - Improvements to public sidewalk such as fencing and utilities.

This Month’s Milestones (December 2023)

- Continue with:
 - Installation of fire alarm, smoke detectors, horns, and intrusion alarm motion detectors.
 - Installation of electrical switchgear and transformer pad.
 - Grading of the CDC play area.
 - Grading and drainage for artificial turf field .

Cost/Schedule Changes (November 2023)

- PG&E has rescheduled permanent power pole installation for February 2024. Change of completion date to June 2024.

Future Potential Financial Outlook

- Pending change order for compensable time extension.



¹ Data reported of September 2023.



Garfield Elementary School Modernization

December 2023

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: Pending
Original Budget: \$56.7 Million
Current Budget: \$56.7 Million
Funding: Bond Measures Y
Current Phase: Design
Cost Per Student¹: \$227,711 **Enrollment:** 249

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2023
Bidding Starts:	Q4 (Oct - Dec) 2024
Construction Starts:	Q2 (Apr - Jun) 2025
Completion:	Q3 (Jul - Sept) 2026

Project Team

Architect:	TBD
General Contractor:	TBD
Project Manager:	John Esposito john.esposito@ousd.org
Project Engineer:	Daniel Ortiz daniel.ortiz@ousd.org

Image 01: Exterior view of Garfield



Project Activities

Scope of Work

- The modernization is to address deficiencies from the 2019 Facilities Conditions Assessment and provide upgraded learning environments.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 6%
- Budget Expended: 0%²

Past Month's Accomplishments (November 2023)

- RFP/Q for architectural services released.

This Month's Milestones (December 2023)

- Selection of architect and award by the Board.

Cost/Schedule Changes (November 2023)

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.

Kaiser Early Childhood Learning Center Site Improvements

December 2023

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: \$6.6 Million

Funding: Bond Measures Y and AA, and IEEEEP Grant

Current Phase: Construction

Cost Per Student: Pending **Enrollment:** Pending

High-Level Estimated Project Schedule

Design Starts: Q3 (July - Sep) 2021

Bidding Starts: Q4 (Oct - Dec) 2022

Construction Starts: Q3 (July - Sep) 2023

Completion: Q1 (Jan - Mar) 2024

Project Team

Architect:	Gelfand Partners
General Contractor:	Mar Con Builders
Project Manager:	Victor Manansala victor.manansala@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org

Image 01: Site work preparations for outdoor area



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.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 88%
- Budget Expended: Pending.

Past Month's Accomplishments (November 2023)

- Installation of fire alarm.
- Pending the delivery of remaining 5% of devices.
- *Phase 2 Terrace West*
 - Subgrade preparation for stairs.
 - Form and place concrete stairs.
 - Flush the curbs.
 - Set and pour retaining wall.
 - Backfill retaining wall.
 - Paver walkway subgrade.

This Month's Milestones (December 2023)

- Installation of fire alarm completion.
- Installation of basketball hoop, irrigation and drainage, striping and playmat in lower yard.
- The West Terrace in the upper yard to be opened for student and staff access.
- Set rebar and pour retaining wall base in west side of the upper yard.
- Form and place curbs at the upper track.

Cost/Schedule Changes (November 2023)

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.

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 Student¹: \$344,340 **Enrollment:** 265

High-Level Estimated Project Schedule

Design Starts:	Q3 (July - Sep) 2023
Bidding Starts:	Q1 (Jan - Mar) 2025
Construction Starts:	Q2 (Apr - Jun) 2025
Completion:	Q1 (Jan - Mar) 2027

Project Team

Architect:	HKIT Architects
General Contractor:	Alten Construction (LBU %: TBD)
Project Manager:	Nicole Wells nicole.wells@ousd.org
Community Specialist:	Harold Lowe harold.lowe@ousd.org

Project Activities

Scope of Work

Modernization of the entire campus which includes:

- Building system improvements and upgrades such as replacing the plumbing (lead abatement), seismic upgrades, heating, ventilation, and air conditioning.
- Updates to indoor spaces such as new flooring, wall treatments, updated classrooms, labs, and shops, cafeteria reconfiguration, auditorium refresh, and sports locker rooms.
- Upgrades to outdoor spaces such as construction of a new grandstand, updates to the plaza, basketball and tennis court. Additionally, upgrades to the woodshop and after school program areas and modification of the clinic lobby.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 15%
- Budget Expended: \$910,024 (1%)²

Past Month's Accomplishments (November 2023)

- Completed site survey under review by the District.
- Landscape architect team developed and presented outdoor upgrades at November PAC meeting.
- Finalized interior gym space layouts.

This Month's Milestones (December 2023)

- Continue with:
 - Schematic design and delivery to the District for review and comment.
 - Concrete structural scanning and core sampling.
 - Preparation of hazardous material abatement and monitoring services RFP.
 - CHPS project planning.

Cost/Schedule Changes (November 2023)

- Potential Change Order #1 in process: Increase to design fee based on the increase to project budget by the Board.

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.

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

Project Details

Address: 4730 Fleming Ave, Oakland, CA 94619
Delivery Method: Pending
Original Budget: \$49.5 Million
Current Budget: \$36.5 Million
Funding Source: Bond Measure Y
Current Phase: Planning
Cost Per Student¹: \$87,112 **Enrollment:** 419

High-Level Estimated Project Schedule

Design Starts:	Q1 (Jan-Mar) 2024
Bidding Starts:	TBD
Construction Starts:	TBD
Completion:	TBD

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	Victor Manansala victor.manansala@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org

Image 01: Main entrance exterior



Project Activities

Scope of Work

- A modernization or expansion of the Maxwell Park campus to be determined in coordination with the school site.
- Base scope will include structural, ADA compliance, fire alarm, HVAC, and electrical systems upgrades.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 15%
- Budget Expended: \$436,687 (1%)²

Past Month's Accomplishments (November 2023)

- Project team met with teachers, staff, and students.
- PAC meeting held on November 28th.
- Finalized scope by November 30th.

This Month's Milestones (December 2023)

- Architects to develop a workplan in preparation to start the design.
- Prepare a recommendation for Project Delivery Method.
- Architects to start Schematic Design in January 2024.

Cost/Schedule Changes (November 2023)

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.

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, 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: Phase 2: Design (Phase 1: Construction Completed)
Cost Per Student¹: \$166,455 **Enrollment:** 550

High-Level Estimated Project Schedule

Design Starts:	Q2 (Apr - Jun) 2021 Q1 (Jan - Mar) 2024 (Phased work)
Bidding Starts:	Q2 (Apr - Jun) 2024
Construction Starts:	Q3 (July - Sep) 2024
Completion:	Q4 (Oct - Dec) 2027

Project Team

Architect:	HKIT Architects
General Contractor:	Overra (LBU: 50%)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Community Specialist:	Harold Lowe harold.lowe@ousd.org



Image 01: Interim Classroom Site Prep



Image 02: Interim Classroom Site Prep

Project Activities

Scope of Work

- Includes structural upgrades to the main building.
- Includes upgrades to indoor spaces, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler systems.
- Includes the right-sizing of classrooms.
- Includes upgrades to outdoor spaces site utilities, landscaping, and garden.

Project Completion Percentage (November 2023)

- Approximate Total Percent Complete: 25%
- Budget Expended: \$4,812,450 (5%)²

Past Month's Accomplishments (November 2023)

- BOE awards contract to Terraphase for CEQA environmental assessment study.
- CGS approved of Modular Science Building plan.
- Coordinated Buildings & Grounds Department plan check of fire & intrusion design.
- OVERAA advertised for Bid of Modular Science Building.
- Responded to DSA comments for Modular Science Building.

This Month's Milestones (December 2023)

- Respond to owner-related comments by DSA for Interim Housing.
- Host kick-off meeting with Terraphase CEQA Consultant and La Clinica design meeting.
- Anticipating DSA approval for Modular Science Building.
- Issue DSA approved set to OVERAA for basis of GMP.

Cost/Schedule Changes (November 2023)

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.

¹ Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported of September 2023.



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
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.
Cx	Commissioning Agent
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
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.
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
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



Glossary of Common Terms

Term / Acronym	Definition
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.
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

<u>Phase</u>	<u>Total % Complete</u>
Planning	0 - 10%
Procurement of design	10-12%
Bridging Document	12-15%
Design - Schematic Design	15-20%
Design - Design Development	20-25%
Design - Construction Documents	25-30%
DSA	30-35%
Construction Bidding	35-40%
Construction	40-95%
Close-out	95-100%

Phase	Budget	Committed	Expended	% Committed	% Expended
CCPA	\$ 55,000,000.00	\$ 1,125,011.00	\$ 264,439.00	2.05%	0.48%
Claremont Kitchen & MPR	\$ 21,271,672.00	\$ 20,387,372.00	\$ 14,942,416.00	95.84%	70.25%
Cole	\$ 57,000,000.00	\$ 47,074,908.00	\$ 26,137,172.00	82.59%	45.85%
Laurel	\$ 18,500,000.00	\$ 16,267,307.00	\$ 10,219,795.00	87.93%	55.24%
McClymonds	\$ 91,250,000.00	\$ 7,182,492.00	\$ 910,024.00	7.87%	1.00%
MLA - School Yard	\$ 3,320,000.00	\$ 3,308,764.00	\$ 1,453,876.00	99.66%	43.79%
MLA Modernization	\$ 33,180,000.00	\$ 1,300,823.00	\$ 436,687.00	3.92%	1.32%
Roosevelt	\$ 91,550,000.00	\$ 10,654,173.00	\$ 4,812,450.00	11.64%	5.26%
Garfield	\$ 56,700,000.00	Get from Accounting	Get from Accounting	#VALUE!	#VALUE!

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