



**OAKLAND BUILT**  
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

# Coliseum College Prep Academy Site Expansion

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## Facilities Committee Meeting

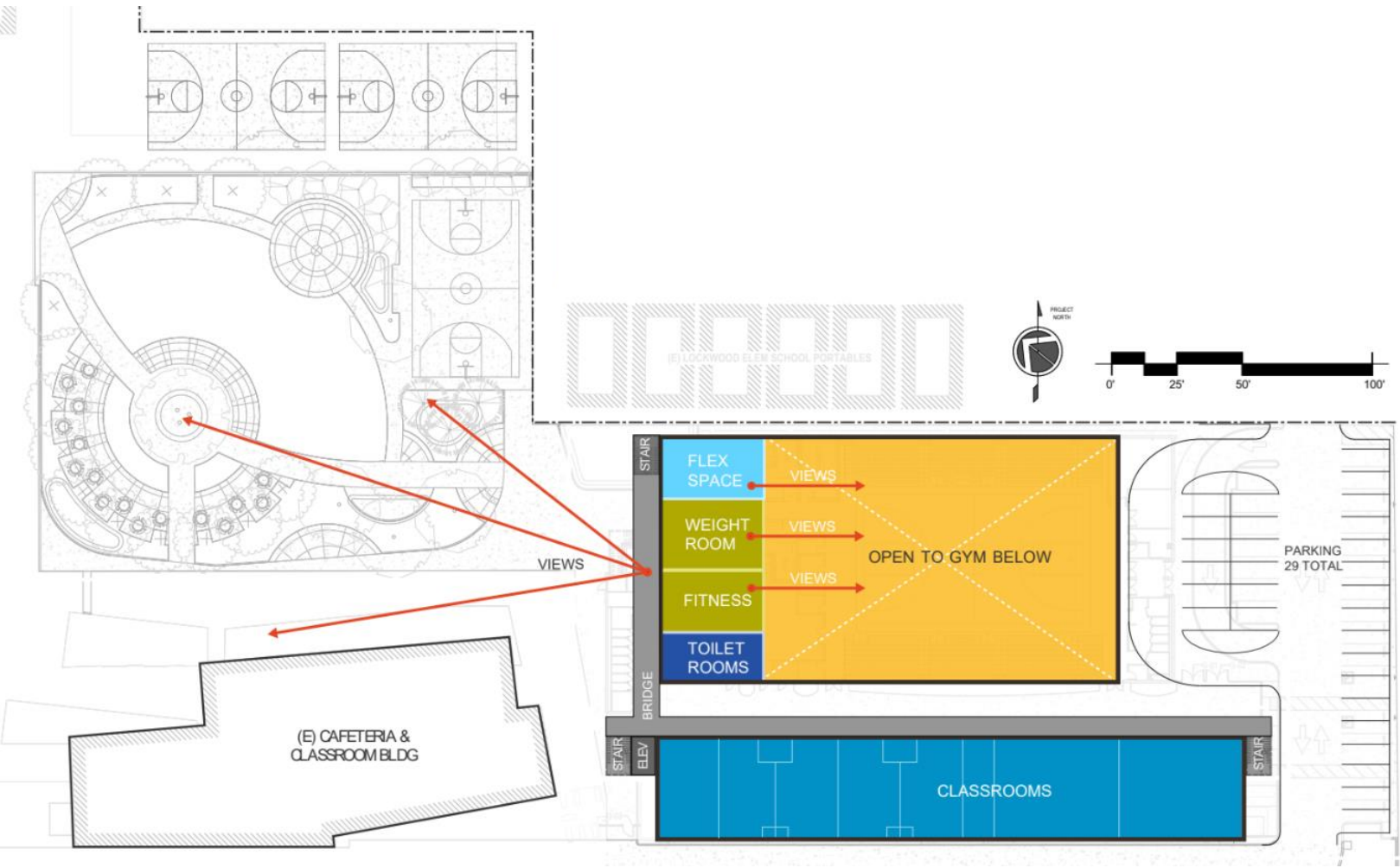
August 21, 2024



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
*Community Schools, Thriving Students*



# Project Scope



14 classrooms with adjoining breakout spaces

2 Laboratory classrooms

Gymnasium with high school basketball court and seating

Equipment storage

Team locker rooms

2 teacher offices

Training/Weight room

# What is Progressive Design Build and why is it beneficial to the CCPA project?



- Progressive Design-build (PDB) delivery is a collaborative, multi-phased process where the architect and the construction company are a team.
- PDB uses a qualifications-based selection allowing for OUSD to select a preferred team, not a lowest cost builder.
- The design process includes multiple phases of design and pricing with the Owner resulting in a final price that maximizes OUSD's budget. (Thus the term "Progressive").
- Progressive Design-Build advantages
  - Owner control of design features
  - Accountability for project delivery
  - Reduced disputes
  - Saves time and money
  - Maximizes budget
  - Builder has input in design/constructability
  - Owner has ability to add scope and budget

# Contract Milestones



Notice to Proceed with Design Services:	<b>8/29/24</b>
Notice to Proceed with Construction Services:	<b>4/01/26</b>
Classroom Final Completion:	<b>8/02/27</b>
Gym Final Completion	<b>9/30/27</b>

# Project Budget

## What Does \$55.5 Million Mean?

### Soft Costs

Includes the fees to do the following:

Soft costs are all the fees related to completing the project without paying for construction. These fees includes:

- Civil engineers & architects
- Mechanical and electrical engineers
- Structural engineers
- Geotechnical engineers
- Topographic surveys
- Division of State Architect review fees
- Energy studies
- Inspectors
- Testing laboratories
- Printing fee
- AND MORE....

Expenditure	Value
Soft Costs	\$11 Million
Hard Costs	\$44.5 Million
Total	\$55.5 Million

### Hard Costs

Includes the fees to do the following :

- All costs related to hiring a contractor to build the building
- Furniture, fixtures, equipment, computers, other IT
- Mandatory construction contingency of 10% for change orders which occur during the construction phase

# What is the cost of the DBE?

## Fee Comparison

Proposing Team	Construction Budget	Design Fee	Construction Fee as %	Construction Fee in Dollars	Design Fee + Construction Fee	Net for Hard Cost	Ranking
<b>Overaa / Noll &amp; Tam</b>	<b>\$ 44,000,000</b>	<b>\$ 2,882,578</b>	<b>9.96%</b>	<b>\$ 4,382,400</b>	<b>\$ 7,264,978</b>	<b>\$ 36,735,022</b>	<b>1</b>
Pankow / DIALOG	\$ 44,000,000	\$ 2,500,000	13.00%	\$ 5,720,000	\$ 8,220,000	\$ 35,780,000	2
Cahill / QKA	\$ 44,000,000	\$ 3,530,000	11.94%	\$ 5,253,600	\$ 8,783,600	\$ 35,216,400	3
Swinerton / HY	\$ 44,000,000	\$ 3,810,285	11.66%	\$ 5,130,400	\$ 8,940,685	\$ 35,059,315	4

# THANK YOU

## Any Questions?

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**Additionally, for more information, please reach out:**

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