

# Measure J/Y Bond Project Update: Central Administrative Center Update

Citizens Bond Oversight Committee - May 13, 2024

Facilities Committee Meeting - May 16, 2024

OUSD Board of Education - May 22, 2024



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# Ask of the Board

Provide OUSD CBOC/Facilities Committee/Board members with an update on Bond Project Central Administrative Center (“Cole”)

Request approval to allocate **\$5M** Program Contingency to the Cole Project Budget as previously referenced in the presentations on 11/14/22 and 10/5/2023 (CBOC), 12/1/22 and 11/16/23(Facilities Committee)

# Cole Project - Historical Challenges

---

## Schedule Impacts

- Board deliberations over funding delayed project
- Utility/Permitting/Environmental Abatement

## Budget Impacts

- Pandemic – COVID Reality
- Premium material and labor costs (i.e. escalation, supply chain, etc.) Municipal & code changes, Property watch
- Environmental / Hazardous Material Impacts

# Cole Project - Estimated Schedule

Schedule	Activities
Q3 2022	Environmental Hazards Approval of Removal Action Work Plan - <b>done</b>
Q3 2022	Contractor Re-Mobilization on Site/Assess HazMat Approved Plan- <b>done</b>
Q3 2022	Cafeteria Foundation Demolition/Remediation- <b>done</b>
Q3 2022	RAW Phase 1/Offsite Fill- <b>done</b>
Q4 2022	Final Site Grading for Bldg Pad- <b>done</b>

Schedule	Activities
Q4 2022	Building Construction begins - <b>done</b>
Q1 2023	Foundation - <b>done</b>
Q3 2023	Building Envelope/Elevator Install/Roof
Q2 2024	Server Move/IT
Q2 2024	Substantial Completion - Staff moves into Cole-Hybrid working

# Cole Project - Current Reality

---

## Budget

- Approved Budget as of November 2020
  - Measure J-\$7.0M
  - Measure Y-\$50M
- New Proposed Budget - \$62M
- **\$5M** delta was already anticipated and will not impact any current project  
(Program Contingency, as of 6/21/23 = \$70M )

## Schedule

- Anticipated Substantial Completion Date – Q2 2024



# Cole Project - Current Photos



# Cole Project - Exposure

---

## Budget Exposure - \$5M Program Contingency Re-allocation

### Impacts

- **Builder Projected Change Orders** – extended general conditions, material escalation, labor increases, unforeseen conditions.  
Environmental/Utilities, additional testing and inspections, DSA fees, etc.
- **City Improvements** – including upgrades to Sidewalk, street, curb cuts, SS lines.
- **Remedial Action Work Plan (RAW)** – removal & replacement of contaminated soil at varying depths 1', 2.5', & 4'.
- **Includes \$1.6M Project Contingency**

# Cole Project - Cost Impacts

## Potential Change Orders & Extended Project Costs

Building Code / Agency / Municipality Required: \$1,910,000	
*DTSC Cont'd Testing (RAW Phase 2)	\$ 390,000
DSA Close Out Fee	\$ 370,000
*Utilities: EBMUD, PG&E, AT&T, Fire Dept.	\$ 330,000
CA Dept. of Tax & Fee Admin (Required by the state for all project with contaminated offhaul)	\$ 340,000
*City of Oakland additional improvements (required at sidewalks & in street, including Sanitary Sewer)	\$ 480,000

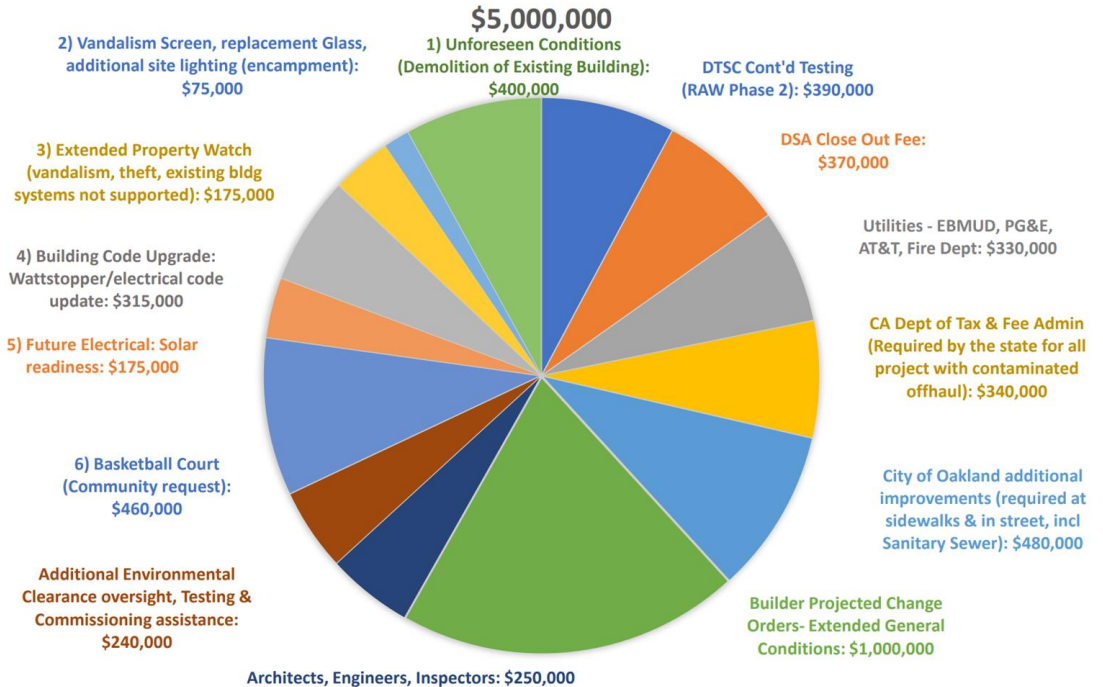
Fees / Expenses Required for Project Completion: \$1,490,000	
*Builder Projected Change Orders - Extended General Conditions	\$ 1,000,000
*Architects, Engineers, Inspectors	\$ 250,000
*Additional Environmental Clearance oversight, Testing & Commissioning assistance	\$ 240,000

*Anticipated Contingency Cost: \$1,600,000 [Still Being Negotiated]	
1) Unforeseen Conditions (Demolition of existing building)	\$ 400,000
2) Vandalism Screen, Replacement Glass, Additional Site Lighting (Encampment)	\$ 75,000
3) Extended Property Watch (Vandalism, theft, existing building systems not supported)	\$ 175,000
4) Building Code Upgrade (Wattstopper/electrical code update)	\$ 315,000
5) Future Electrical (Solar readiness) [Discretionary]	\$ 175,000
6) Basketball Court (Community request) [Discretionary]	\$ 460,000

**Total: \$ 5,000,000.00**

\*Potential for negotiations. Prices listed are not fixed and can be negotiated.

## PROJECTED CHANGE ORDERS & EXTENDED PROJECT COSTS:





# Cole Project - Closing Remarks

---

- \$5M impact is budgeted in overall Bond Program Contingency
- Will not impact current projects
- Includes Project Contingency to avoid additional changes



# Community Schools, Thriving Students



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

[www.ousd.org](http://www.ousd.org)     @OUSDnews

1000 Broadway, Suite 300, Oakland, CA 94607