

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

SEPTEMBER 2023

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

For More Information Contact

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*Overall Project Completion Key: Planning = 10 percent, Design = 20 percent, Bid = 5 percent, Construction = 60 percent, and Closeout = 5 percent.

Central Administrative Center at Cole Campus

September 2023

Project Description: New 56,176 S.F. two-story Administration building that will house Oakland Unified School District Central Office Staff. Site improvements: landscaping, fences, parking lots, and driveways on the 2.6-acre site.

Project Details

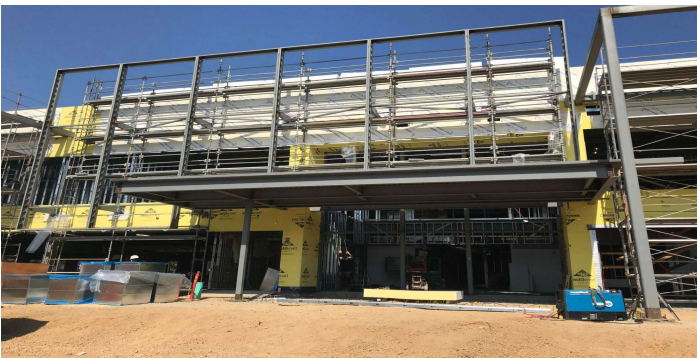
Address: 1011 Union Street Oakland, CA 94607
Project Type: Design Build
Original Budget: \$7 M
Current Budget: \$57 M
Funding Source: Fund 21, Measures J and Y
Current Phase: Construction

Anticipated Project Schedule

Design:	Quarter 3, 2020
Bidding:	Quarter 2, 2021
Construction:	Quarter 4, 2021
Completion	Quarter 2, 2024

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	Arntz Builders (LBU %: 55.72)
Project Manager:	Elena Comrie elena.comrie@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Site improvements including landscaping, The Board approved modification of the existing drawings to only build out the 2nd floor of the 2 story building. The multipurpose building was also removed from the project.
- Demolition of existing structures including the single-story 6,400 S.F. building, the two-story 44,999 S.F. building, and the single-story portable building.

Project Completion Percentage

- As Of Date: 8/31//2023
- Overall Project Completion: 33 %
- Budget Expended: 41 %

Past Month's Accomplishments:

- Installation: Frame interior walls on the 2nd Fl.
- Installation: Drywall on 1 side of interior walls on 1st Fl.
- Installation: Framing, sheathing, and waterproofing exterior walls.
- Passed succo mock-up test.

Next Month's Milestones:

- Installation: Test Storefront Mock-up and install Storefronts
- Installation: Start of Roof.
- On Going: Sheathing and Waterproofing on exterior walls.
- On Going: framing interior walls on the 2nd Fl.
- On Going: Mechanical, Electrical, and Plumbing Rough-in on 2nd Fl.
- On Going: Monitoring and street cleaning are ongoing.
- On Going: Monitor Storm Water Pollution Prevention Plan

Cost/Schedule Changes:

- Cumulative Change Order 11.95%:

Future Potential Financial Outlook:

- Budget increase is under review/pending.



Claremont Middle School New Multi-Purpose Building & Kitchen September 2023

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

Project Details

Address: 5750 College Ave. Oakland, CA 94618
Project Type: Design Build
Original Budget: \$3 M
Current Budget: \$21 M
Funding Source: Measures B, J, and Y
Current Phase: Construction

Anticipated Project Schedule

Design:	Quarter 1, 2017
Bidding:	Quarter 2, 2022
Construction:	Quarter 3, 2022
Completion	Quarter 4, 2023

Project Team

Architect:	S Meek Architecture
General Contractor:	Arntz Builders (LBU %: 53)
Project Manager:	Curtis Freeze curtis.freeze@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org

Project Activities

Scope of Work

- This project includes the cafeteria, kitchen, stage platform, restrooms, and associated support storage rooms.
- Replacement of campus-wide intrusion alarm system and installation of full-height permanent walls at classrooms 4/5, 6/7, and 9/10.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 72%
- Budget Expended: 67 %

Past Month's Accomplishments:

- On Going: Plumbing, mechanical and electrical rough in.
- On Going: Stormwater Pollution Prevention Plan
- Completed: HVAC rough in
- Completed: Installation of Silva Cells

Next Month's Milestones:

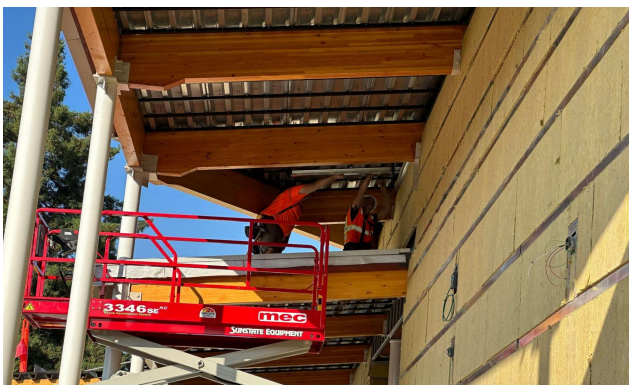
- On Going: Roof Installation.
- On Going: Civil Work
- On Going: Interior and Exterior finishes.

Cost/Schedule Changes:

- Change Order #1: No change orders have been issued
- Cumulative Change Order %: 0

Future Potential Financial Outlook:

- In process of approving PCO's.



Laurel Child Development Center New Construction

September 2023

Project Description: The building of a new Child Development Center (10,500 SF).

Project Details

Address: 3825 California St, Oakland CA 94619
Project Type: Design Build
Original Budget: \$3.5 M
Current Budget: \$17.5 M
Funding Source: Measures J and Y
Current Phase: Construction

Anticipated Project Schedule

Design:	Quarter 1, 2021
Bidding:	Quarter 2, 2022
Construction:	Quarter 3, 2022
Completion	Quarter 2, 2024

Project Team

Architect:	Multistudio
General Contractor:	Arntz Builders (LBU %:60.53)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- The new building will house four preschool classrooms with the capacity to serve 108 children including Principal's Office, Parent Resource Center.
- The scope also includes the building of a staff workroom, warming kitchen, restrooms, and utility support spaces.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 79%
- Budget Expended: 63%

Past Month's Accomplishments:

- Installation: Exterior Windows.
- Installation: Insulation & drywall.
- Installation: Exterior Plaster.
- Installation: Underground site utilities.
- Completed: CDC retaining wall.

Next Month's Milestones:

- On Going: Exterior plaster finish.
- On Going: Turf Field Underground site utilities.
- On Going: Garden Underground site utilities.
- Start: Painting.
- Installation: Ceilings.
- Installation: Tile finish.

Cost/Schedule Changes:

- Change Order #1: No change orders have been issued
- Cumulative Change Order %: 0

Future Potential Financial Outlook:

- Nothing to report.

Coliseum College Prep Academy Site Expansion

September 2023

Project Description: The expansion of CCPA will 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

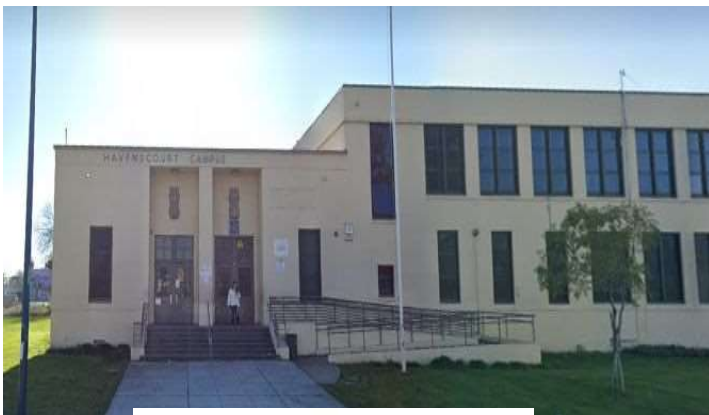
Address: 1390 66th Ave. Oakland, CA 94621
Project Type: TBD
Original Budget: \$35.5 M
Current Budget: \$55 M
Funding Source: Measure Y
Current Phase: Planning

Anticipated Project Schedule

Design:	Quarter 1, 2024
Bidding:	Quarter 1, 2025
Construction:	Quarter 4, 2025
Completion	Quarter 3, 2026

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	William Newby William.Newby@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- The project scope encompasses construction of a new classroom building at the OUSD CCPA campus.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 10%
- Budget Expended: 1%

Past Month's Accomplishments:

- Site/District project kickoff meeting.

Next Month's Milestones:

- Facilities Planning to discuss procurement schedule.
- Project Advisory Committee for the Design Phase schedule for Sept. 19th.

Cost/Schedule Changes:

- No cost or schedule changes at this time.
- Cumulative Change Order %: 0

Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$19.5 M to the project budget.

Future Potential Financial Outlook:

- Nothing to report at this time.



Project Description: Modernization of McClymonds Campus. Update of building systems, indoor updates to classrooms, labs, auditorium, cafeteria. Outdoor updates to sports facilities and green spaces.

Project Details

Address: 2607 Myrtle St. Oakland CA 94607
Project Type: Design Build
Original Budget: \$65 M
Current Budget: \$91.25 M
Funding Source: Measure Y
Current Phase: Design

Anticipated Project Schedule

Design:	Quarter 3, 2023
Bidding:	Quarter 1, 2025
Construction:	Quarter 2, 2025
Completion	Quarter 4, 2026

Project Team

Architect:	HKIT Architects
General Contractor:	Alten Construction (LBU %: N/A)
Project Manager:	Nicole Wells nicole.wells@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Building System improvements including total plumbing replacements. Additional HVAC, building ventilation and upsizing of electrical service.
- Indoor Space updates, new flooring, wall treatments, storage, furniture and equipment. Relocation of the shop, clinic and afterschool spaces into the main building.
- Outdoor space upgrades including demolition and replacement of the football grandstand, & new scoreboard. Removal of annex building and relocation of parking.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 5 %
- Budget Expended: 6 %

Past Month's Accomplishments:

- Ongoing site Investigations by architect and engineers.
- Design Meetings with B&G, Teachers & Other OUSD departments.
- Community Campus perimeter site walk.
- Clean up day sponsored by contractor and community groups to prepare the campus for the 1st day of school.

Next Month's Milestones:

- Sept 5th PAC meeting to report out on design progress.
- On-going site investigations by architects and engineers.
- Continue B&G, Teacher and other OUSD dept. meetings.
- Draft costs for HVAC & Plumbing priorities ready for review by district.

Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$26.25 M to the project budget.

Cost/Schedule Changes:

- Anticipating increase in architects design fee based project budget increase approved by the board.
- Cumulative Change Order %: 0

Future Potential Financial Outlook:

- Nothing to report.

Roosevelt Middle School Modernization

August 2023

Project Description: Interior renovation and structural upgrades of original 1922 Main Classroom Building (78,000 SF). Includes permanent Modular Science Building (3400 SF) and Interim portable housing.

Project Details

Address: 1926 E 19th, Oakland Ca 94606

Project Type: Lease-Lease Back

Original Budget: \$1 M

Current Budget: \$91.55 M

Funding Source: Measure Y and J

Current Phase: Design

Anticipated Project Schedule

Design:	Quarter 2, 2021/Quarter 1, 2024
Bidding:	Quarter 2, 2024
Construction:	Quarter 3, 2024
Completion	Quarter 4, 2027

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Structural upgrades.
- Classroom right-sizing & upgrades.
- Mechanical heating, cooling & ventilation upgrades.
- Plumbing Improvements.
- Lighting upgrades.
- Main entry upgrades.
- Fire, intrusion & sprinkler systems upgrades.
- Re-roofing & new drains.
- Site utilities, landscaping & garden upgrades.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 25%
- Budget Expended: 4%

Past Month's Accomplishments:

- Completed: Increment #1 construction.
- In Design: Classroom portables (interim housing)
- In Design: Main Classroom Building
- Design progress meetings with School Admin.
- PG&E Electrical Application: Classroom Building.
- EBMUD Service Application: Increment #2.
- Respond to DSA plan check comments for Modular Science Project.
- Construction Contract awarded: OVERAA for Lease-Lease-Back (LLB) delivery.

Next Month's Milestones:

- Contracts to Board for Inplant Inspector & Commissioning Consultant
- Advertise RFQ/P for CEQA consultant services
- On Going: Classroom portables (interim housing)
- In Design: Main Classroom Building
- Investigation: Existing field conditions.
- Follow-up design meeting with School Admin & stakeholders
- Submit geotechnical & geohazard reports revised to meet new Building Code.
- Evaluation of construction phasing and cost by OVERAA, LLB Contractor.

Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$19.95 M to the project budget. Follow-up Design Meeting with School Admin & stakeholders
- Cumulative Change Order %: 0

Future Potential Financial Outlook:

- Nothing to report.



Melrose Leadership Academy Modernization

September 2023

Project Description: The Measure Y project scope will be developed by HKIT Architects through a series of community engagements with stakeholders, including parents, students, staff, community partners and the Project Advisory Committee (PAC).

Project Details

Address: 4730 Fleming Ave, Oakland, CA 94619
Project Type: TBD
Original Budget: \$49.5 M
Current Budget: \$ 36.5 M
Funding Source: Measure Y
Current Phase: Planning

Anticipated Project Schedule

Design:	Quarter 3, 2024
Bidding:	TBD
Construction:	TBD
Completion	TBD

Project Team

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



Project Activities

Scope of Work

- Limited site improvements to the Maxwell Park Campus.

Project Completion Percentage

- As Of Date: 8/31/2023
- Overall Project Completion: 10%
- Budget Expended: 8%

Past Month's Accomplishments:

- Identifying a site liaison for the Measure Y construction project.

Next Month's Milestones:

- Will meet with site leadership to plan engagement for the fall.

Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Decreased the project budget by \$13M.

Cost/Schedule Changes:

- Nothing to report
- Cumulative Change Order %: 0

Future Potential Financial Outlook:

- Nothing to report.

