

# Lowell Campus Window Wall Replacement

## West Oakland Middle School/Ralph J. Bunche Academy Measure Y- Deferred Maintenance Project

Citizens Bond Oversight Committee - May 13, 2024

Facilities Committee Meeting - May 16, 2024



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

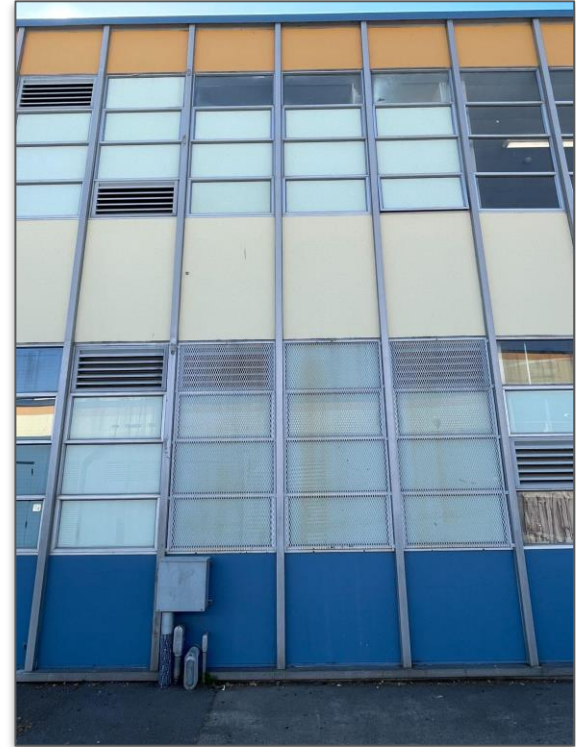
*Community Schools, Thriving Students*

# Ask of the Board

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Request approval to allocate **\$3.75M** from the category “Board Director Initiative” in the spending plan to the District Wide Initiative: Lowell Campus Window Wall Replacement that will impact West Oakland Middle School and Ralph J. Bunche Academy.

# Current Photos of Window Wall System



# Impacts of Escalation on All Construction Projects

Engineering News Report-April 2024

## CONSTRUCTION ECONOMICS

**ENR's 20-city average cost indexes, wages and materials prices.**  
**Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)**

### Construction Cost Index

**+2.3%**

ANNUAL INFLATION RATE

**APRIL 2024**

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13532.08	0.0%	+2.3%
COMMON LABOR	25413.55	0.0%	+1.2%
WAGE S/HR.	48.30	0.0%	+1.2%

The Construction Cost Index's annual escalation rose 2.3%, while the monthly component held steady.

### Building Cost Index

**+3.8%**

ANNUAL INFLATION RATE

**APRIL 2024**

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8305.54	+0.2%	+3.8%
SKILLED LABOR	11681.59	+0.1%	+2.6%
WAGE S/HR.	64.83	+0.1%	+2.6%

The Building Cost Index was up 3.8% on an annual basis, while the monthly component rose 0.2%.

### Materials Cost Index

**0.0%**

MONTHLY INFLATION RATE

**APRIL 2024**

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6249.89	0.0%	+6.5%
CEMENT S/TON	238.69	+0.4%	+25.3%
STEEL S/CWT	105.24	+0.2%	+9.6%
LUMBER S/MBF	1006.84	-1.9%	+4.6%

The Materials Cost Index held steady this month, while the annual escalation rate increased 6.5%.

*California Construction Cost Index (CCCI) indicates an increase of approximately 28% in cost of construction from 2020 to 2024. (Historical average has been 3% currently tracking at 9%)*

Sources: California Department of General Services, California Construction Cost Index.

# Impacts of Escalation-Metal

## ENR's Materials Prices For April 2024



### 20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

#### STANDARD STRUCTURAL SHAPES

Average CWT 105.89 +0.6 +10.3

Channel beams,  
6" Deep, 8.2 LB/LF CWT 93.84 +3.5 +7.1

I-beams,  
6" Deep, 12.5 LB/LF CWT 117.25 -0.5 +14.7

Wide-flange,  
8" Deep, 31 LB/LF CWT 107.52 -0.6 +9.2

#### REINFORCING BARS

Grade 60, No. 4 CWT 80.90 -1.1 +14.7

#### HOT-ROLLED CARBON-STEEL PLATE

12 gauge, 48" x 10' CWT 103.01 0.0 +13.3

#### ALUMINUM SHEET

3003H14, 36" x 96" CWT 323.77 -5.4 +3.1

#### STAINLESS-STEEL SHEET

14 gauge CWT 286.85 -2.7 -3.2

16 gauge CWT 289.76 -2.7 -2.2

20 gauge CWT 301.42 -4.1 -1.2

#### STAINLESS-STEEL PLATE

304, 1/4", 72" x 240" CWT 341.43 +0.1 +15.5

316, 1/4", 96" x 140" CWT 455.14 +0.1 +29.8

#### STEEL PILING (H-PILE)

HP10 x 42 CWT 61.88 +6.6 +63.6

SOURCE: ENR

#### PLATTS\* STEEL SPOT MARKET PRICES: MAR. 2024

Reinforcing bar, No. 5 TON 816.50 -5.1 -14.6

Plate TON 1260.00 -5.9 -19.7

Hot-rolled coil TON 804.00 -13.5 -29.3

SOURCE: \*PLATTS'S&P GLOBAL REBAR SOUTHERN U.S.; PLATE PRICES U.S. SOUTHEAST AVERAGE; HOT-ROLLED COIL PRICES INDIANA.

## CONSTRUCTION MATERIALS PRICE MOVEMENT IN 2024

		AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.
AGGREGATES	MONTHLY % CHG.	+1.0	+0.1	0.0	+0.1	+0.3	+3.8	+1.4
	ANNUAL % CHG.	+8.4	+8.3	+8.3	+8.5	+8.5	+7.3	+7.7
ALUMINUM SHEET	MONTHLY % CHG.	+0.8	-1.1	-0.5	+0.1	-0.3	-1.2	+0.4
	ANNUAL % CHG.	-6.0	-5.6	-3.5	-2.1	-3.9	-5.4	-5.2
ASPHALT PAVING	MONTHLY % CHG.	+0.7	+0.2	+0.3	+0.3	-0.6	+10.4	+0.3
	ANNUAL % CHG.	-2.0	-1.7	-0.8	+0.3	+1.9	+3.3	+0.8
CEMENT	MONTHLY % CHG.	+0.2	+0.4	+0.4	-0.1	-0.1	+4.2	-0.1
	ANNUAL % CHG.	+10.9	+10.6	+9.3	+8.8	+8.6	+7.9	+6.5
CONCRETE PIPE	MONTHLY % CHG.	-1.9	+2.8	+0.5	+0.8	+0.8	+2.5	0.0
	ANNUAL % CHG.	+9.0	+9.1	+9.1	+7.9	+5.5	+6.5	+3.8
COPPER PIPE	MONTHLY % CHG.	-0.1	-0.2	-1.2	0.0	+1.4	+0.9	-0.4
	ANNUAL % CHG.	+2.6	+2.0	+4.3	-0.9	-0.4	-2.9	-5.2
DIESEL FUEL	MONTHLY % CHG.	+32.9	+4.4	-8.8	-3.4	-13.1	-4.4	+18.3
	ANNUAL % CHG.	-13.9	-18.5	-32.7	-32.7	-18.4	-27.2	-11.2
FABRICATED STEEL	MONTHLY % CHG.	+0.1	-0.1	-0.2	+0.1	+1.0	+0.6	-0.1
	ANNUAL % CHG.	-1.9	-1.1	-0.6	+0.5	+2.0	+2.4	+2.4
GYPSUM PRODUCTS	MONTHLY % CHG.	-0.2	-0.5	0.0	0.0	-0.2	0.0	+2.5
	ANNUAL % CHG.	-0.9	-1.6	-1.3	-1.6	-1.6	-1.6	-0.2
LUMBER, SOFTWOOD	MONTHLY % CHG.	-4.6	-1.7	-3.3	-5.0	+0.2	+1.2	+1.7
	ANNUAL % CHG.	-18.2	-15.2	-16.3	-19.6	-14.6	-8.9	-10.4
PLYWOOD	MONTHLY % CHG.	+1.4	+1.4	+1.6	-1.1	+0.1	+0.3	-0.4
	ANNUAL % CHG.	-13.6	-11.9	-8.0	-5.3	-3.3	-1.7	-0.5
PVC PRODUCTS	MONTHLY % CHG.	-0.1	+0.2	0.0	0.0	-0.4	+0.2	-0.1
	ANNUAL % CHG.	-5.2	-4.8	-4.4	-3.3	-3.5	-3.0	-2.0
READY-MIX CONCRETE	MONTHLY % CHG.	+1.2	+1.1	+0.1	+0.2	-1.3	+2.6	+0.3
	ANNUAL % CHG.	+10.4	+10.5	+10.2	+9.3	+6.8	+7.7	+7.4
SHEET METAL	MONTHLY % CHG.	+0.2	-0.2	0.0	-0.2	+0.2	0.0	+0.6
	ANNUAL % CHG.	+0.1	+0.3	-0.1	+0.8	+1.1	+1.5	+2.0
EQUIPMENT	MONTHLY % CHG.	0.0	+0.2	0.0	+1.0	0.0	+0.7	+0.1
	ANNUAL % CHG.	+7.2	+7.1	+7.1	+7.7	+7.7	+4.6	+4.5

SOURCE: BUREAU OF LABOR STATISTICS. MONTHLY AND YEAR-TO-YEAR PERCENT CHANGES FOR PRODUCER PRICE INDEXES FOR LATEST EIGHT-MONTH PERIOD.

# Lowell Campus-Spending Plan Adjustment

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- “Demolish and replace the existing window wall system at Lowell [Campus], which has failure and water infiltration into the building. Funding is to design and construct a new storefront window wall system with metal panels.”

	Current Allocation	Bond Draw
Original Projection, 2020	\$6,075,000	1st Draw
Current Projected Cost, 2024	\$9,825,000	
Escalation Cost	+\$3,750,000	

# Spending Plan Adjustment

Name	Description	April 2021 Approved	Approved Adjustment (June 2023)	Current Balance	Recommended Adjustment
<b>Facilities and Technology Improvements</b>					
Portable Removal and Replacements	Funding to support the design, DSA approval, removal, installation, and construction of new school site portables	\$3,000,000	(\$1,300,000)	\$1,700,000	\$0
Grounds	Shade structures at named elementary school site in support of outdoor learning and recreational activities at Joaquin Miller	\$200,000	(\$200,000)	\$0	\$0
Board Directed Initiative Allowance	This is an allowance to address any OUSD Board directed initiatives / projects	\$7,000,000	(\$3,125,000)	\$3,825,000	(\$3,725,000)
Contingency	Contingency	\$14,881,920	(\$14,881,920)	\$0	\$0
<b>TOTAL Withdrawn from District-wide Initiates to fund CCPA, McClymonds, &amp; Roosevelt (June 2023)</b>			\$19,506,920		

# Staff Recommendation

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- Increase the Lowell Campus window replacement project by allocating \$3.75M from the Board Directed Initiative in order to increase the total project budget and launch the project this summer. The window wall system will cure major leaks and provide increased classroom comfort with higher efficiency double paned glass.
- **Root cause of the escalation of the project includes:**
  - Increased project costs due to escalating costs associated with the project materials
  - Additional scope of work required including work to the concrete footing, foundations and associated framing
  - Only one bidder due to the overall complexity of the project





# Community Schools, Thriving Students



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