



July 2012

## Webster Elementary School Kitchen Upgrade



### Project Location

8000 Birch Street  
Oakland, CA 94621

### Current Status

Construction Phase

### Construction Schedule

June 2012 • Aug 2012

### Architect

AE 3 Partners

### Contractor

PJ Atkinson

### Funding / Budget

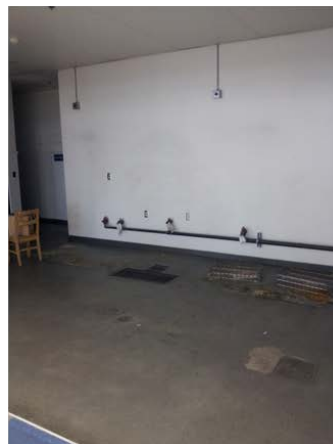
Measure B / \$550,000

### Project Scope

Upgrade of the existing kitchen to a full cooking kitchen. Scope will include a new ten (10) burner stove with dual ovens, new hood/suppression system, a commercial dishwasher, serving line rails and counters, upgrade to electrical system to support additional equipment, a walk-in refrigerator and freezer and utilities to support a full cooking kitchen.

### Project Update

The existing kitchen equipment has been removed and the layout for the new equipment and related infrastructure has commenced.





July 2012

## Stonehurst Child Development Center New Facility



Rendering of proposed new building

Project Location

901 • 105th Avenue  
Oakland, CA 94603

Current Status

Under Construction

Construction Schedule

March 2012 • March 2013

Architect

HY Architects

Contractor

JUV, Inc.

Funding / Budget

Measure B • \$ 3,963,824

### Project Scope

Demolition of existing portable buildings and build a new single story CDC building on the same site. New 6,749 square foot building includes three pre-school classrooms, administrator and director's office, kitchen and ADA pathways. Site improvements include a new play structure, surfacing and a bio-swale. This project is designed in compliance with the Collaborative for High Performance Schools, a criteria for indoor air quality, day-lighting, energy efficiency and renewable materials.

### Project Update

Foundation concrete poured in early June. All under-slab utilities have been completed and slab concrete was poured on June 28th. Site utilities will be installed and completed in early July and framing of the building structure will begin shortly thereafter.



Concrete Poured at Building Footings



Rebar and Under-Slab Utilities Installed



Slab Concrete Poured and Finished



July 2012

## Sobrante Park Elementary School Landscape Improvements

### Project Scope

Planned improvements throughout the asphalt playground area include new courtyard landscaping, drainage, additional play structures with resilient surfacing, community garden with wooden planters, benches and a new artificial turf playfield. Also, seal coating and striping of the remaining asphalt. New irrigation with planting including ground cover, trees, and mulch. Poured-in-place concrete tree wells. Picnic tables with benches. Kickball courts, volleyball courts, hopscotch, four square and basketball courts. Customized curved and straight metal benches in the courtyard area.

### Project Updates

All demolition work has been completed and site grading work continues to progress. The sub-grading and related drainage will be completed in early July to receive the new artificial play field.

### Project Location

470 El Paseo Drive  
Oakland, CA 94603

### Current Status

Under Construction

### Construction Schedule

June 2012 – August 2012

### Architect/Engineer

Urban Design Consulting  
Engineers/Golden Associates

### Contractor

Redgwick Construction

### Funding / Budget

Measure B / \$1,015,200





July 2012

## James Madison Middle School Field Improvements Project – Phase 1

### Project Scope

The scope of work consists of a multiple phase project transforming the unimproved “dirt” area in the rear of the campus to a new multi-use synthetic turf field with related scoreboard, 8-lane track, light poles and bleachers. Phase 1 of the project consists of the site preparation and installation of a 110 yd x 65 yd synthetic turf. All other work is in Phase 2 and dependent upon a future bond measure for funding.

### Project Update

Site demolition and grading has been completed and the outline of the new field is beginning to take shape. Drainage and related infrastructure work is progressing.

### Project Location

400 Capistrano Drive  
Oakland, CA 94603

### Current Status

Under Construction

### Construction Schedule

May 2012 – Nov. 2012

### Architect

Verde Design

### Contractor

McGuire & Hester

### Funding / Budget

Measure B and NFL  
Grant / \$1.67 million





# La Escuelita Education Center Project FACT SHEET

JULY 2012

## Project Overview

The La Escuelita Education Center (LEEC), will contain the new state-of-the-art La Escuelita Elementary School, MetWest High School, combined Child Development Centers and a community health clinic. The LEEC is designed to be a CHPS (Collaborative for High Performance Schools) Certified project with the goal of being grid neutral. The design vision is for an integrated campus that fosters an enhanced teaching and learning environment for students and demonstrates the District's Full Service Community School Model on just 5.7 acres.

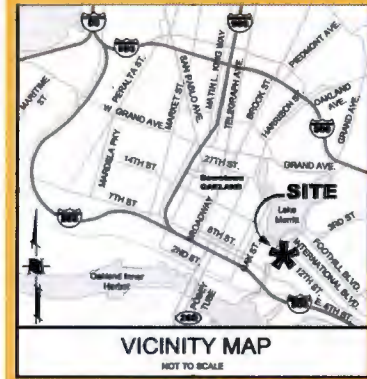
**Phase One**, La Escuelita Elementary School will be complete in August 2012 including , a Great Room will serve as a cafeteria, gymnasium and a multi-use space with a stage that will be shared by all schools. This phase also includes a Health Clinic, KDOL TV studio and the District IT Data Center.

**Phase Two**, schedule for August 2014 will include MetWest High School built for 180 high school students, and a Child Development Center accommodating 168 students. The final project also contains a kindergarten play area, shared playing field, community produce garden and on-grade parking.

## Project Location

The La Escuelita Educational Center (LEEC) is located in Oakland, CA directly across from the District's primary Administration building. The site is located on 5.70 acres and is 0.5 miles from the Lake Merritt Bart Station and is served by AC Transit on East 10th Street and East 12th Street.

## Location Map



The exciting new Downtown Educational Complex includes construction of a K-5 elementary school, a program-based high school, a child development center, a TV station and a community health clinic. All three schools are integrated in one complex with some shared facilities, but each maintains its own identity with separate entryways. The facility is designed to be a CHPS Verified project, with the goal of achieving grid neutrality.

La Escuelita Elementary School will accommodate 360 students in a two-story administration and classroom building along with a separate kindergarten wing. MetWest High School will accommodate 180 high school students in a two-story complex designed around a double-height "town hall" space. The child development center will accommodate 168 students in seven classrooms with an outdoor play area. A designated kindergarten play area, shared playfield, community edible garden and on-grade parking complete the innovative education complex.



# La Escuelita Education Center Project **FACT SHEET**

## Sustainable Design Initiatives

Among the priorities for the new LEEC are to promote sustainability and minimal impact on the environment. The center itself will be used as a tool to educate its users about green construction/design and the self-sustainability. Design strategies will include:

- Site Orientation
- Reduction in Heat Islands
- Provided thermal displacement ventilation in classrooms and school areas.
- Demand control ventilation using CO2 sensors
- Oversized ceiling fans
- Roof mounted photovoltaic systems.
- Solar Panels for domestic hot water in kitchen and adult restrooms.
- Occupancy sensors in all occupied spaces.
- Cool towers
- Natural ventilation / Operable windows
- Natural daylighting—clerestory windows
- Thermal mass wall system
- Provided photosensor controls and automated electric lighting controls in response to daylight.
- Open corridors and hallways to minimize conditioned spaces.

## Construction Schedule

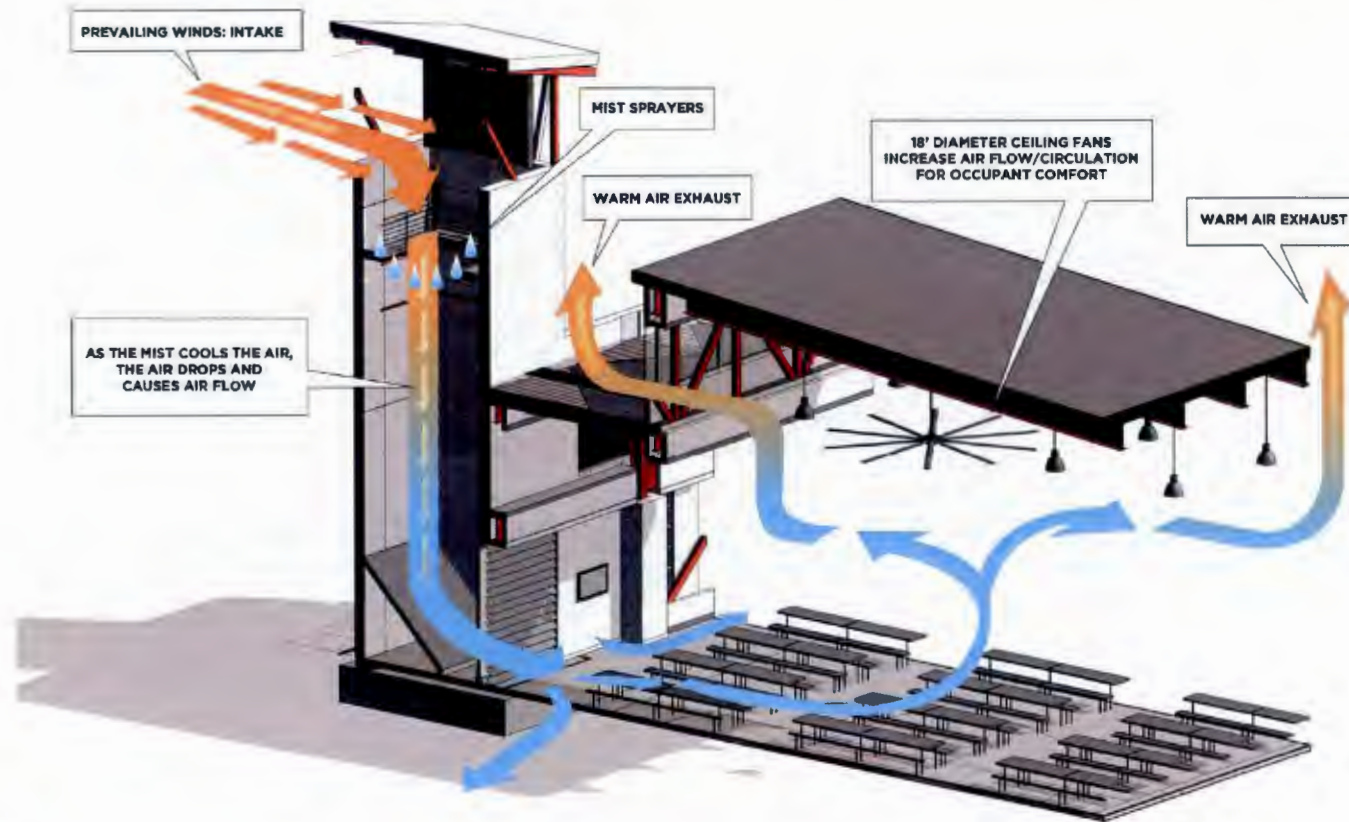
Phase 1  
March 2011 to August 2012

Phase 2  
Sept. 2012 to August 2014

## Funding

The project budget is \$81.5 million and is funded through a combination of funding sources, Measure B and the Office of Public School funding.





# Evaporative Cooling System

TOTAL ESTIMATED ANNUAL ELECTRICAL DEMAND: 500,000 kWh\*

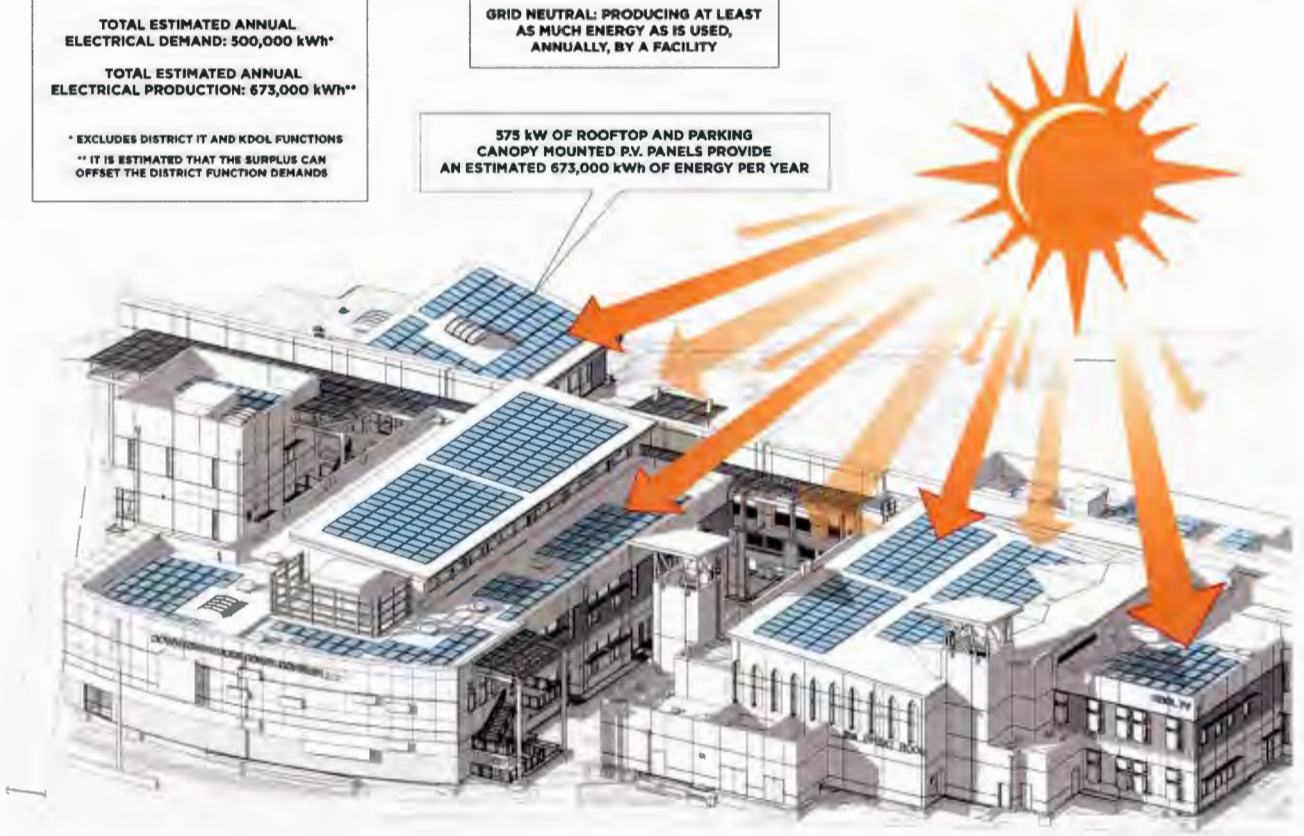
TOTAL ESTIMATED ANNUAL ELECTRICAL PRODUCTION: 673,000 kWh\*\*

\* EXCLUDES DISTRICT IT AND KDOL FUNCTIONS

\*\* IT IS ESTIMATED THAT THE SURPLUS CAN OFFSET THE DISTRICT FUNCTION DEMANDS

GRID NEUTRAL: PRODUCING AT LEAST AS MUCH ENERGY AS IS USED, ANNUALLY, BY A FACILITY

575 kW OF ROOFTOP AND PARKING CANOPY MOUNTED PV PANELS PROVIDE AN ESTIMATED 673,000 kWh OF ENERGY PER YEAR



LA ESCUELITA ELEMENTARY SCHOOL

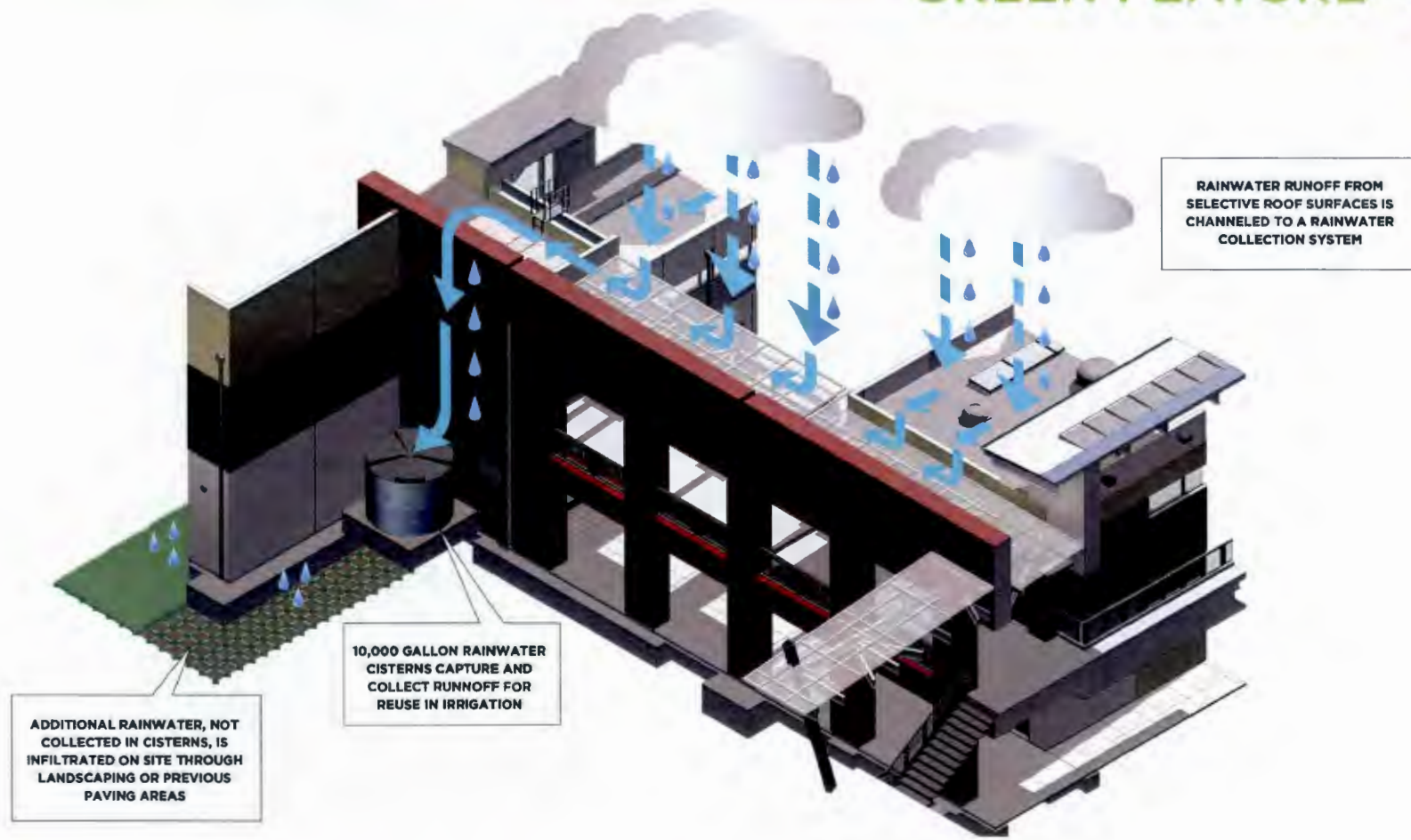
THE GREAT ROOM

METWEST

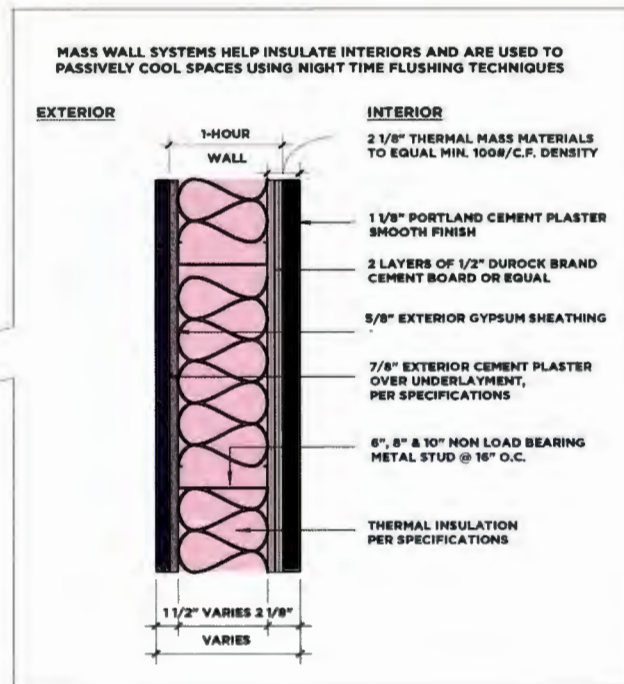


# Photovoltaic Energy

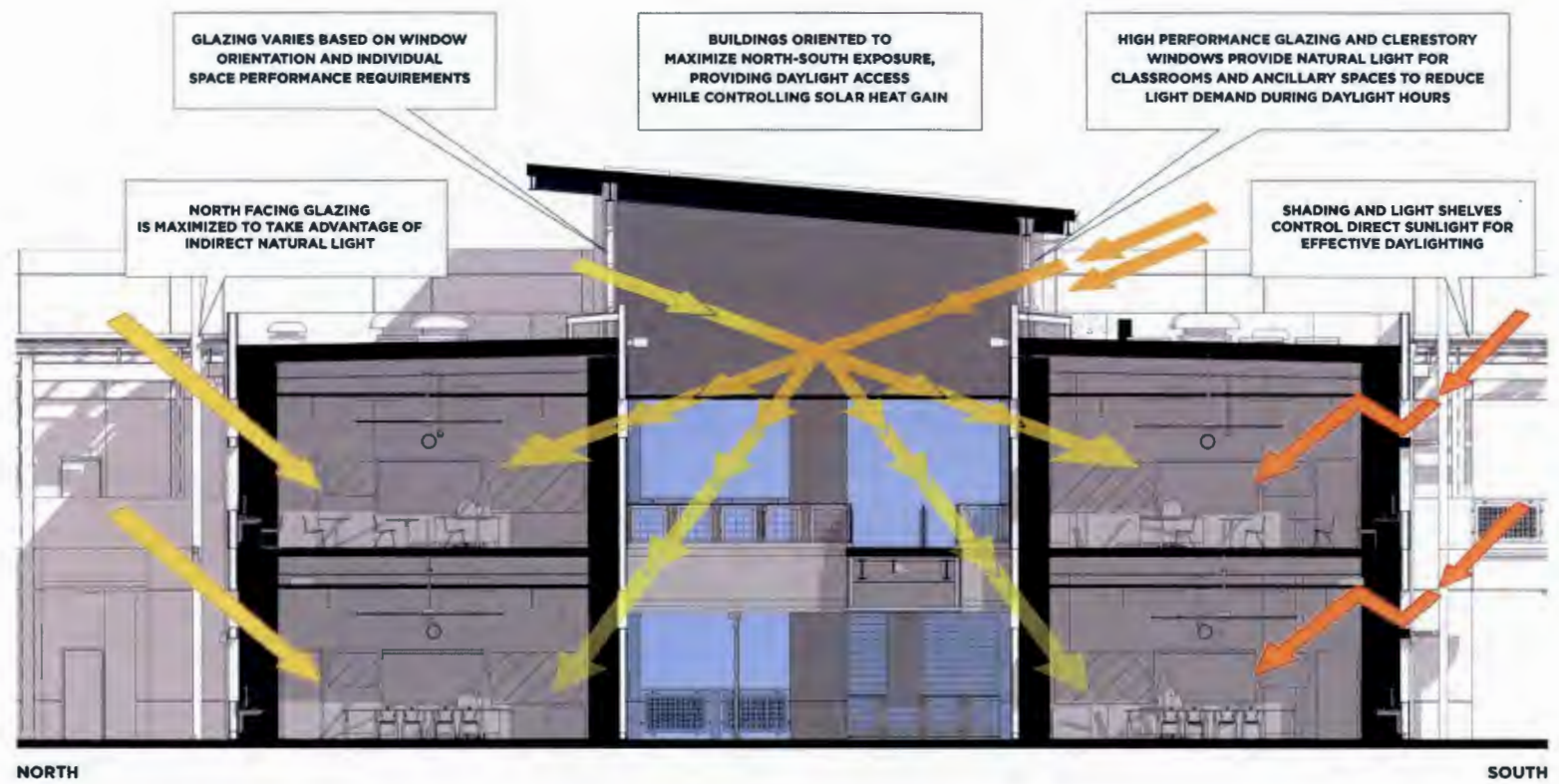




# Rainwater Aqueduct System



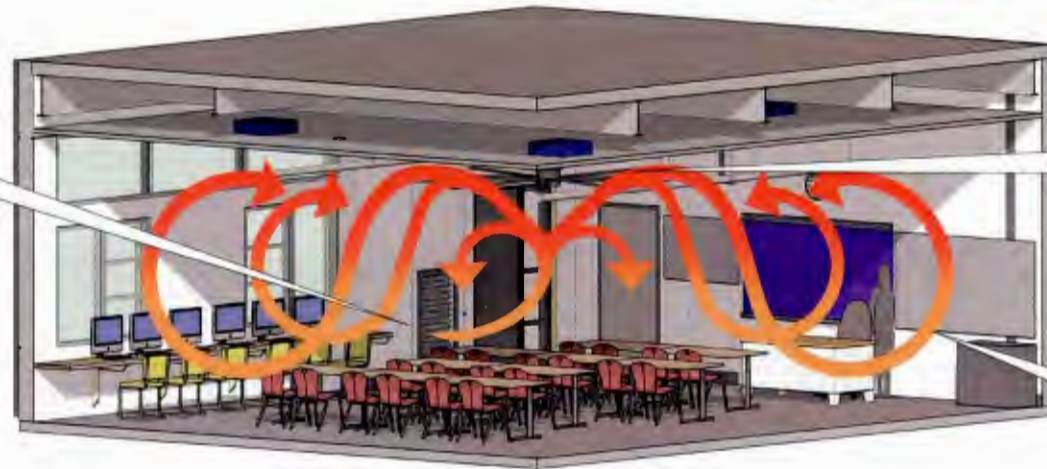
# Thermal Mass Construction



# Daylighting Orientation

HEATING MODE

HEATED SUPPLY AIR ENTERS THE ROOM AT LOW VELOCITY AND RISES TOWARD THE CEILING

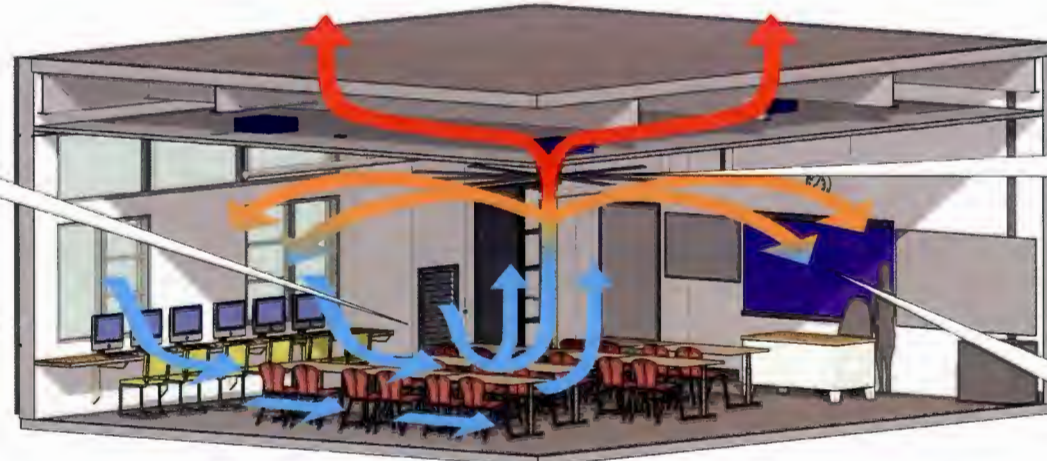


CEILING FAN PUSHES WARM AIR DOWN TO OCCUPIED ZONES

ROOM AIR IS RECIRCULATED WITH WARMER SUPPLY AIR TO MAINTAIN COMFORT

COOLING MODE

COOL AIR ENTERS THE ROOM AT LOW VELOCITY AND CASCADES ALONG FLOOR



CEILING FAN SPEEDS UP AS ROOM TEMPERATURE RISES TO DRAW COOL AIR ACROSS AND UP FOR COMFORT

ROOM AIR IS RECIRCULATED WITH COOLER OUTSIDE AIR TO MAINTAIN COMFORT



# Displacement Ventilation



# Neighborhood Update

## LaEscuelita Education Center



### UPCOMING CONSTRUCTION ACTIVITY

#### April 2012

- Exterior plastering of Admin/Classroom Bldg
  - Continue with interior finishes of Multi-Use Bldg.
  - Continue with roofing on Kindergarten Bldg.
- Estimated % of Project Completed— 75%**

#### May 2012

- Continue with off-site utility installation
  - Continue with finishes in Multi-Use Bldg.
  - Continue with exterior/interior finishes of Admin/ Classroom Bldg.
- Estimated % of Project Completed— 80%**

#### June 2012

- Sidewalk curb and gutter work
  - Continue with site work
  - Data center completed
- Estimated % of Project Completed— 85%**

#### July 2012

- Finish the remaining site work and interior/exterior finishes.

#### Milestones Completed:

- Permanent power is up and running!



### FOR PROJECT INFORMATION:

Please visit OUSD website at [www.ousd.k12.ca.us/dec](http://www.ousd.k12.ca.us/dec) or Downtown Educational Complex Hotline: 510-261-8330.

We are in the home stretch with our July 2012 completion in sight, just in time for the 2012/2013 school year. Turner has achieved all major milestones to date, and the project team is working diligently on moving management, furniture and equipment installation.

The project team will be commended for their efforts in employing small, local, and Oakland resident businesses and labor on the project. Being a community partner and a local business for 40+ years, our team is proud to announce that we reached a goal of 60% local, small, and resident Oakland businesses. Through February 2012, 48% of the labor are Oakland residents, and 100% of the apprentices are also from Oakland.

### FOR CONSTRUCTION INFORMATION:

Thank you for the opportunity to be your community partner. It has truly been our pleasure to work collaboratively to find solutions to your issues and keep you informed of our progress and will continue to do so throughout the project.

Elena Anaya  
Community Affairs Director  
510-267-8241  
[eanaya@tcco.com](mailto:eanaya@tcco.com)



July 2012

Sankofa at Washington Elementary School  
Modernization



Aerial view of site

Project Location  
581 • 61st Street  
Oakland, CA 94609

Current Status  
Pre • Construction

Construction Schedule  
June 2012 • Aug 2013

Architect  
S. Meek Architecture

Contractor  
OVERAA

Funding / Budget  
Measure B • \$ 8,802,811

Project Scope

Modernization to the existing school, a 42,340 square foot concrete building on two (2) main levels with the cafeteria in a basement below. Program includes fourteen (14) core classrooms, auditorium, library, warming kitchen, administrative and support spaces, and a licensed pre-kindergarten. Modernization work will be completed over two summers with new lighting, ceilings and mechanical systems for each classroom. Project will also include new windows at the south elevation.

This project is designed in compliance with the California High Performance Schools, a criteria for indoor air quality, daylighting, energy efficiency and renewable materials.

Project Update

Rebuild Classrooms; route all power & data wire/stubs, paint walls, install whiteboards/tackwalls, hang lighting fixtures, install casework, shelving & benches, install radiator covers & trim, flooring, complete trim at baseboard, complete wire mold & elec finish.





# OAKLAND UNIFIED SCHOOL DISTRICT

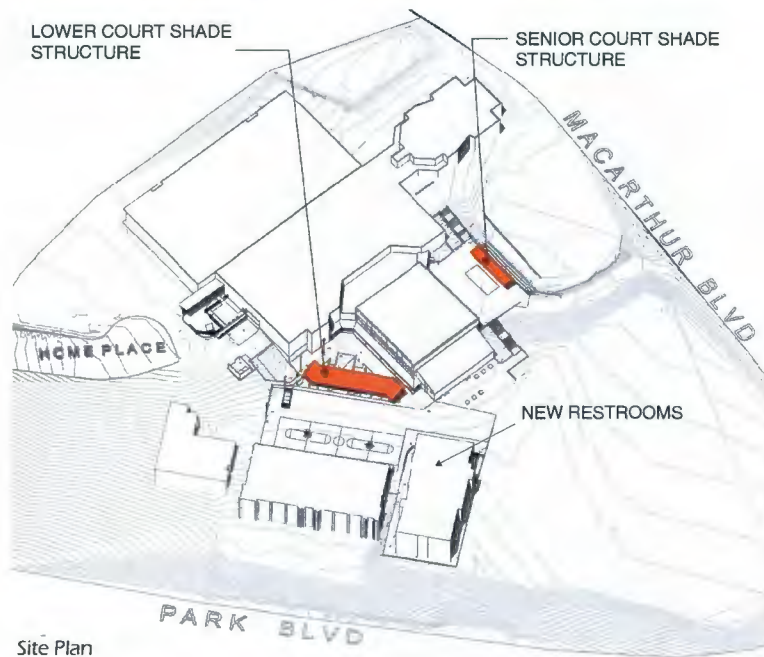
Community Schools, Thriving Students

## Project Fact Sheet

July 2012

### Oakland High School

Restroom Addition to Bldg. G + Lunch Expansion



Site Plan

#### Project Location

Oakland High School  
1023 MacArthur Blvd.  
Oakland, CA 94610

#### Current Status

Construction

#### Construction Schedule

June 18, 2012 - August  
15, 2012

#### Contractor

J.H. Fitzmaurice

#### Architect

S. Meek Architecture

#### Funding/Budget

Measure B- \$1,830,000

**Project Scope:** New staff and student restrooms will be added to Building G. Shade structures, new benches, and fresh pavement will be installed in the lower and senior courtyards. This will improve the lunch serving lines, while providing a more comfortable space for students to dine.

**Project Update:** Construction started on 6/18/12. An existing grade beam was discovered in the servery area during demolition. The beam conflicts with the plumbing plan for new sinks in the servery, but the engineer and contractor have reached a solution that respects the integrity of both systems without compromising the completion date for this scope of work. The roof for the shade structure was delayed because the span exceeded the manufacturer's design calculations. A resolution was reached to add steel clips. Work for the shade structure will go a few weeks into the school year- the contractor will work after lunch and after school. The restrooms in Building G were delayed due to incomplete DSA approval and complications with the existing sewer line. Work will be entirely contained within the bathroom space and will go two weeks into the school year. Students and faculty will not experience any disruptive noise or activity during this period.



Tile work in the Servery



Form-work for benches & piers in the Lower Courtyard



July 2012

### Piedmont Campus Science Lab Relocation Library Conversion



#### Project Location

#### Current Status

Contracts, Construction

#### Construction Schedule

May 2012 - August 2012

#### Architect

Hibser Yamauchi Architects

#### Funding/Budget

Measure B • \$400,000

Project Scope: The new science lab and library conversion will involve the installation of one new portable building, and several structural upgrades to the existing lab. The new portable has been sited closer to the existing school building in order to make the science lab more conveniently accessible to students and faculty. The existing lab will be structurally upgraded to withstand the necessary weight for a library. A new fence will separate the school campus from the library to enable convenient public access. The school will be provided with a dedicated gate to the library grounds. A new ADA compliant ramp will also be installed in order to make the public library universally accessible.

Project Update: The science portable project was successfully rebid; the low bidder was Rays Electric. The structural upgrade work has also been rebid successfully, and the work will be performed by Infinity Construction. The work in the Library portable will start at the end of July, and the Science portable work will follow and start in August. The site has been notified and will temporarily house the Science class in the main building until October.



Current science lab will be converted to city library.

