

Glenview - New Construction

DRAFT



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

PROJECT STATUS REPORT

Date: 3/8/2018

OUSD Project # 13134

DSA App # 115453

Status: Construction

Project Context

Originally identified as a site for permanent construction in lieu of portable classrooms and seismic upgrade in the 2012 Facilities Master Plan, a detailed analysis led to a recommendation for a full replacement school building.

Project Description/Scope

The Glenview Elementary Measure J Project includes the following components: retention of the School's main entry and accompanying façade; demolition of the remainder of the School's permanent 35,491 sqft building, 8,454 sqft of relocatables, portions of hardscape, and play equipment; replacement of 21 classrooms, library, cafeteria, multipurpose room, stage and admin offices; and provision of associated site work.

Funding Sources

Developer Fees	\$7,000,000
Measure J Bond Fund	<u>\$47,000,000</u>
Total Funds	\$54,000,000

Project Budget

Soft Cost (i.e. Architect, Inspector, Testing)	\$12,900,000
Hard Cost (Actual Construction)	<u>\$30,100,000</u>
Total Budget	\$43,000,000
Spent to Date As of 2/28/2017	<u>\$11,615,085</u>
Remaining *	\$31,384,915

* any remaining funds may be reallocated to other bond projects.

Most Recent Completed Task (Construction Phase)

- Foundation - East Lower
 - Double up wall forms
 - Pour wall #1
- Foundation - West Upper South
 - Install underslab utilities
- Foundation - West Upper North
 - Winterize footings

Next Step

- Complete the installation of the cap beam mounted access panels and cantilevered closure panels
- Pour wall #2 (lower east foundation)
- Rock/sand/vapor barrier (upper south foundation)
- Rebar footings (upper north foundation)

Issues

- Lease payments; the District wants to exercise the Purchase Option for Increments 1 & 2 of this project. Since the District has taken occupancy, we have received a letter from A/E acknowledging that the phase is substantially complete with identified punchlist.

Project Manager	Wil Newby
Email	william.newby@ousd.org
Phone	(510) 532-2802
Project Support PE	(510) 500-5340
Contractor	ADCo/Turner/Alten JV
Architect	HKIT

Schedule

Planning	2/19/2014
Design	2/19/2014
DSA	4/21/2017
Bid	3/16/2017
Construction	10/27/2017
Completion	12/27/2019
Turn Over	1/27/2020

Planning	Design	Construction	Closeout
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West upper north - winterize footings



East lower - pour walls #1



Foster - Educational Leadership Complex

PROJECT STATUS REPORT

Date: 3/7/2018

OUSD Project # 15124

DSA App #

Status: Design

Project Context

In 2013, OUSD's central offices were damaged by flood, causing OUSD's central staff and services to be scattered across 7 different school site locations in Oakland. Unifying the central staff in one building will allow OUSD to provide efficient and critical support to students, families and our community.

Project Description/Scope

The Paul Robeson building will serve as the Districts central office building which includes new office spaces as well as a new board room. The Ethel Moore building is a historic facility that will be restored. These renovations are a unique opportunity for our District to build a world-class Educational Leadership Complex on 2nd Avenue in alignment with our Strategic Priorities, The Pathway to Excellence.

Project Manager Paul Orr
 Email paul.orr@ousd.org
 Phone (510) 910-9874
 Project Support PE (510) 910-9874
 Contractor
 Architect Shah Kawasaki Architects

Schedule

Planning 9/3/2015
 Design 9/30/2016
 DSA
 Bid 3/9/2018
 Construction 4/1/2018
 Completion 8/1/2019
 Turn Over 8/1/2019

Funding Sources

Measure J	\$38,000,000
Measure B	\$7,500,000
Fund 25	\$6,900,000
Total Funds	\$52,400,000

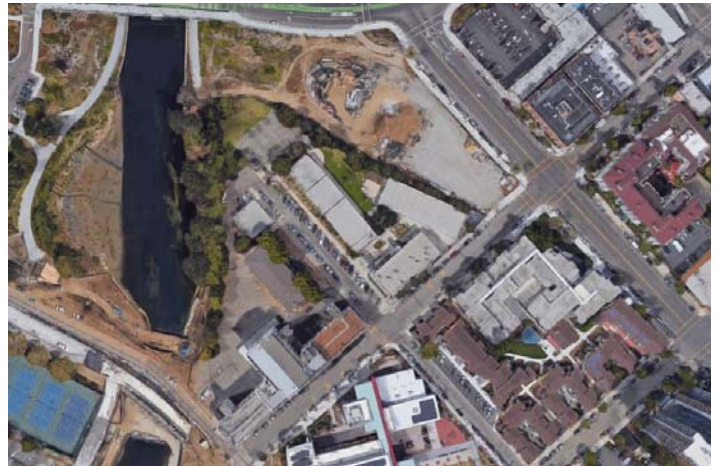
Planning	Design	Construction	Closeout
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Project Budget

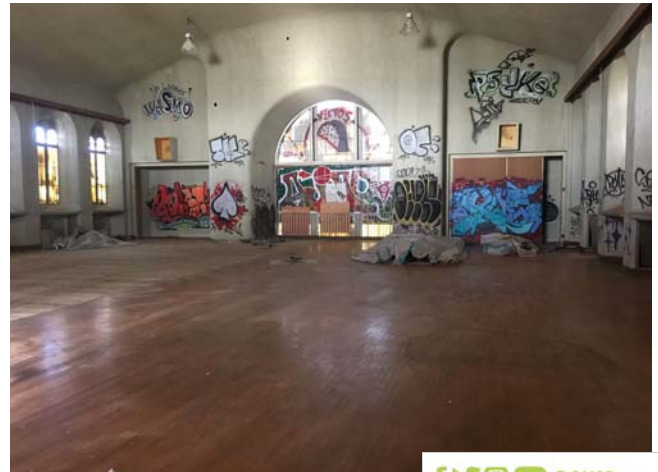
Soft Cost (i.e. Architect, Inspector, Testing)	\$9,000,000
Hard Cost (Actual Construction)	\$30,000,000
Total Budget	\$39,000,000
Spent to Date As of 12/6/2017	\$5,253,705
Remaining *	\$33,746,295

* any remaining funds may be reallocated to other bond projects.

Aerial View of Project Site



Existing Paul Robeson Building 4th Floor



Most Recent Completed Task (Design Phase)

Submitted building permit for seismic retrofit and roof deck design. Received 100% DD for both seismic retrofit and roof deck seismic. Permit package #1 going to BOE 2/28. 100% DD drawings for both buildings under review now.

Next Step

Cahill/Focon JV contract is in negotiations with District's legal team. Construction manager checking with counsel as to City of Oakland parcel use. Buildings and grounds received plans to be reviewed by 3/6. CD drawings over the next 6-8 weeks with GC negotiations on GMP.

Issues

Ownership of land at Dewey High School must be resolved for multipurpose building. Obtaining CEQA report for Paul Robeson was included in the planning submittal for City of Oakland. Lakeshore adjacent property development housing project is being reviewed.

Fremont - New Construction



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

PROJECT STATUS REPORT

Date: 3/8/2018

OUSD Project # 13158

DSA App # 01-116833

Status: Design

Project Context

Aligning with the District's strategic plan to create Full Service Community Schools, Fremont High School will be transformed into a campus where energy generation and use are balanced, creating a safe, healthful and inspiring environment where students can thrive to their fullest potential. Project will be built in phases.

Project Description/Scope

With the current budget, the scope is: New 2-story Pre-Fab Building, modernization of existing 2 story building (Bldg. B) for CTE pathways, new gymnasium, new football/soccer stadium, new parking lot.

Project Manager Amy Haedt
 Email amy@ahaedt.com
 Phone (707) 732-0017
 Project Support PE (510) 535-7041
 Contractor Cahill/Focon JV
 Architect LCA Architects/QKA

Schedule

Planning 7/14/2014
 Design 11/16/2015
 DSA 2/1/2018
 Bid 4/2/2018
 Construction 3/12/2018
 Completion 8/15/2018
 Turn Over 10/1/2020

Funding Sources

Measure B	\$2,000,000
Measure J	\$80,000,000
Total Funds	\$82,000,000

Planning	Design	Construction	Closeout
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Project Budget

Soft Cost (i.e. Architect, Inspector, Testing)	\$24,600,000
Hard Cost (Actual Construction)	\$57,400,000
Total Budget	\$82,000,000
Spent to Date As of 2/28/2018	\$3,321,533
Remaining *	\$78,678,467

* any remaining funds may be reallocated to other bond projects.

Most Recent Completed Task (Design Phase)

Design Development complete. Made changes to scope. New 2 story Pre-Fab building will be 12 regular classrooms. Pathways will now be housed in existing Bldg. B. Building B studio & science classrooms layouts in final design. Additional boring and surveying has been completed.

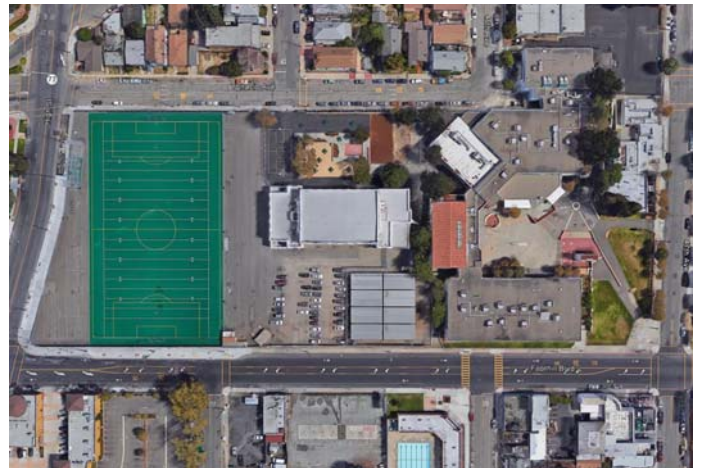
Next Step

Community meetings ongoing. Inc. #3 building B DSA submittal TBD based on DSA design criteria acceptance.. Move out of Inc. 1 offices in progress for 3/12 start of construction. Receive contractor estimate for Inc. #2, 04/01/18

Issues

Increment #1 GMP has been Approved by the Board. Current project is approximately \$6mil over budget. Will receive Inc. 2 and Inc. 3. soil DTSC analysis results week of 03/19/18..

Existing Site Schematic Design



Future Site Schematic Design





Foster - The Center

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PROJECT STATUS REPORT

Date: 3/7/2018

OUUSD Project # 13133

DSA App # 114989

Status: Construction

Project Context

OUUSD's 'The Center' is the centerpiece of Rethinking School Lunch Oakland. The Center will be the hub of a new district-wide school food system network connecting nutrition, education, and community programs at the District's cooking, finishing, and school-community kitchens, school gardens, and produce market stands.

Project Description/Scope

The Center will feature a 40,000 sq. ft. facility designed to prepare 35,000 fresh meals daily. Construction for the center began in May of 2016 and is now currently on hold with goals to resume January/February 2018.

Funding Sources

Measure B	\$8,000,000
Measure J	\$45,000,000
Total Funds	\$53,000,000

Project Budget

Soft Cost (i.e. Architect, Inspector, Testing)	\$12,000,000
Hard Cost (Actual Construction)	\$41,000,000
Total Budget	\$53,000,000
Spent to Date As of 11/28/2017	\$14,777,070
Remaining *	\$38,222,930

* any remaining funds may be reallocated to other bond projects.

Most Recent Completed Task (Construction Phase)

The JV team has completely mobilized to the site as of 2/28/18. Rebar removal is complete. Contractor is verifying existing underground electrical and plumbing work. Installation of the site camera complete. Team is finalizing SWPPP hand-over to the JV team from interim contractor. Team attended 1st RAC mtg on 3/1/18.

Next Step

Weekly OAC meetings continue at the project site. AOR team is preparing to issue revised CDs. Team is reviewing freezer slab issue from phase 1. Evaluate existing casting pads for re-use.

Issues

Team is currently addressing kitchen equipment issue from the 1st phase.

Project Manager	John Esposito
Email	john.esposito@ousd.org
Phone	(510) 277-6530
Project Support PE	
Contractor	Overaa Tulum Eclipse
Architect	CAW Architects

Schedule

Planning	2/19/2014
Design	2/19/2014
DSA	4/14/2015
Bid	
Construction	2/20/2018
Completion	8/8/2019
Turn Over	8/8/2019

Planning	Design	Construction	Closeout
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Site/Remediation Work in Progress



Current Site/Remediation Work



Claremont - Kitchen Repair

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PROJECT STATUS REPORT

Date: 3/7/2018

OUSD Project # 15127

DSA App #

Status: Design

Project Context

This project originated after a fire burned out the existing Claremont Middle School Cafeteria in February 2015. The cafeteria reconstruction, to be paid for by insurance reimbursement, was an opportunity for the school to envision further improvements to their campus.

Project Description/Scope

Various site layout options were explored over the past year to determine a comprehensive site plan that could address some of the existing site deficiencies & the intended future mission of the Claremont MS. The Turf Field Improvement project & Bond project funding, can thus be combined with the cafeteria insurance money, & support a physical transformation of the campus.

Project Manager: Elena Comrie
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 Phone:
 Project Support PE:
 Contractor:
 Architect: S Meek Architecture

Schedule

Planning	12/2/2015
Design	3/10/2017
DSA	4/13/2018
Bid	5/21/2018
Construction	7/6/2018
Completion	9/7/2018
Turn Over	9/14/2018

Funding Sources

Measure B	\$3,500,000
Measure J	\$1,500,000
Total Funds	\$5,000,000

Planning	Design	Construction	Closeout
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Project Budget

Soft Cost (i.e. Architect, Inspector, Testing)	\$1,000,000
Hard Cost (Actual Construction)	\$4,000,000
Total Budget	\$5,000,000
Spent to Date As of 11/28/2017	\$136,023
Remaining *	\$4,863,977

* any remaining funds may be reallocated to other bond projects.

Most Recent Completed Task (Design Phase)

- Jennifer engaged - Kitchen standards confirmed
- RFP addendum answered & released
- Material/tech standards released to AOR
- DSA OTC requirements confirmed
- Bi-Monthly site staff meeting to update program requests

Next Step

- Confirm design for phase 1
- Meet with OUSD COS
- Review/verify OPR requirements up-to-date
- Engage RFP for soils engineer
- Continue Bi-Monthly meetings with site staff to discuss long term project design further.

Issues

- Current budget/scope of work \$1-3 Million over Board of Education approved budgets.
- Fire Alarm panel is out of date, the team is exploring need to replace.

Claremont MS

