

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

OUSD Board of Education - May 22, 2024



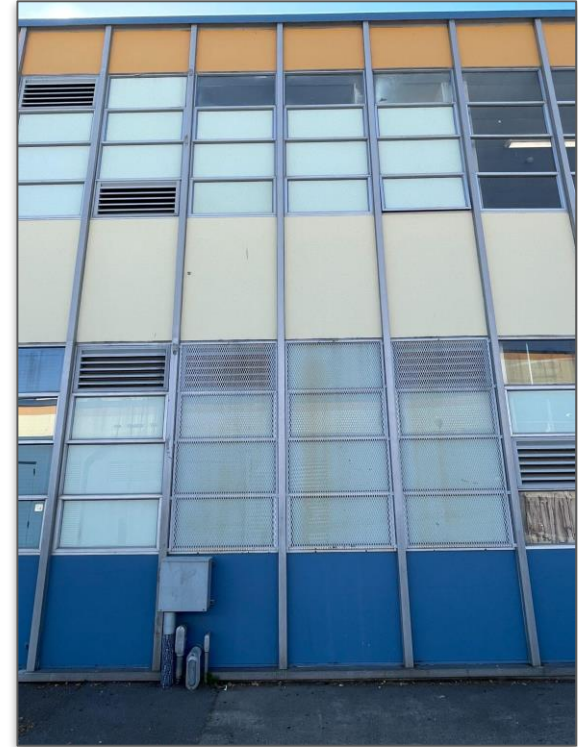
**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Ask of the Board

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

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
Average				
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
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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

- “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, 2022	\$6,075,000	1st Draw
Current Projected Cost, 2024	\$9,825,000	
Escalation Cost	+\$3,750,000	

Project Timeline

Event	Spending Plan Approval (2021)	Project Authorization	Spending Plan Approval (2023)
Date	04/14/2021	9/28/2022	06/07/2023
Total Project Budget	<u>\$5,400,000</u>	<u>\$6,075,000</u>	<u>\$6,075,000</u>
Construction Estimate	\$3,780,000 ₁	\$5,100,000 ₁	\$5,100,000 ₁

Schematic Design Estimate	Design Development Estimate	DSA Submission	Construction Bid	Construction Bid	Final Close-out
03/23/2023	5/11/2023	Submit: 7/19/2023	Start: 2/28/2024	3/27/2024	05/31/2025 ₅
<u>\$6,075,000</u> \$7,423,761 ₂	<u>\$6,075,000</u> 7,262,016 ₃	Approved: 2/02/2024	End: 3/27/2024	<u>9,825,000</u> 7,483,529₄	TBD

- 1 - Approximately 70% of a total project budget is allocated toward construction cost for planning purposes
- 2 - Based on a construction estimate from MicroEstimating Inc.
- 3 - Based on a construction estimate from MicroEstimating Inc.
- 4 - Mar Con Builders public bid, opened 3/27/2024
- 5 - Projected Completion Date as of 5/14/2024

Project Bid Results and Lessons Learned

- 1) **DSA approved drawings 2/2/24**
 - a) *1st Bid Advertisement: 2/28/24*
- 2) **Conducted Local Outreach via 360 Total Concepts**
 - a) *Direct solicitation to General Contractors and key subcontractors included*
- 3) **High Pre-Bid Job Walk Attendance**
 - a) *Over 10 GC's attended the mandatory meeting and site walk at Lowell*
- 4) **Only one qualified bidder submitted -**
 - a) *Local Business - Difficulty achieving 50% Local Business Utilization, due to the specific nature of this project (Mar Con Builders: 40%)*
 - b) *Schedule - Other bidders noted that their summer was full*
 - c) *Complexity of project - Bidders noted that the phasing over a 12-month duration presented **budget concerns** resulting in no bid because their bids would have exceeded our estimated budget provided by our estimating team.*

Measure Y Spending Plan Adjustment

Name	Description	April 2021 Approved	Approved Adjustment (June 2023)	Current Balance	Recommended Adjustment
Facilities and Technology Improvements					
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
TOTAL Withdrawn from District-wide Initiates to fund CCPA, McClymonds, & Roosevelt (June 2023)			\$19,506,920		

Staff Recommendation

- 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



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