



OAKLAND UNIFIED  
SCHOOL DISTRICT  
*Community Schools, Thriving Students*



# FACILITIES DEPARTMENT

## Laurel Child Development Center and Other Pending Major Facilities Projects Bid Awards – June 9, 2022



[www.ousd.org](http://www.ousd.org)



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# Agenda

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1. *Present Laurel Bid Results, including a request to the Board to increase the overall Project Budget*
2. *Provide overview of current and projected market conditions.*
3. *Give update on all recently bid projects.*
4. *Discuss budget augmentation for Laurel CDC.*

# Overview- Laurel CDC

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1. *Four Bids were received, this indicates a competitive, market value bid.*
2. *Lowest Bid is from a known contractor who has done business with the district.*
3. *Lowest Bid was approx. \$1.75M below next lowest bid.*
4. *Likely cause of low bid is efficiencies of working on multiple projects with in the district.*

# Bid Tabulation

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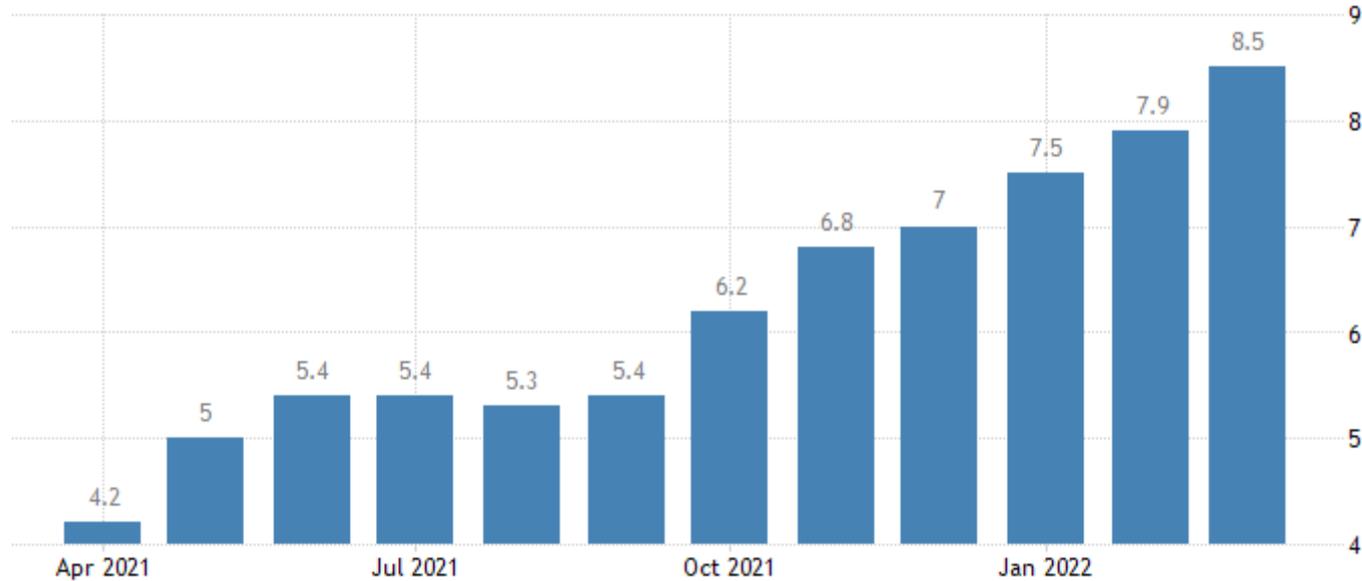
1. *Arntz Builders*  
*\$14,288,436*
2. *Thompson/Focon JV* *\$16,077,751*
3. *JUV, Inc*  
*\$16,795,000*
4. *CWS Construction Group, Inc.* *\$16,995,000*

# Original Laurel Measure J/Y Budget

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1. Construction (Hard/Soft)	\$ 12,661,500	72%
2. Contingency/Allowances	\$ 2,338,500	28%
<b>Total</b>		
<b>\$15,000,000</b>		

# Current Inflation Rates



TRADINGECONOMICS.COM | U.S. BUREAU OF LABOR STATISTICS

# Transportation Costs

Year-over-year change in domestic U.S. freight expenditures



# Construction Escalation

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Recent data from the U.S. Census Bureau shows construction costs went up by **17.5%** year-over-year from 2020 to 2021, the largest spike in this data from year to year since 1970. 2021's costs were also more than 23% higher than pre-pandemic 2019. Feb. 16, 2020

## California Construction Cost Index 2021-2025

Month	2025	2024	2023	2022	2021
January				8151	7090
February				8293	7102
March				8736	7130
April				8903	7150
May					7712
June					7746
July					7892
August					8122
September					7900
October					8080
November					8141
December					8072
Annual % *					13.4%

10% in first  
three months

\*Annual Percentage is calculated from December to December.

# Bid Tabulation- Recent Bids

PROJECT	BID DATE	ENGINEER'S ESTIMATE	LOWEST BID
Claremont MultiPurpose Building	4/13/2022	\$ 13,300,000	\$ 14,685,725
Laurel Child Development Center	4/14/2022	\$ 11,500,000	\$ 13,814,463
Castlemont Fields and Track	5/17/2022	\$ 7,500,000	\$ 8,155,000
MLA: Trust for Public Land Site Improvements	5/26/2022	\$ 1,490,000	\$ 4,100,000

# Next Steps

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**After review by CBOC, forward this item with support for approval by the Board of Education to Increase Laurel CDC's budget by \$2.5m from Measure Y Bond Program Contingency to allow award to the low responsible bidder.**



# Quality Schools in Every Neighborhood!



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