



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



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Agenda

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

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

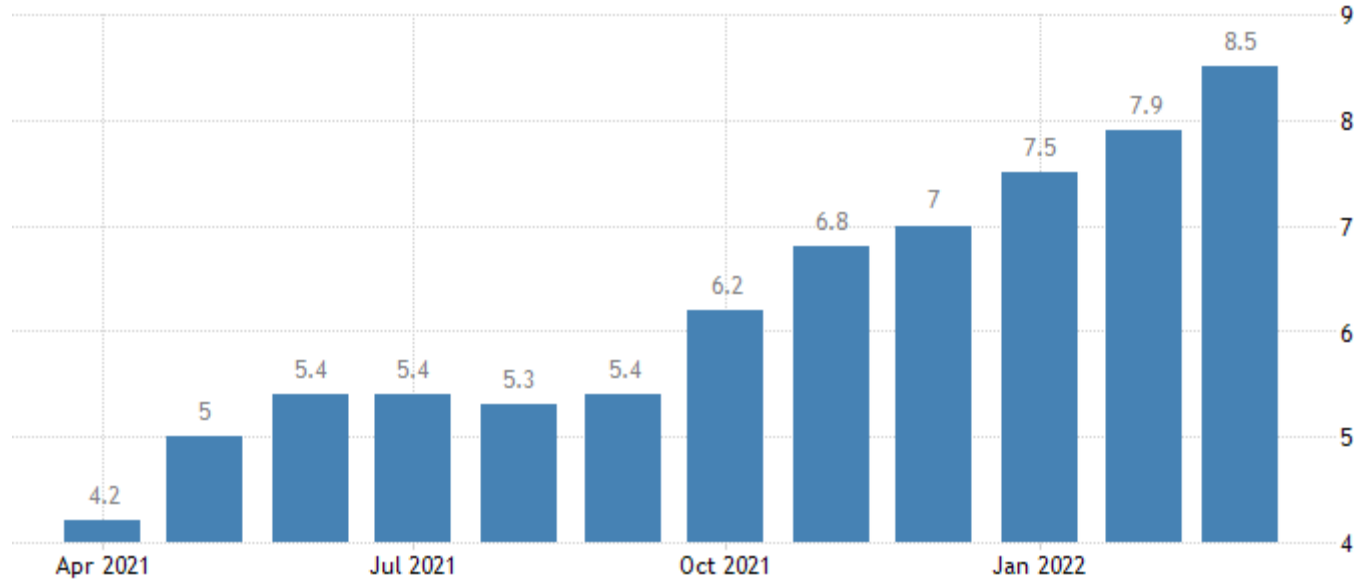
1. *Arntz Builders*
\$14,288,436
2. *Thompson/Focon JV* *\$16,077,751*
3. *JUV, Inc*
\$16,795,000
4. *CWS Construction Group, Inc.* *\$16,995,000*



Original Laurel Measure J/Y Budget

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

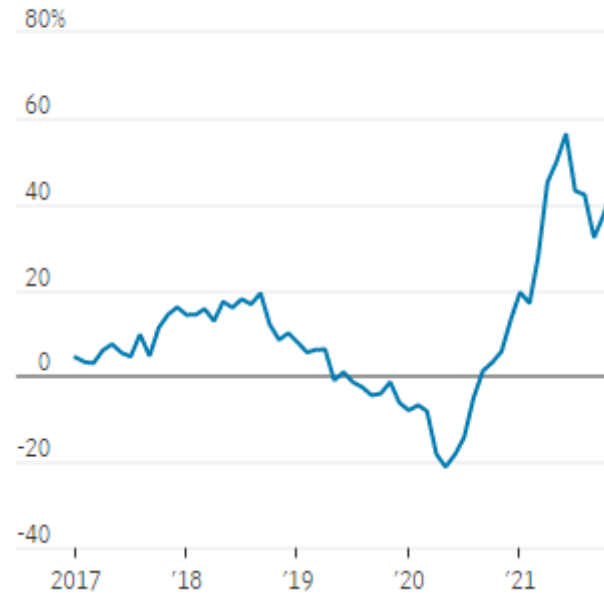
Current Inflation Rates



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

Transportation Costs

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



Construction Escalation

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

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.



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