

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

SEPTEMBER 2023

The monthly report details major milestones and completion progress for projects within the Oakland Built program.

For More Information Contact

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*Overall Project Completion Key: Planning = 10 percent, Design = 20 percent, Bid = 5 percent, Construction = 60 percent, and Closeout = 5 percent.

Central Administrative Center at Cole Campus

New Construction and Site Improvements

September 2023

Project Description: Construction of a new 56,176 square feet (“SF”) two-story administration building to house OUSD Central Office staff.

Project Details

Address: 1011 Union Street Oakland, CA 94607
Project Type: Design Bid Build
Original Budget: \$7 Million (“M”)
Current Budget: \$57 M
Funding Source: Fund 21, Bond Measures J and Y
Current Phase: Construction

High-Level Estimated Project Schedule

Design Starts:	Q3 (Jul - Sep) 2020
Bidding Starts:	Q2 (Apr - Jun) 2021
Construction Starts:	Q4 (Oct - Dec) 2021
Completion:	Q2 (Apr - Jun) 2024

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	Arntz Builders (LBU: 55.7%)
Project Manager:	Elena Comrie elena.comrie@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Demolition of existing structures including the one-story building, the two-story building, and the one-story portable building
- Construction of a new two-story building
- Site improvements include landscaping, new safety fencing, parking lots, and driveways

Project Completion Percentage from August 2023

- Overall Project Completion: 33%
- Budget Expended: 41%

Accomplishments from August 2023

- Installation:
 - Frame interior walls on the second floor
 - Drywall on one side of interior walls on the first floor to prepare for inspection and close-in
 - Framing, sheathing, and waterproofing exterior walls
- Passed Stucco mockup test

Milestones for September 2023

- Installation:
 - Test storefront mockup
 - Storefronts and roof
 - Sheathing and waterproofing on exterior wall
 - Framing interior walls on the second floor
 - Mechanical, electrical, and plumbing rough-in on the second floor
- Ongoing:
 - Monitoring and street cleaning
 - Monitor Storm Water Pollution Prevention Plan

Cost/Schedule Changes from August 2023

- Cumulative change order: 11.95%

Future Potential Financial Outlook

- \$5 M budget increase is under review and pending Board approval

Claremont Middle School

New Multi-Purpose Building & Kitchen

September 2023

Project Description: Construction of a new single story 9,544 SF multi-purpose building.

Project Details

Address: 5750 College Ave. Oakland, CA 94618
Project Type: Design Bid Build
Original Budget: \$3 M
Current Budget: \$21 M
Funding Source: Bond Measures B, J, and Y
Current Phase: Construction

High-Level Estimated Project Schedule

Design Starts:	Q1 (Jan - Mar) 2017
Bidding Starts:	Q2 (Apr - Jun) 2022
Construction Starts:	Q3 (July - Sep) 2022
Completion:	Q4 (Oct - Dec) 2023

Project Team

Architect:	S Meek Architecture
General Contractor:	Arntz Builders (LBU: 53.0%)
Project Manager:	Curtis Freeze curtis.freeze@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org

Project Activities

Scope of Work

- Construction of a cafeteria, kitchen, and stage platform, with associated support facilities
- Replacement of campus-wide intrusion alarm system and installation of full-height permanent walls at three classrooms

Project Completion Percentage from August 2023

- Overall Project Completion: 72%
- Budget Expended: 67%

Past Month's Accomplishments from August 2023

- Completed:
 - HVAC rough-in
 - Installation of Silva Cells
- Ongoing:
 - Plumbing, mechanical and electrical rough-in
 - Monitoring Storm Water Pollution Prevention Plan

Milestones for September 2023

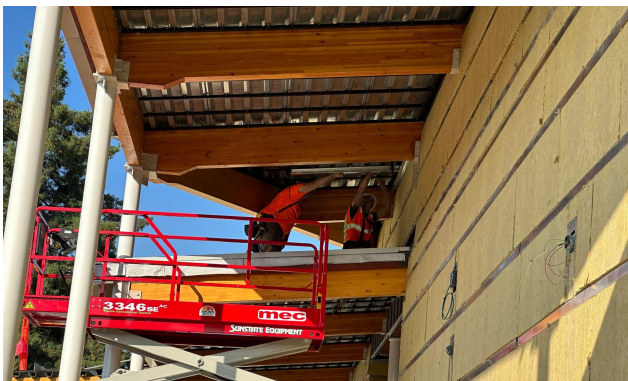
- Roof installation
- Construction of civil work
- Interior and exterior finishes

Cost/Schedule Changes from August 2023

- No change orders have been issued
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- In process of approving potential change orders





Coliseum College Prep Academy

Site Expansion

September 2023

Project Description: Construction of a new modular building and modular gymnasium to create the space needed to meet the projected growth in enrollment and ensure the campus better aligns to the 6-12 grade configuration.

Project Details

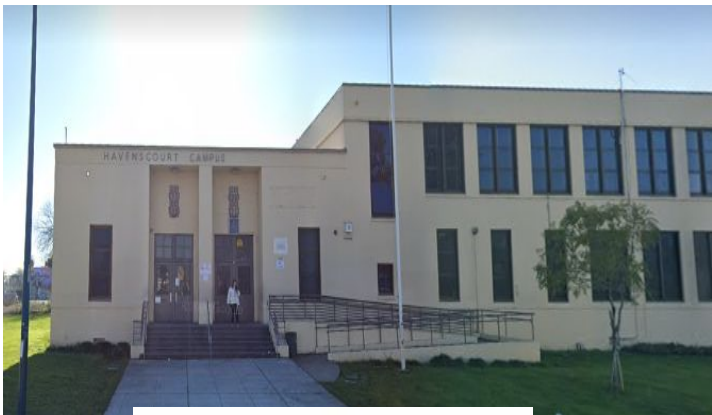
Address: 1390 66th Ave. Oakland, CA 94621
Project Type: Design Build
Original Budget: \$35.5 M
Current Budget: \$55 M
Funding Source: Bond Measure Y
Current Phase: Planning

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2023
Bidding Starts:	Q3 (July - Sep) 2024
Construction Starts:	Q1 (Jan - Mar) 2026
Completion:	Q4 (Oct - Dec) 2027

Project Team

Architect:	Shah Kawasaki Architects
General Contractor:	TBD (LBU: TBD)
Project Manager:	William Newby William.Newby@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Includes demo of eight existing portable classrooms and construction of 16 new classrooms in a 2-story modular building. This includes 14 General Education classrooms and two science laboratories
- Includes construction of a new gymnasium building
- Includes installation of rooftop solar panels on the new modular building

Project Completion Percentage from August 2023

- Overall Project Completion: 10%
- Budget Expended: 1%

Past Month's Accomplishments from August 2023

- Site/District project kickoff meeting

Milestones for September 2023

- OUSD Facilities Planning staff to identify procurement schedule
- Scheduled Project Advisory Committee ("PAC") as part of the Design Phase

Cost/Schedule Changes from August 2023

- No cost or schedule changes at this time
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



Laurel Child Development Center (“CDC”) New Construction

September 2023

Project Description: Construction of a new 10,500 SF Child Development Center.

Project Details

Address: 3825 California St, Oakland CA 94619
Project Type: Design Bid Build
Original Budget: \$3.5 M
Current Budget: \$17.5 M
Funding Source: Bond Measures J and Y
Current Phase: Construction

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2020
Bidding Starts:	Q2 (Apr - Jun) 2022
Construction Starts:	Q3 (July - Sep) 2022
Completion:	Q2 (Apr - Jun) 2024

Project Team

Architect:	Multistudio
General Contractor:	Arntz Builders (LBU: 60.5%)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Construction of a new building to house four preschool classrooms with associated support facilities

Project Completion Percentage from August 2023

- Overall Project Completion: 79%
- Budget Expended: 63%

Past Month's Accomplishments from August 2023

- Installation:
 - Exterior windows
 - Insulation & drywall
 - Exterior plaster
 - Underground site utilities
 - Retaining wall

Milestones for September 2023

- Installation:
 - Exterior plaster finish
 - Turf field underground site utilities
 - Garden underground site utilities
 - Ceilings and tile finishes

Cost/Schedule Changes from August 2023

- No change orders have been issued
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



McClymonds High School

Modernization

September 2023

Project Description: Modernization of the campus, improvements and upgrades to building systems, indoor, and outdoor spaces.

Project Details

Address: 2607 Myrtle St. Oakland CA 94607
Project Type: Design Build
Original Budget: \$65 M
Current Budget: \$91.25 M
Funding Source: Bond Measure Y
Current Phase: Design

High-Level Estimated Project Schedule

Design Starts:	Q3 (July - Sep) 2023
Bidding Starts:	Q1 (Jan - Mar) 2025
Construction Starts:	Q2 (Apr - Jun) 2025
Completion:	Q4 (Oct - Dec) 2026

Project Team

Architect:	HKIT Architects
General Contractor:	Alten Construction (LBU %: TBD)
Project Manager:	Nicole Wells nicole.wells@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Modernization of the entire campus
- Includes building system improvements and upgrades such as replacing the plumbing (lead abatement), seismic upgrades, heating, ventilation, and air conditioning
- Includes updates to indoor spaces such as new flooring, wall treatments, updated classrooms, labs, and shops, cafeteria reconfiguration, auditorium refresh, and sports locker rooms
- Includes upgrades to outdoor spaces such as construction of a new grandstand, updates to the plaza, basketball, and tennis court

Project Completion Percentage from August 2023

- Overall Project Completion: 5%
- Budget Expended: 6%

Past Month's Accomplishments from August 2023

- Community campus perimeter site walk
- Campus clean-up day sponsored by contractor and community groups in preparation for first day of school
- Ongoing:
 - Site Investigations by architect and engineers
 - Design meetings with Facilities staff, school staff, and other departments, as required

Milestones for September 2023

- Scheduled PAC meeting to report out on design progress, September 5, 2023
- Site investigations by architect and engineers
- Design meetings with Facilities staff, school staff, and other departments, as required
- Continue to prioritize scope to align with budget

Cost/Schedule Changes from August 2023

- Architectural and construction fees are directly related to construction cost. With an increase in Board approved construction cost, there is an anticipated fee increase from the architect and contractors
- Cumulative Change Order: 0%

Future Potential Financial Outlook

- On time, within Board approved budget of \$91.25 M

Project Description: Modernization of the building interiors and structural upgrades of the main building. Construction of a new 3,400 SF modular science building.

Project Details

Address: 1926 E 19th, Oakland Ca 94606
Project Type: Lease-Lease Back
Original Budget: \$1 M
Current Budget: \$91.55 M
Funding Source: Bond Measure Y and J
Current Phase: Design

High-Level Estimated Project Schedule

Design Starts:	Q2 (Apr - Jun) 2021/Q1 (Jan - Mar) 2024 (Phased work)
Bidding Starts:	Q2 (Apr - Jun) 2024
Construction Starts:	Q3 (July - Sep) 2024
Completion:	Q4 (Oct - Dec) 2027

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU: TBD)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Project Contact:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Includes structural upgrades to the main building
- Includes upgrades to indoor spaces and right-sizing of classrooms, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler systems
- Includes upgrades to outdoor spaces site utilities, landscaping, and garden

Project Completion Percentage from August 2023

- Overall Project Completion: 25%
- Budget Expended: 4%

Past Month's Accomplishments from August 2023

- Site preparation for temporary portable classrooms
- PG&E electrical applications submitted
- EBMUD service application submitted
- Board awarded construction contract to OVERAA
- Ongoing:
 - Design of temporary portable classrooms
 - Design of the main building
 - Design progress meetings with school staff

Milestones for September 2023

- Requesting Board approval on contracts for Inplant Inspector and Commissioning Consultant
- Advertise RFQ/P for CEQA consultant services
- On Going:
 - Design of temporary portable classrooms
 - Design of the main building
 - Design progress meetings with school staff
 - Investigating existing field conditions
 - Continue design meeting with school admin & stakeholders
- Submit geotechnical & geohazard reports
- Evaluation of construction phasing and cost by OVERAA, LLB Contractor

Cost/Schedule Changes from August 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



Melrose Leadership Academy

Modernization

September 2023

Project Description: A modernization or expansion of the Maxwell Park campus.

Project Details

Address: 4730 Fleming Ave, Oakland, CA 94619
Project Type: TBD
Original Budget: \$49.5 M
Current Budget: \$36.5 M
Funding Source: Bond Measure Y
Current Phase: Planning

High-Level Estimated Project Schedule

Design Starts:	Q3 (July - Sep) 2024
Bidding Starts:	TBD
Construction Starts:	TBD
Completion:	TBD

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	Victor Manansala victor.manansala@ousd.org
Project Engineer:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- A modernization or expansion of the Maxwell Park campus to be determined in coordination with the school site
- Base scope will include:
 - Structural, ADA compliance, fire alarm, HVAC, and electrical systems upgrades

Project Completion Percentage from August 2023

- Overall Project Completion: 10%
- Budget Expended: 8%

Past Month's Accomplishments from August 2023

- Identified a site liaison for this modernization project

Milestones for September 2023

- Meet with site leadership to plan upcoming community and site engagement

Cost/Schedule Changes

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



Kaiser Early Childhood Learning Center

Site Improvements

September 2023

Project Description: Site improvements project to provide ADA access to the upper play yard and minor building enhancements

Project Details

Address: 25 S Hill Ct, Oakland, CA 94618
Project Type: Campus Improvements
Original Budget: \$6.6 M
Current Budget: \$6.6 M
Funding: Bond Measures Y & AA, and IEEEP Grant
Current Phase: Construction

High-Level Estimated Project Schedule

Design Starts:	Complete
Bidding Starts:	Complete
Construction Starts:	Q3 (July - Sep) 2023
Completion:	Q1 2024

Project Team

Architect:	Gelfand Partners
General Contractor:	Mar Con Builders
Construction Manager:	Victor Manansala victor.manansala@ousd.org
Project Engineer:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Site improvements to the outdoor learning/play area and modernization of the Fire Alarm System
- Replace A/C paving adjacent to school site, and install new turf in play yard

Project Completion Percentage as of August 2023

- Overall Project Completion: 40%
- Budget Expended: 20%

Past Month's Accomplishments as of August 2023

- Demolition of portable C classroom.
- New A/C paving in the lower yard.
- New drinking fountains in both buildings.
- Conversion of library into a new classroom.
- New ADA staff restroom.

Milestones for September 2023

- Fire Alarm modernization in all buildings completion.
- Demo and excavation of existing conditions in upper yard
- Begin grading and drainage work

Cost/Schedule Changes from August 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time





Garfield Elementary School

Site Modernization

September 2023

Project Description: Modernization of the school to provide new and upgraded learning environments.

Project Details

Address: 1640 22nd Ave, Oakland, CA 94606
Project Type: Campus Modernization
Original Budget: \$56.7 M
Current Budget: \$56.7 M
Funding: Bond Measures Y
Current Phase: Design

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2023
Bidding Starts:	Q4 (Oct - Dec) 2024
Construction Starts:	Q2 (Apr - Jun) 2025
Completion:	Q3 (Jul - Sept) 2026

Project Team

Architect:	TBD
General Contractor:	TBD
Project Manager:	John Esposito john.esposito@ousd.org
Project Engineer:	Daniel Ortiz daniel.ortiz@ousd.org

Project Activities

Scope of Work

- The modernization of Garfield is to address deficiencies from the 2019 Facilities Conditions Assessment and provide upgraded learning environments

Project Completion Percentage as of August 2023

- Overall Project Completion: 5%
- Budget Expended: 0%

Past Month's Accomplishments as of August 2023

- RFP/Q For architectural services released

Milestones for September 2023

- Selection of architect and award by the Board

Cost/Schedule Changes from August 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



Glossary of Common Terms

Term / Acronym	Definition
A/C Paving	Asphalt and concrete paving
ADA	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
CEQA	California Environmental Quality Act
CGS	California Geological Survey
Close-In	Close-in is the process of covering walls with the first layer of final materials such as drywall, wood, or other material.
DGS	Department of General Services
DSA	Division of State Architect, the permitting authority for OUSD.
DTSC	Department of Toxic Substance Control
EBMUD	East Bay Municipal Utilities Division
IEEEP	Inclusive Early Education Expansion Program
M	Million
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M
PG&E	Pacific Gas and Electric Company
Quarter 1 or Q1	The months of January, February, and March
Quarter 2 or Q2	The months of April, May, and June
Quarter 3 or Q3	The months of July, August, and September
Quarter 4 or Q4	The months of October, November, and December
RFQ/P	Request for Qualifications or Proposals
Rough-In	The stage of construction when the various mechanical, electrical, and plumbing lines are laid out, but the final connection is not yet completed.
SF	Square Footage
Silva Cells	A type of pavement which prevents soil from compacting around tree roots allowing for them to grow without buckling sidewalks.
Stucco	A cement wall covering for the exterior of a building to prevent water intrusion