

Questions to Ask For the 1025 2nd Avenue, E. Moore and Dewey's Multi-Purpose Room (MPR) Project

CREDENTIALS

Does the district have experience managing projects of this size and type?

Yes. District staff has experience completing similar projects across three bonds measures and over \$1 billion in construction and rehabilitation/modernization. The District owns 328 permanent buildings across the district, totaling 5,251,383 square feet. The majority of these structures are classroom buildings, but there are also gymnasiums, theaters, multi-use spaces, cafeterias, kitchens, and **administration buildings**. OUSD's portfolio of buildings spans a century: Oakland Tech's main building was built in 1913 and La Escuelita Educational Complex completed in 2013-14.

Who will be managing the project? Will they have time to fully commit to the enterprise?

The District Staff involved all have extensive prior experience and have established school and community relationships for a smooth transition. The project will be staffed by Kenya Chapman, Dr. Cesar Monterrosa and an additional Project Manager will be assigned. Kenya will work on the project full-time (100%), and Cesar will devote approximately 20% of his time to the project. Joe Dominguez is in charge of the entire project, in particular the design.

Who is on the design and construction team?

The pre-design team includes Byrens Kim Design, Colland Jang & Associates, KPW Structural Engineers, Siegal & Strain Architects and District Staff.

The district has not yet made a final decision in terms of delivery method for construction in part because this project is still on the analysis phases and no board

approval has yet happened. However, there are various options: Design-Bid-Build, Construction Management at Risk, and Design-Build and Integrated Project Delivery. The district will select a delivery method based on the best cost and timeline considerations; inclusive of requirements set forth in Education Code Sections 17280 to 17313 (Education Code Section 17421).

FINANCIALS

District staff has set a budget for delivering the rehabilitation office space. What is this number based on?

OUSD'S scope of work has been developed in order to stay within the board approved budget of \$49.5 million. This estimate is based on staff's work on prior projects as well as the extensive due diligence it has done on the project in conjunction with its architect, cost estimator as well as other consultants and subcontractors.

Is the cost estimate supported by similar past projects?

Our cost estimates are based in large part on past OUSD'S projects. These cost are adjusted for construction cost escalation and differences in scope of work.

What happens if the project incurs cost overruns?

In order to mitigate any unanticipated cost overruns the district has a contingency built into the total budget as well as several options to manage total cost in terms of construction delivery methods such as:

Design-Bid-Build (DBB) – The traditional U.S. project delivery method, which customarily involves three sequential project phases: design, procurement, and construction.

Construction Management At Risk (CMAR) – A project delivery method in which the Construction Manager acts as a consultant to the owner in the development and design phases, but assumes the risk for construction performance as the equivalent of a general

contractor holding all trade subcontracts during the construction phase. This delivery method is also known as CM/GC.

Design-Build (DB) – A project delivery method that combines architectural and engineering design services with construction performance under one contract.

How will the project be financed?

The district currently has board approved budgets within its bond program. The district also has other financing options such as COPs funds.

DESIGN

What design work has been completed to date?

- Abatement and cleanup in process
- Historical Survey Completed at Ethel Moore, 1025 Second Ave. in process
- Site Survey of 1025, Ethel Moore and Dewey campus completed
- Structural Analysis and Architectural planning on going
- Dewey's Multi-Purpose Room (MPR) design layout

Design team has completed a macro program space planning for district departments, staff and programs/services. The next step is for the team to meet with individual department heads to confirm office space layout. Overall to support all schools, neighborhoods, and communities by providing centralized Core Services at 1025 2nd Avenue and Community Resource Enrollment Center at E. Moore.

What is the project's timeline?

The district plans to open the entire project in early to mid-2019.

Ongoing:

- Continue master planning for the district central administration functions
- Community input process in partnership with communications to support board policy (BP 7155).

Ongoing – Fall 2017:

- Finalize design

Spring 2017:

- Complete agency approval and CEQA

Spring/Summer 2017:

Construction: 2018 – 2019

Project Opens: Summer 2019

What happens if the project is over schedule?

The district does not anticipate any delays on the total schedule. However, one of the buildings may become available prior to the final completion date of 2019 in which event some of the central administration staff could move in phases with the final phase during the summer of 2019.

What seismic and building code will the project conform to?

The project will conform to the California State Historic Building Code. New construction seismic will conform to current seismic code and current Title 24 code for both ADA access and environmental considerations.

What regulatory agencies are going to oversee the developer's work?

- **1025 2nd Avenue, E. Moore**

OUSD has begun the process of getting the project entitled and approved. OUSD has begun the dialog with the City as well as its historic analysis and the current draft of the site and building layout. It expects to complete its entitlements in the second quarter of 2017. The 1025 and E. Moore will abide by the building department of the City of Oakland responsible for inspecting work and insuring it conforms to code. OUSD is working with its architect and City officials on a code analysis for the project.

- **Dewey's Multi-Purpose Room (MPR) Project**

The district has extensive in house knowledge of public school construction projects that comply with many different State and Federal laws and regulations. Five State entities play major roles in approving and funding local school construction. For example: The Office of Public School Construction, within the Department of General Services; The School Facilities Planning Division of the California Department of Education; The Department of Toxic Substances Control, within the California Environmental Protection Agency; The Division of the State Architect, within the Department of General Services.

What is the developer's plan for involving local labor, union labor, and community organizations?

This project would fall under the District's Local Business Utilization. Enacted in 2008, the OUSD LBU policy supports a robust free enterprise system, ensures equal opportunity and diversity, and increases the participation of qualified locally-based businesses. Oakland Unified School District (OUSD) has received national recognition for stimulating the local economy and sustaining small businesses by exceeding its required 50% local business utilization (LBU) on the Capital Program.