

# MONTHLY REPORT



**OAKLAND BUILT**  
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

**AUGUST 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

## August 2023

*Project Description: New 56,176 S.F. two-story Administration building that will house Oakland Unified School District Central Office Staff. Site improvements: landscaping, fences, parking lots, and driveways on the 2.6-acre site.*

### Project Details

**Address:** 1011 Union Street Oakland, CA 94607  
**Project Type:** Design Build  
**Original Budget:** \$7 M  
**Current Budget:** \$57 M  
**Funding Source:** Fund 21, Measures J and Y  
**Current Phase:** Construction

### Anticipated Project Schedule

<b>Design:</b>	Quarter 4, 2020
<b>Bidding:</b>	Quarter 3, 2021
<b>Construction:</b>	Quarter 4, 2021
<b>Completion</b>	Quarter 2, 2024

### Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Arntz Builders (LBU %: 55.20)
<b>Project Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Project Contact:</b>	Ray Bermudez ray.bermudez@ousd.org



### Project Activities

#### Scope of Work

- Site improvements including landscaping, The Board approved modification of the existing drawings to only build out the 2nd floor of the 2 story building. The multipurpose building was also removed from the project.
- Demolition of existing structures including the single-story 6,400 S.F. building, the two-story 44,999 S.F. building, and the single-story portable building.

#### Project Completion Percentage

- As Of Date: 7/31//2023
- Overall Project Completion: 33 %
- Budget Expended: 41 %

#### Past Month's Accomplishments:

- Complete concrete pour on the 2nd floor.
- Completion of framing for the elevator shafts. Start of framing, seething, and waterproofing the exterior wall.
- Start Dust monitoring and street cleaning is ongoing.
- Stormwater Pollution Prevention Plan is in place and is being monitored.

#### Next Month's Milestones:

- Framing of the interior walls on the second floor. Complete installation of sheathing and waterproofing on exterior walls.
- Install storefronts.
- Load and install the roof.
- Dust monitoring and street cleaning is ongoing.
- Stormwater Pollution Prevention Plan is in place and is being monitored.

#### Cost/Schedule Changes:

- Cumulative Change Order 11.95%:

#### Future Potential Financial Outlook:

- Budget increase is under review/pending.

# Claremont Middle School New Multi-Purpose Building & Kitchen

## August 2023

*Project Description: Construction of a new single story 9,544 sqft. steel frame multi- purpose building.*

### Project Details

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

### Anticipated Project Schedule

<b>Design:</b>	Quarter 1, 2017
<b>Bidding:</b>	Quarter 2, 2022
<b>Construction:</b>	Quarter 3, 2022
<b>Completion</b>	Quarter 4, 2023

### Project Team

<b>Architect:</b>	S Meek Architecture
<b>General Contractor:</b>	Arntz Builders (LBU %:48.71)
<b>Project Manager:</b>	Curtis Freeze <a href="mailto:curtis.freeze@ousd.org">curtis.freeze@ousd.org</a>
<b>Project Contact:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>

### Project Activities

#### Scope of Work

- This project includes the cafeteria, kitchen, stage platform, restrooms, and associated support storage rooms.
- Replacement of campus-wide intrusion alarm system and installation of full-height permanent walls at classrooms 4/5, 6/7, and 9/10.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: 69%
- Budget Expended: 77 %

#### Past Month's Accomplishments:

- On Going: Start of plumbing, mechanical and electrical rough in.
- On Going: Start of installation of interior sheetrock on walls.
- On Going: Start of installation of window frames and doors.
- On Going: Stormwater Pollution Prevention Plan

#### Next Month's Milestones:

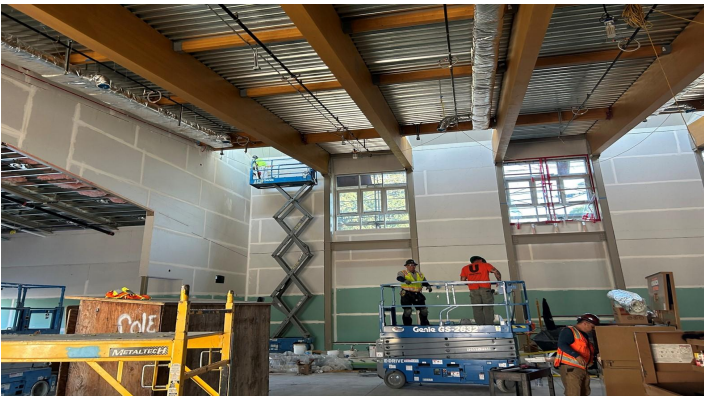
- Roofing Installed.
- Painting of interior walls.
- Installation of exterior Fixture.
- Installation of Exterior Soffit Panel.
- Installation of Terrazzo Floors in Restrooms.
- Pull Wiring for intrusion and fire alarms.

#### Cost/Schedule Changes:

- Change Order #1: No change orders have been issued
- Cumulative Change Order %: 0

#### Future Potential Financial Outlook:

- In process of approving PCO's.





# Laurel Child Development Center New Construction

## August 2023

*Project Description: The building of a new Child Development Center (10,500 SF).*

### Project Details

**Address:** 3825 California St, Oakland CA 94619  
**Project Type:** Design Build  
**Original Budget:** \$3.5 M  
**Current Budget:** \$15 M  
**Funding Source:** Measures J and Y  
**Current Phase:** Construction

### Anticipated Project Schedule

<b>Design:</b>	Quarter 1, 2021
<b>Bidding:</b>	Quarter 2, 2022
<b>Construction:</b>	Quarter 3, 2022
<b>Completion</b>	Quarter 4, 2023

### Project Team

<b>Architect:</b>	Multistudio
<b>General Contractor:</b>	Arntz Builders (LBU %:59.38)
<b>Project Manager:</b>	Mary Ledezma <a href="mailto:mary.ledezma@ousd.org">mary.ledezma@ousd.org</a>
<b>Project Contact:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>



### Project Activities

#### Scope of Work

- The new building will house four preschool classrooms with the capacity to serve 108 children including Principal's Office, Parent Resource Center.
- The scope also includes the building of a staff workroom, warming kitchen, restrooms, and utility support spaces.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: 79%
- Budget Expended: 50%

#### Past Month's Accomplishments:

- Installation of insulation.
- Installation of sheetrock.
- Installation of plaster.
- Poured concrete for site retaining wall.
- Underground site utilities work.

#### Next Month's Milestones:

- Exterior window glazing.
- Ongoing: Complete installation of sheetrock.
- Ongoing: Complete installation of plaster finish.
- Ongoing: Underground site utilities work.
- Demolition of public street sidewalk on California st.

#### Cost/Schedule Changes:

- Change Order #1: No change orders have been issued
- Cumulative Change Order %: 0

#### Future Potential Financial Outlook:

- Nothing to report.

# Coliseum College Prep Academy Site Expansion

## August 2023

*Project Description: The expansion of CCPA will 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

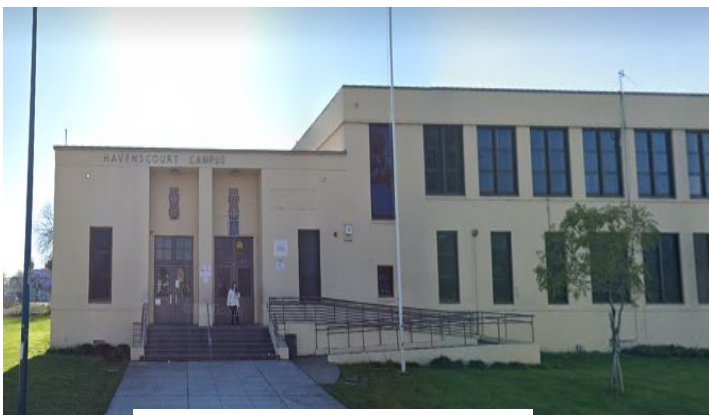
**Address:** 1390 66th Ave. Oakland, CA 94621  
**Project Type:** TBD  
**Original Budget:** \$35.5 M  
**Current Budget:** \$55 M  
**Funding Source:** Measure Y  
**Current Phase:** Planning

### Anticipated Project Schedule

<b>Design:</b>	Quarter 1, 2024
<b>Bidding:</b>	Quarter 1, 2025
<b>Construction:</b>	Quarter 4, 2025
<b>Completion</b>	Quarter 3, 2026

### Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	TBD (LBU %: N/A)
<b>Project Manager:</b>	William Newby <a href="mailto:William.Newby@ousd.org">William.Newby@ousd.org</a>
<b>Project Contact:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>



### Project Activities

#### Scope of Work

- The project scope encompasses construction of a new classroom building at the OUSD CCPA campus.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: 10%
- Budget Expended: 1%

#### Past Month's Accomplishments:

- Facilities Planning to discuss design schedule.

#### Next Month's Milestones:

- Site/District project kickoff meeting.
- Facilities Planning to discuss procurement schedule.

#### Cost/Schedule Changes:

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

#### Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$19.5 M to the project budget.

#### Future Potential Financial Outlook:

- Nothing to report at this time.



*Project Description: Modernization of McClymonds Campus. Update of building systems, indoor updates to classrooms, labs, auditorium, cafeteria. Outdoor updates to sports facilities and green 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:** Measure Y  
**Current Phase:** Design

### Anticipated Project Schedule

<b>Design:</b>	Quarter 3, 2023
<b>Bidding:</b>	Quarter 1, 2025
<b>Construction:</b>	Quarter 2, 2025
<b>Completion</b>	Quarter 4, 2026

### Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Alten Construction (LBU %: N/A)
<b>Project Manager:</b>	Nicole Wells <a href="mailto:nicole.wells@ousd.org">nicole.wells@ousd.org</a>
<b>Project Contact:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>



### Project Activities

#### Scope of Work

- Building System improvements including total plumbing replacements. Additional HVAC, building ventilation and upsizing of electrical service.
- Indoor Space updates, new flooring, wall treatments, storage, furniture and equipment. Relocation of the shop, clinic and afterschool spaces into the main building.
- Outdoor space upgrades including demolition and replacement of the football grandstand, & new scoreboard. Removal of annex building and relocation of parking.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: 5 %
- Budget Expended: 6 %

#### Past Month's Accomplishments:

- Completed 3D scanning of building by contractor.
- Phone banking community outreach for August PAC Meeting.
- Ongoing site investigations by architect and engineers.
- Developed design meeting schedule for meeting with stakeholders.

#### Next Month's Milestones:

- August 1st PAC meeting to addressing community concerns and communicate specific timelines of design processes.
- On-going site investigations by architects and engineers.
- Begin stakeholder design meetings.
- First draft costs for scope priorities ready for review by district.

#### Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$26.25 M to the project budget.

#### Cost/Schedule Changes:

- Anticipating increase in architects design fee based project budget increase approved by the board.
- Cumulative Change Order %: 0

#### Future Potential Financial Outlook:

- Nothing to report.



*Project Description: Interior renovation and structural upgrades of original 1922 Main Classroom Building (78,000 SF). Includes permanent Modular Science Building (3400 SF) and Interim portable housing.*

### Project Details

**Address:** 1926 E 19th, Oakland Ca 94606

**Project Type:** Lease-Lease Back

**Original Budget:** \$1 M

**Current Budget:** \$91.55M

**Funding Source:** Measures J and Y

**Current Phase:** Design

### Anticipated Project Schedule

<b>Design:</b>	Quarter 2, 2021/Quarter 1, 2024
<b>Bidding:</b>	Quarter 2, 2024
<b>Construction:</b>	Quarter 3, 2024
<b>Completion</b>	Quarter 4, 2027

### Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	TBD (LBU %: N/A)
<b>Project Manager:</b>	Mary Ledezma <a href="mailto:mary.ledezma@ousd.org">mary.ledezma@ousd.org</a>
<b>Project Contact:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>



### Project Activities

#### Scope of Work

- Structural upgrades.
- Classroom right-sizing & upgrades.
- Mechanical heating, cooling & ventilation upgrades.
- Plumbing Improvements.
- Lighting upgrades.
- Main entry upgrades.
- Fire, intrusion & sprinkler systems upgrades.
- Re-roofing & new drains.
- Site utilities, landscaping & garden upgrades.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: 25%
- Budget Expended: 4%

#### Past Month's Accomplishments:

- Complete trenching for site utilities.
- Ongoing: Classroom interim portables design.
- Ongoing: Main Classroom Building design.
- Receive RFQ proposals from CEQA and commissioning consultants.
- Conduct field investigation of existing conditions.
- Evaluation of construction phasing.
- Evaluation of construction costs.

#### Next Month's Milestones:

- Contracts to Board for LLB contractor, Inplant Inspector & Commissioning.
- Advertise RFQ/P for CEQA services.
- Classroom portables (interim housing) - design progress.
- Main Classroom Building – design progress.
- Conduct field investigation of existing conditions.
- Evaluation of construction phasing by LLB Contractor.
- Evaluation of construction costs by LLB Contractor.
- Follow-up Design Meeting with School Admin & stakeholders.
- Submit EBMUD application for Modular Science & Interim Housing.

#### Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Awarded an additional \$26.21 M to the project budget. Follow-up Design Meeting with School Admin & stakeholders
- Cumulative Change Order %: 0

#### Future Potential Financial Outlook:

- Nothing to report.

# Melrose Leadership Academy Modernization

## August 2023

*Project Description: The Measure Y project scope will be developed by HKIT Architects through a series of community engagements with stakeholders, including parents, students, staff, community partners and the Project Advisory Committee (PAC).*

### Project Details

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

### Anticipated Project Schedule

<b>Design:</b>	Quarter 3, 2024
<b>Bidding:</b>	TBD
<b>Construction:</b>	TBD
<b>Completion</b>	TBD

### Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	TBD (LBU %: N/A)
<b>Project Manager:</b>	Victor Manansala victor.manansala@ousd.org
<b>Project Engineer:</b>	Ray Bermudez <a href="mailto:ray.bermudez@ousd.org">ray.bermudez@ousd.org</a>



### Project Activities

#### Scope of Work

- Limited site improvements to the Maxwell Park Campus.

#### Project Completion Percentage

- As Of Date: 7/31/2023
- Overall Project Completion: %
- Budget Expended: %

#### Past Month's Accomplishments:

- Identifying a site liaison for the Measure Y construction project.

#### Next Month's Milestones:

- Will meet with site leadership to plan engagement for the fall.

#### Project Budget increase approved by the OUSD Board:

- Measure Y Spending Plan (Amendment #2) as of 6/7/2023. Decreased the project budget by \$13M.

#### Cost/Schedule Changes:

- Nothing to report
- Cumulative Change Order %: 0

#### Future Potential Financial Outlook:

- Nothing to report.

