

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

NOVEMBER 2023

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

Information as of October 2023.

For More Information Contact
Oakland Built
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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

November 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 - Sept)/2019
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:	Harold Lowe harold.lowe@ousd.org



Project Activities

Scope of Work

- 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 and a basketball court on the 2.6-acre site.

Project Completion Percentage, October 2023

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

Past Month's Accomplishments, October 2023

- Completed:
 - Framing interior walls on the 2nd floor
 - Mechanical, electrical, and plumbing rough-in on 2nd floor
 - Second layer of Roof installation
 - Installing Clerestory window frames and glass
 - Plaster on exterior of Clerestories
 - Skylight installation and water testing.

Milestones, November 2023

- Continue with:
 - Storefront installation and water testing
 - Second and third layers of roof installation
 - Install door frames and ceiling grids.
 - Install tape and top of sheet rock.
 - Pull Electrical, Fire Alarm, and Data wire.
 - Trench for and install water lines.
 - Dust monitoring and street cleaning are ongoing.
 - Storm Water Pollution Prevention Plan is in place and is being monitored.

Cost/Schedule Changes, October 2023

- Cost: \$4,272,947.82
- Schedule: Pending
- Cumulative Change Order Percent: 11.95%

Future Potential Financial Outlook

- Budget Increase under review / pending.



Claremont Middle School New Multi-Purpose Building & Kitchen

November 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:	Q2 (Apr - Jun) 2022
Completion:	Q1 (Jan - Mar) 2024

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, October 2023

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

Past Month's Accomplishments, October 2023

- Completed:
 - Switchgear installation
 - Restroom finishes
 - Kitchen wall tile
 - Site fencing

Milestones, November 2023

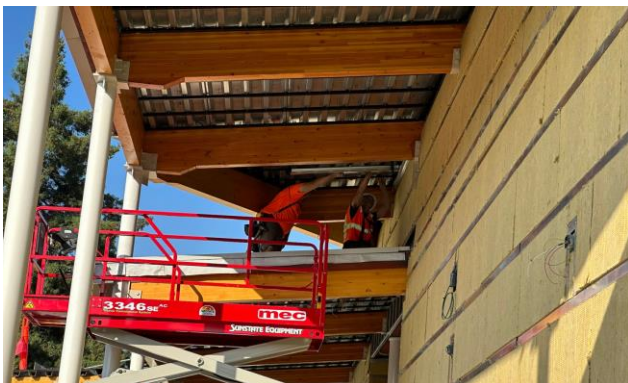
- Completed:
 - Delivery and installation of vertical lift doors
 - Delivery and installation of swiss pearl siding (Phase 2)
 - Landscaping
 - Mechanical startup & building conditioned
- Upcoming amendments to contracts for KDI Group and KW Engineering

Cost/Schedule Changes, October 2023

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

Future Potential Financial Outlook

- Upcoming amendments to contracts for KDI Group and KW Engineering.





Coliseum College Prep Academy

Site Expansion

November 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: Schematic Design / Bridging Documents

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2023
Bidding Starts:	Q2 (Apr-Dec) 2024
Construction Starts:	Q2 (Apr-Oct) 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, October 2023

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

Past Month's Accomplishments, October 2023

- Authorized architect to proceed with Bridging Documents Phase which includes developing schematic level drawings and performance specifications for the modular building

Milestones, November 2023

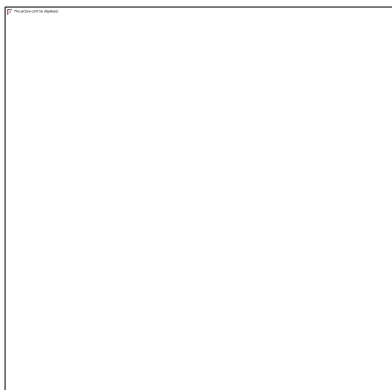
- Present conceptual design option
- Identify procurement strategy and schedule

Cost/Schedule Changes, October 2023

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

Future Potential Financial Outlook

- Nothing to report at this time





Laurel Child Development Center (“CDC”)

New Construction

November 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, October 2023

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

Past Month's Accomplishments, October 2023

- Completed:
 - HVAC units craned to roof
- Ongoing:
 - Cabling of controls and electrical panels
 - Gypsum board finish
 - Ceramic wall tiling
 - Suspended ceiling grid
 - Installation of light fixtures, exterior doors
 - Retaining walls
 - Site utilities

Milestones, November 2023

- Completed:
 - Fire and intrusion alarm cabling
- Installation of electrical switchgear, casework, terrazzo flooring, and temporary heaters for space conditioning
- Scheduled PG&E precon meeting
- Public sidewalk improvements

Cost/Schedule Changes, October 2023

- Issued Construction Change Directive #1 on 10/26/2023
- Establishes 161 calendar day time extension & new contract completion date of 2/28/2024, 107 calendar day non-compensable and 54 cal day compensable

Future Potential Financial Outlook

- Pending Change Order for compensable time extension of 54 calendar days



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:	Q1 (Jan - Mar) 2027

Project Team

Architect:	HKIT Architects
General Contractor:	Alten Construction (LBU %: TBD)
Project Manager:	Nicole Wells nicole.wells@ousd.org
Project Contact:	Harold Lowe harold.lowe@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 Upgrades to the woodshop and after school program, and modification of the clinic lobby

Project Completion Percentage, October 2023

- Overall Project Completion: 5%
- Schematic Design Completion: 6%

Past Month's Accomplishments, October 2023

- Completed:
 - OUSD departmental meetings required for Schematic Design phase
 - Cost estimates for bleachers grandstand
 - Two rounds of reviews of changes to gym spaces with the school's Athletics department
 - DBE team collaborations with Engineering pathway to incorporate project aspects into the student's curriculum
 - Community input survey distributed at during various events
 - 7 November, 2023 - PAC

Milestones, November 2023

- Ongoing:
 - Site survey to be completed for project team review
 - Schematic Design
 - Landscape Architect team outdoor upgrades 1st design concepts ready for review
- Finalization of interior gym spaces new layouts

Cost/Schedule Changes, October 2023

- PCO #1 in process - increase to design fee based on increase to project budget by the Board

Future Potential Financial Outlook

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

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:	Harold Lowe harold.lowe@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, October 2023

- Overall Project Completion: 25%
- Schematic Design Completion: 4%

Past Month's Accomplishments, October 2023

- Submitted electrical, EBMUD, and CGS applications for Modular Science & Main Building A
- PX permit applications submitted to the City
- Reviews of Hazmat dgs, clock/speaker dwgs
- Check of fire and intrusion design
- Advertise for bid for Modular Science & Main Building A
- Board awarded construction and commissioning contracts
- DSA applications submitted for plan check of Modular Science & Main Building A, interim housing, and Main Building A

Milestones, November 2023

- Board approval for CEQA and Inspection consultants
- Evaluate design options for stage Brace Frame to avoid conflict with lighting control equipment
- Investigating existing field conditions
- Modular Science lab furniture meeting and site walk to review construction logistics plan
- Evaluation of construction phasing and cost, night shift hours of work, and plan move to interim housing
- Kickoff meeting with CEQA Consultant
- La Clinica Health Center follow-up meeting
- Bid Opening for Modular Science Bldg

Cost/Schedule Changes, October 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time





Melrose Leadership Academy

Modernization

November 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: Q1 (Jan-Mar) 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, October 2023

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

Past Month's Accomplishments, October 2023

- Meetings conducted:
 - 5 and 10 October, 2023 - Community
 - 26 October, 2023 - Site

Milestones, November 2023

- Meetings scheduled:
 - 13 November, 2023 - Staff and teachers
 - 16 November, 2023 - PAC
 - 30 November, 2023 - Key decision point to finalize scope option and avoid escalation

Cost/Schedule Changes, October 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



Kaiser Early Childhood Learning Center

Site Improvements

November 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 IEEEEP 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, October 2023

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

Past Month's Accomplishments, October 2023

- Completed:
 - Phase 2 of demolition and rough grading
 - Fire alarm installation
- Ongoing installatio of fire alarm devices

Milestones, November 2023

- Installation of:
 - Fire alarm
 - Striping and playmat in lower yard
 - Irrigation and drainage
- Set rebar and pour retaining wall base in west side of the upper yard
- Form and place curbs at upper track

Cost/Schedule Changes, October 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time





Garfield Elementary School

Site Modernization

November 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, October 2023

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

Past Month's Accomplishments, October 2023

- RFP/Q For architectural services released

Milestones, November 2023

- Selection of architect and award by the Board

Cost/Schedule Changes, October 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