

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

DECEMBER 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
oaklandbuilt@ousd.org

*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

December 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: New Construction
Original Budget: \$7 Million (“M”)
Current Budget: \$57 M
Funding Source: Fund 21, Measures J Measure 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
Community Specialist:	Harold Lowe harold.lowe@ousd.org

Image 01: Main Entrance, East Facade



Image 02: Subcontractors applying drywall tape



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, November 2023

- Current Phase Completion: 75%
- Budget Expended: 46%

Past Month’s Accomplishments, November 2023

- Completed:
 - 2nd Floor fire pipe installation.
 - Tape and top coat in sections A and B.
 - Double-siding interior and exterior walls in sections A, B, and C.
 - Installation of ceiling grids in section A, door frames, North facade Entrance, testing of North facade, metal wall panels, roof, trench and water lines.
 - Started Storefront, Trim, and Caulking.

Milestones, December 2023

- Continue with:
 - Installation of water testing, South and East facade, ceiling grids in section B and C, gutters, conductor heads, and downspouts.
 - Entrance Storefront, Trim, and Caulking.
 - Continue pulling Electrical, Fire Alarm, and Data wire.
 - Survey and install retaining walls.
 - Dust monitoring and street cleaning.
 - Storm Water Pollution Prevention Plan is in place and is being monitored.

Cost/Schedule Changes, November 2023

- Cost: \$4,273,047.82
- 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

December 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: New Construction
Original Budget: \$3 M
Current Budget: \$21 M
Funding Source: Bond Measures B, J, and Y
Current Phase: Construction
Cost Per Student*: \$42,857

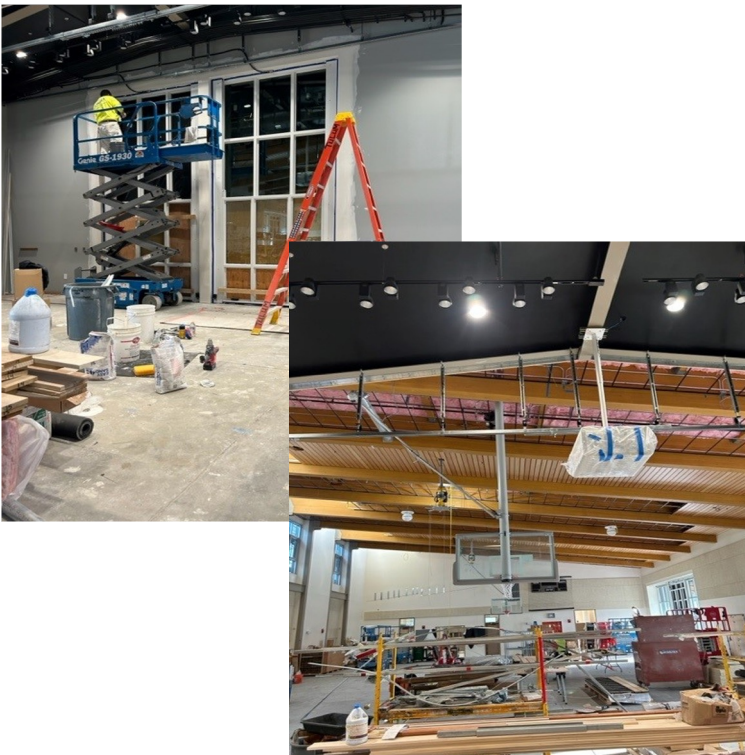
High-Level Estimated Project Schedule

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:	Mike Torres Mike.Torres@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org

Image 01: Interior finishes



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 classroom.

Project Completion Percentage, November 2023

- Current Phase Completion: 84%
- Budget Expended: 67%

Past Month's Accomplishments, November 2023

- Completed:
 - Vertical lift door
 - Wood ceiling installation on-going
 - Fire panel
 - Mechanical yard

Milestones, December 2023

- Continue with:
 - Swiss panel delivery and installation
 - Basketball hoop installation
 - Wood ceiling installation
 - Interior finishes

Cost/Schedule Changes, November 2023

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

Future Potential Financial Outlook

- Potential cost exposure related to the SWPPP, IOR, and Commissioning Agent extensions. Additional Special Inspector fees may be incurred.
- Projecting approximately \$1.5M in additional costs.
- The project is expected to stay within the project budget and not require additional funding.



Image 02: Completed wood ceiling

*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.



Coliseum College Prep Academy Site Expansion

December 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: New Construction
Original Budget: \$35.5 M
Current Budget: \$55 M
Funding Source: Bond Measure Y
Current Phase: Schematic Design / Bridging Documents
Cost Per Student*: \$70,423

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
Community Specialist:	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, November 2023

- Current Phase Completion: 30%
- Budget Expended: 1%

Past Month's Accomplishments, November 2023

- Architect finalizing classroom and gymnasium building design options that are due to be presented to community in December.

Milestones, December 2023

- Present the approved classroom building and gymnasium building.
- Begin procurement of the Modular Building Vendor and Design Build Entity.

Cost/Schedule Changes, November 2023

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

Future Potential Financial Outlook

- Nothing to report at this time.



*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.



Laurel Child Development Center (“CDC”) New Construction

December 2023

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

Project Details

Address: 3825 California St, Oakland CA 94619
Project Type: New Construction
Original Budget: \$3.5 M
Current Budget: \$17.5 M
Funding Source: Bond Measures J and Y
Current Phase: Construction
Cost Per Student*: Pending

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
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Construction of a new building to house four preschool classrooms and associated support spaces.

Project Completion Percentage, November 2023

- Current Phase Completion: 79%
- Budget Expended: 63%

Past Month’s Accomplishments, November 2023

- Completed:
 - Fire alarm cabling
 - Intrusion alarm cabling
 - Ceramic wall tile and terrazzo floor in restrooms
 - Exterior FRP doors
 - Retaining walls
- Ongoing:
 - Public sidewalk improvements, Fencing, and utilities.

Milestones, December 2023

- Continue with:
 - Fire alarm smoke detectors and horns
 - Intrusion alarm motion detectors
 - Electrical switchgear
 - Transformer pad
 - Grading CDC play area
 - Grading & drainage for artificial turf field

Cost/Schedule Changes, November 2023

- PG&E has rescheduled permanent power pole installation for February 2024. Change of completion date to June 2024.

Future Potential Financial Outlook

- Pending change order for compensable time extension.





Garfield Elementary School Modernization December 2023

Project Description:

To upgrade and modernize the site and address campus safety, seismic activity building upgrades, accessibility upgrades etc.

Project Details

Address: 1640 22nd Ave, Oakland, CA 94606
Project Type: Modernization
Original Budget: \$56.7 M
Current Budget: \$56.7 M
Funding: Bond Measures Y
Current Phase: Design
Cost Per Student*: \$117,606

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**
- 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, November 2023**
- Current Phase Completion: 5%
 - Budget Expended: 0%

- Past Month's Accomplishments, November 2023**
- RFP/Q For architectural services released.

- Milestones, December 2023**
- Selection of architect and award by the Board

- Cost/Schedule Changes, November 2023**
- Cumulative Change Order: 0%

- Future Potential Financial Outlook**
- Nothing to report at this time



*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.



Kaiser Early Childhood Learning Center Site Improvements

December 2023

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

Project Details

Address: 25 S Hill Ct, Oakland, CA 94618
Project Type: Site Modernization
Original Budget: \$6.6 M
Current Budget: \$6.6 M
Funding: Bond Measures Y & AA, and IEEEP Grant
Current Phase: Construction
Cost Per Student: Pending

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
Project Manager:	Victor Manansala victor.manansala@ousd.org
Community Specialist:	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, November 2023

- Current Phase Completion: 40%
- Budget Expended: 20%

Past Month's Accomplishments, November 2023

- Fire Alarm 95% complete.
- Pending delivery remaining 5% of devices.

Phase 2 Terrace West

- Subgrade preparation for stairs.
- Form and place concrete stairs, flush curbs.
- Set and pour retaining wall.
- Backfill retaining wall.
- Paver walkway subgrade.

Milestones, December 2023

- Installation of:
 - Fire alarm, 100% installation
 - Basketball hoop install.
 - Irrigation and drainage.
 - West Terrace in upper yard to be opened for student and staff access.
 - 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, November 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time





McClymonds High School Modernization

December 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: Modernization
Original Budget: \$65 M
Current Budget: \$91.25 M
Funding Source: Bond Measure Y
Current Phase: Design
Cost Per Student*: \$344,340

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
Community Specialist:	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, November 2023

- Current Phase Completion: 45%
- Budget Expended: 6%

Past Month's Accomplishments, November 2023

- Completed:
 - Site survey to be completed and under review by the District.
 - 70% Schematic Design Completed.
 - Landscape Architect team outdoor upgrades 3 concepts developed and presented at Nov PAC meeting.
 - Finalized interior gym space layouts.

Milestones, December 2023

- Continue with:
 - Schematic Design and delivery to the district for review and comment.
 - Concrete structural scanning and core sampling
 - preparation of hazardous material abatement and monitoring services RFP.
 - CHPS project planning.

Cost/Schedule Changes, November 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 \$91.25M.

*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.



Melrose Leadership Academy Modernization December 2023

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

Project Details

Address: 4730 Fleming Ave, Oakland, CA 94619
Project Type: New Construction
Original Budget: \$49.5 M
Current Budget: \$36.5 M
Funding Source: Bond Measure Y
Current Phase: Planning
Cost Per Student*: \$87,952

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
Community Specialist:	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.

Past Month's Accomplishments, November 2023

- November 13 - Meeting with teachers and staff.
- November 15 - Student engagement with HKIT Architects.
- November 28 - PAC Meeting.
- November 30 - Key decision point to finalize scope to avoid escalation.

Project Completion Percentage, November 2023

- Current Phase Completion: 10%
- Budget Expended: 8%

Milestones, December 2023

- HKIT Architects to develop a workplan in preparation to start the Design Phase.
- Kitchell to prepare a recommendation for Project Delivery Method.
- January-HKIT Architects to start Schematic Design

Cost/Schedule Changes, November 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Sustainability Goals



*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.



Roosevelt Middle School Modernization

December 2023

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: Modernization

Original Budget: \$1 M

Current Budget: \$91.55 M

Funding Source: Bond Measure Y and J

Current Phase: Design

Cost Per Student*: \$165,551

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
Community Specialist:	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, November 2023

- Current Phase Completion: 80%
- Budget Expended: 9%

Past Month's Accomplishments, November 2023

- BOE awards contract to Terraphase for CEQA environmental assessment study.
- CGS approved of Modular Science Building.
- Coordinated B&G plan check of fire & intrusion design.
- OVERAA advertised for Bid of Modular Science Building.
- Responded to DSA comments for Modular Science Building.

Milestones, December 2023

- Respond to owner related comments by DSA for Interim Housing.
- Kickoff meeting with Terraphase CEQA Consultant and La Clinica design meeting.
- Anticipating DSA stamp for Modular Science Building. Issue DSA stamped set to OVERAA for basis of GMP.

Cost/Schedule Changes, November 2023

- Cumulative Change Order: 0%

Future Potential Financial Outlook

- Nothing to report at this time



*Cost Per Student based on October 2023 uncertified Department of Education enrollment data.

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



Glossary of Common Terms

Term / Acronym	Definition
IOR	Inspector of Record
SWPPP	Storm Water Pollution Prevention Plan
Cx	Commissioning Agent
FRP	Fiber Reinforced Polymer