

*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

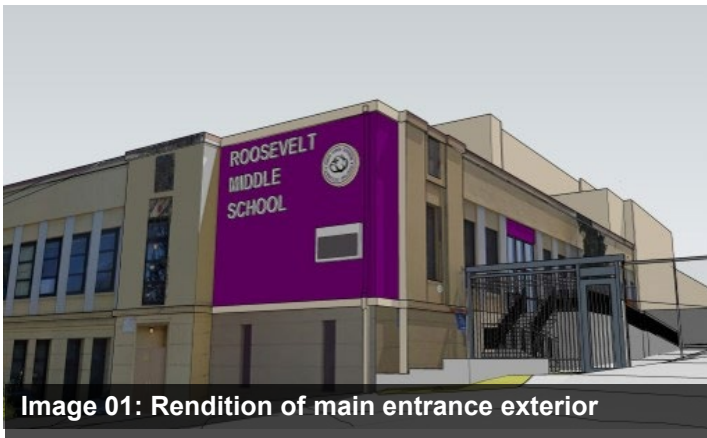
**Address:** 1926 E 19th St. Oakland, CA 94606  
**Delivery Method:** Lease-Leaseback  
**Original Budget:** \$1 Million  
**Current Budget:** \$91.55 Million  
**Funding Source:** Bond Measures Y and J  
**Current Phase:** Phase 2: Design  
*(Phase 1: Construction Completed)*  
**Cost Per Student<sup>1</sup>:** \$165,552 **Enrollment:** 553  
**Budget Expended<sup>2</sup>:** \$6,315,369  
**Project Completion Percentage:** 31%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Phase 2: Q2 (Apr - Jun) 2024 Phase 1: Q1 (Jan - Mar) 2024
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2024
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2025
<b>Completion:</b>	Q3 (Jul - Sep) 2028

## Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Overra (LBU: 53.14%)
<b>Project Manager:</b>	Mary Ledezma mary.ledezma@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



## Project Activities

### Scope of Work

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

### Past Month's Accomplishments (March 2024)

- Conducted site meeting with PG&E & design team for Main Bldg
- Reviewed HKIT's 3000amp switchboard design options for Main Bldg
- Reviewed PG&E's final 1200amp design for the Modular Science bldg
- Interim Housing project backset drawings submitted to DSA
- Negotiated Overaa's GMP for Modular Science
- Prepared agreement request for Overaa's contract for Modular Science

### This Month's Milestones (April 2024)

- Submit check request for PG&E's 1200amp service contract
- Issue GYM & Cafeteria clock/speaker project to Overaa
- Review & comment on final draft for CEQA Notice of Exemption
- Issue final PG&E design for 1200amp service to HKIT & Overaa
- Anticipate Interim Housing project stamp by DSA
- Anticipate Modernization project plan check comments from DSA
- Issue Interim Housing documents for Bid to Overaa
- Visit fab shop in Stockton to see progress on to the Modular Science
- Pre-construction meeting with Roosevelt Community on 4/16
- GMP contract to BOE on 5/22 for Modular Science Bldg

<sup>1</sup> Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup> Data reported as of January 2024.



# Roosevelt Middle School

## Modernization

March 2024

*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 Activities Continued...

#### Cost/Schedule Changes

- Timeline is restructured to reflect delays to re-siting interim housing, delay to PC approval by DSA & PG&E service design delay.
- Administrative portable review by DSA to use as a PC caused delay to interim housing.
- Site work required to prep portable landing pads (due to re-siting them off the easement) needs to be completed Summer 2024.
- PG&E proposed service pole not approved by the City will cause delays for servicing the modular science and interim housing projects.
- Approximate Cumulative Change Order Percent: 0%

#### Future Potential Financial Outlook

- Additive cost to complete work on night shift is \$6M - 7M.
- Additive cost to remodel La Clinica, continue services, and remain in the building is approximately \$300,000.
- Additive cost to design a structural brace frame that avoids the auditorium lighting control equipment and conduits is approximately \$100,000.



# Garfield Elementary School Modernization March 2024

*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  
**Delivery Method:** Pending  
**Original Budget:** \$56.7 Million  
**Current Budget:** \$56.7 Million  
**Funding:** Bond Measure Y  
**Current Phase:** Planning  
**Cost Per Student<sup>1</sup>:** \$117,606 **Enrollment:** 482  
**Budget Expended<sup>2</sup>:** \$65,812  
**Project Completion Percentage:** 2.2%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q2 (Apr - Jun) 2024
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2026
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2026
<b>Completion:</b>	Q4 (Oct - Dec) 2027

## Project Team

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



Image 01: Exterior view of Garfield

## Project Activities

### Scope of Work

- The modernization is to address deficiencies from the 2019 Facilities Conditions Assessment and provide upgraded learning environments.
- The scope of work is still to be defined through a planning effort within the remaining allocated budget.

### Past Month's Accomplishments (March 2024)

- Several OUSD and Architect team meetings in progress.
- Project Advisory Committee (PAC), Instructor Leadership Team meetings (ILT), and Project committee meetings in progress.
- Topics of discussion in these meetings:
- Architects to present their pre-design options to OUSD Facilities team.
- Garfield school staff will present their ideas to the architects and OUSD team.
- Architects will present their pre-design options to school staff and school staff will present their ideas.
- Architect to digest those school staff ideas and will implement into their pre-designs.
- Architect and OUSD team to meet with community. Community to give their input on the pre-design options.

### This Month's Milestones (April 2024)

- Design team to finalize scope of work and estimate in May 2024.
- Schematic design including additional engagement to begin in June 2024.

### Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup> Cost Per Student is based on October 2023 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

<sup>2</sup> Data reported as of January 2024.