



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Melrose Leadership Academy Facilities Committee Presentation

November 14, 2024



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

Ask of the Committee

Recommend to the Board approval of the Award of a Lease-Leaseback Contract – Cahill Contractors LLC– Melrose Leadership Academy at Maxwell Park Campus New Classroom Building and Modernization Project–Division of Facilities Planning and Management

MLA Capital Bond Project Scope

- Focused Modernization of Existing Main Building.
- Construction of a new middle school building with (6) classrooms.
- Aligning with our commitment to sustainability by incorporating solar panels, energy efficient building standards and battery storage technology.
- Improve the overall safety of the building.
- Installation of heating and cooling systems powered by an efficient heat pump, a step forward in our journey towards a more energy-efficient and comfortable learning environment.

MLA Capital Bond Project Overview

PROJECT TYPE: Lease - Lease Back (LLB) Delivery

- December 11, 2024 for Board Approval: Cahill, Pre Construction Services

PROJECT PHASE: Design Development Phase

PROJECT TEAM:

Victor Manansala, *Sr. Project Manager*

Jorge De Anda, *Project Engineer*

Ray Bermudez, *Community Engagement Specialist*

ARCHITECT:

Jeff Evans, *HKIT Architects*

Joey Favaloro, *HKIT Architects*

Planning/Programming:	January 2024
Schematic Design:	August 2024
Design Development:	December 2024
Construction Document:	May 2025
Estimated Construction Start:	2026



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LLB Procurement Process

Lease - Lease Back Procurement Process

- 7/17/2024: RFQ/P issued
- 8/15/2024: Proposals Due (5 Proposals Received)
- 8/22/2024: Interviews with Top 2 Contractors
- 8/26/2024: Contractor Selections & Start of Contract Negotiations
- 11/14/2024: Facilities Committee for Approval
- 12/11/2024: Board for Approval

Note: The scope of this contract includes only Pre-Construction Services. A separate contract for Guaranteed Maximum Price will follow in Quarter 4 of 2025.

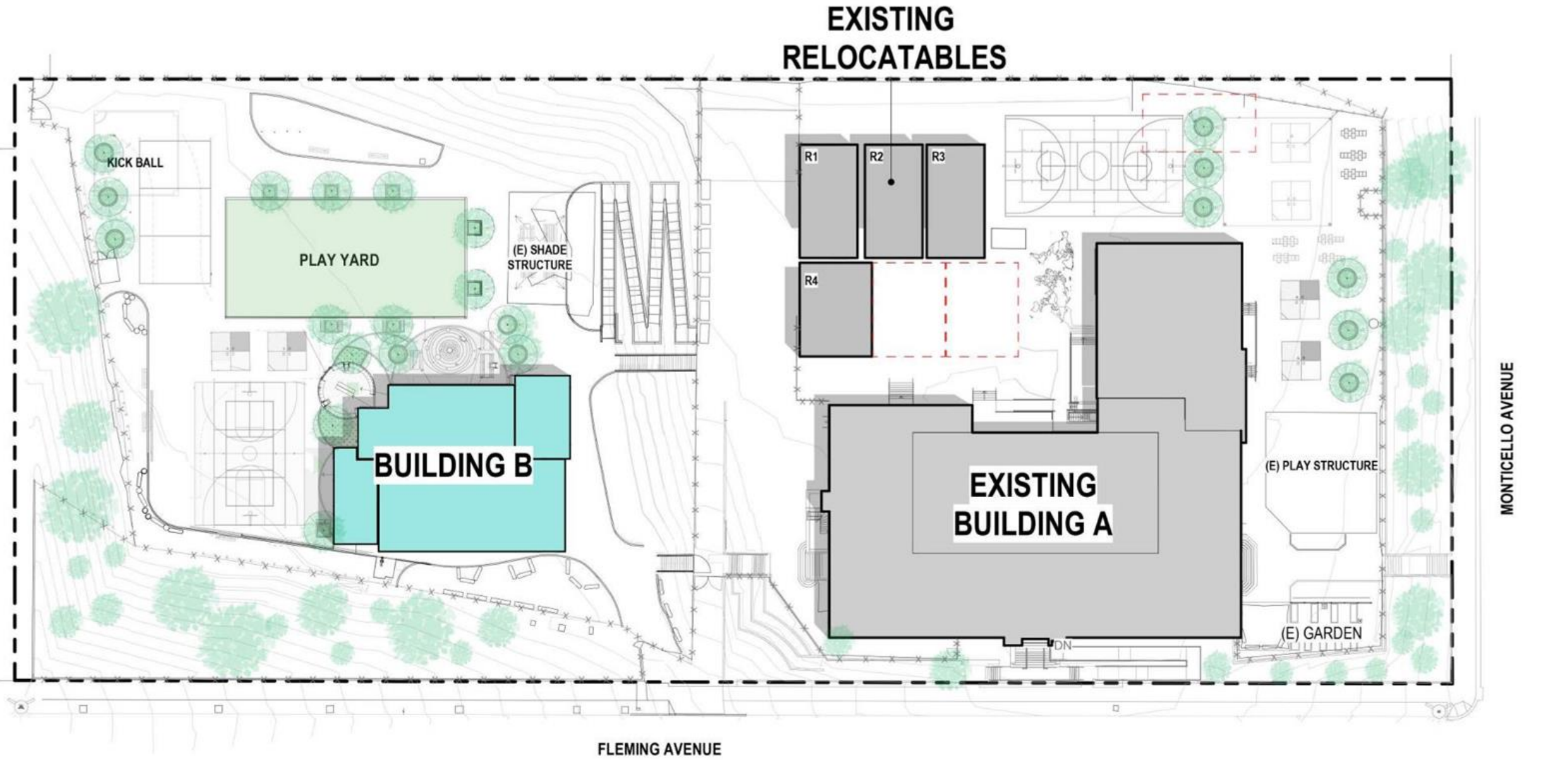
MLA: Lease-Lease Back Pre Construction Services

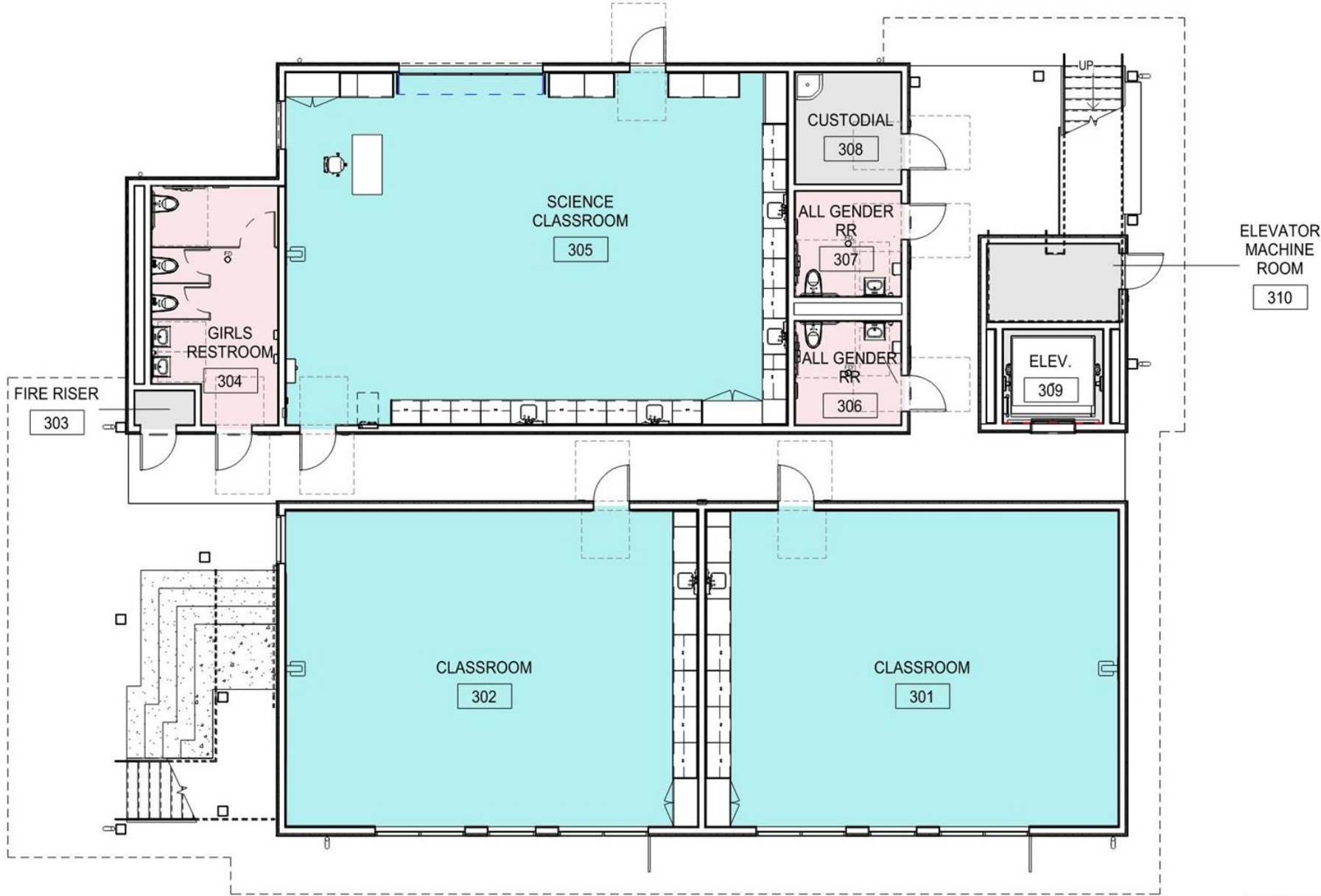
Date	Stage	Engagement Activity	Details
December 2024	Design Development	Pre - Construction Phase	Constructability Review; Cost Estimates & Reconciliation
January 2025	Design Development	Pre - Construction Phase	Project Schedule, Phasing & Site Logistics Planning
April 2025	Construction Documents / DSA Submit	Pre - Construction Phase	Constructability Review; Cost Estimates & Reconciliation
May 2025	Construction Documents / DSA Submit	Pre - Construction Phase	Project Schedule, Phasing & Site Logistics Planning
Spring / Summer 2025	Design Phase / DSA Review	Local Business - Matchmaking Event	Hosted by 360 Total Concepts - Connecting General Contractor with Local Business Partners
Q4 - 2025	DSA Approval	Modernization & New Construction	Approved Plans and Specifications to start formal bid phase
Q4 - 2025	Bid Phase	Modernization & New Construction	Pre-Qualify & Solicit Bids from Sub-Contractors, Identify Self-Performed Work, Develop Guaranteed Maximum Price for the construction of the Project
Q4 - 2025	Facilities Committee	Modernization & New Construction	Present the Guaranteed Maximum Price for the construction of the Project
Q4 - 2025	Board Approval	Modernization & New Construction	Recommendation to Board to authorize start of construction

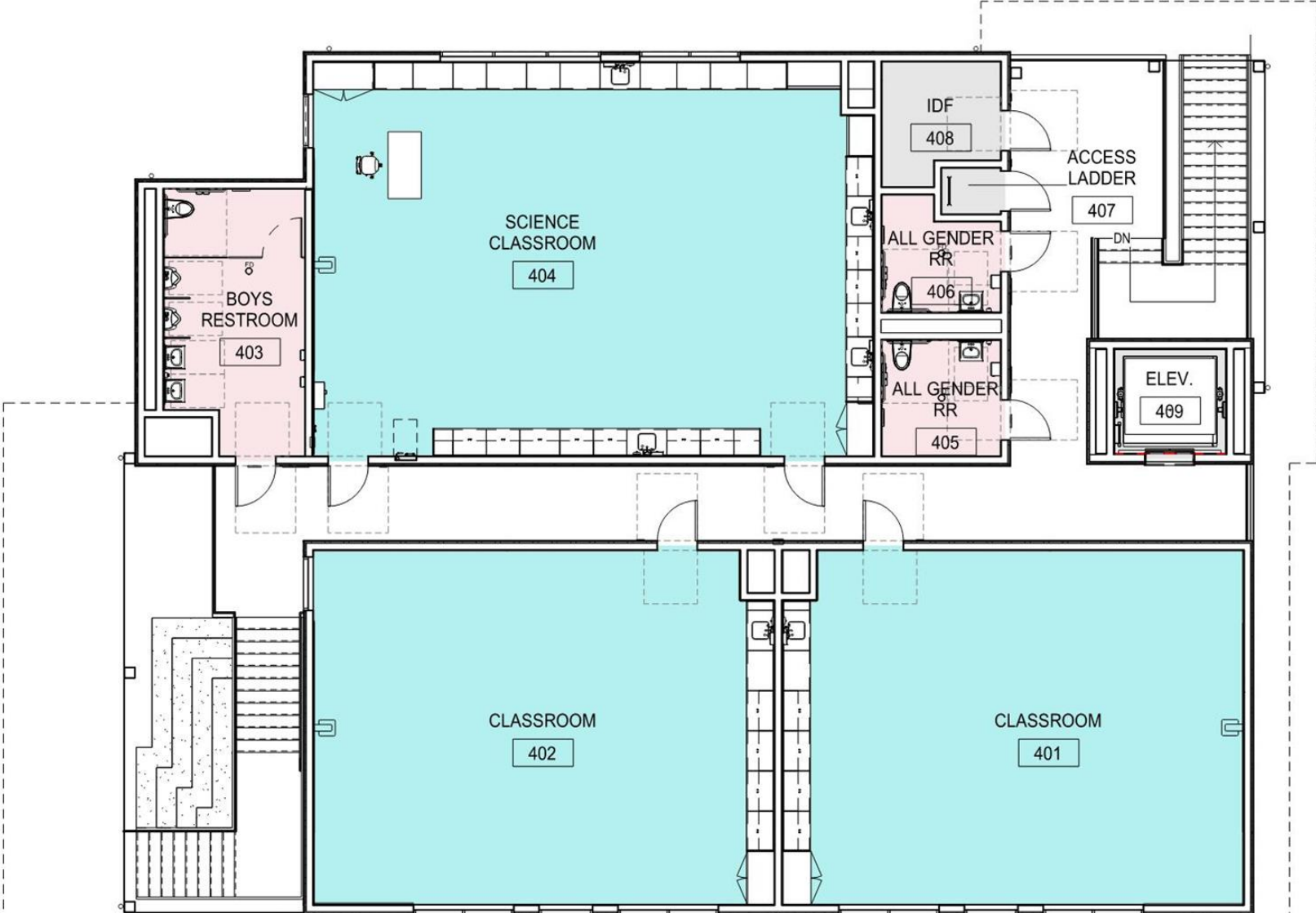




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Design Progress











THANK YOU

Building Better So Students Thrive.



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