

MONTHLY REPORT



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

JANUARY 2024

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

*This report includes a glossary of common industry abbreviations and terms.
Information as of December 2023.*

For More Information Contact
Oakland Built
oaklandbuilt@ousd.org

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
B&G	OUSD Building and Ground Department
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CHPS	The Collaborative for High Performance Schools (CHPS) is a nonprofit sustainability organization that works to ensure all PK-12 students have access to environments that support learning and wellness.
Close-In	Close-in is the process of covering walls with the first layer of final materials such as drywall, wood, or other material.
Cost Per Student	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
Cx	Commissioning Agent
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
Enrollment	Enrollment based on the numbers reported to the California Department of Education and is yet to be certified, October 2023
FRP	Fiber Reinforced Polymer
GMP	Guaranteed Maximum Price is the highest amount OUSD will pay for the project. Contractors are responsible for cost overruns beyond the maximum price unless a change order is issued.
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
M	Million
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M
PG&E	Pacific Gas and Electric Company

Glossary of Common Terms

Term / Acronym	Definition
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
SWPPP	Storm Water Pollution Prevention Plant
Storefront	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building

Central Administrative Center at Cole Campus New Construction and Site Improvements

January 2024

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 St. Oakland, CA 94607
Delivery Method: Design Bid Build
Original Budget: \$7 Million
Current Budget: \$57 Million
Funding Source: Fund 21, Bond Measures J, and Y
Current Phase: Construction
Budget Expended¹: \$33,214,711
Project Completion Percentage: 68%

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: 56%)
Project Manager:	Elena Comrie elena.comrie@ousd.org
Community Specialist:	Harold Lowe harold.lowe@ousd.org



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.

Past Month’s Accomplishments (December 2023)

- Completed:
 - Tape and topcoat application in Section C.
 - Electrical work, including pulling homeruns and feeder electrical wire, wire tray installation, and pulling data wire.
 - Ceiling grids installation and painting in Sections A and B.
 - Door frames installation and tiling in the restroom.
 - Stair #4 storefronts installation.
 - Polishing of concrete floor in Section A.
 - Installation and testing of west façade insulated metal wall panels.
 - Installation of gutters, conductor heads, and downspouts.
 - Fire Marshall Inspection #2.
 - Survey of retaining walls.

This Month’s Milestones (January 2024)

- Continue with:
 - Installation of south and east façade insulated metal wall panels in Section C.
 - Ceiling grids and painting in Section C, including glass at aluminum door frames and huddle rooms.
 - Polishing concrete floors in Sections B and C.
 - Sealing of concrete and installation of racks and lights in the server room.
 - Excavation of retaining walls.
 - Trenching for AT&T.
 - Installation of poplar sewer, storm drain, and manhole.
 - Monitoring dust, street cleanings, and stormwater pollution prevention plan.

Cost/Schedule Changes

- Change Order #4: \$2,315,466.06
- Board approved cumulative change order amount: \$6,588,513.88
- Approximate Cumulative Change Order Percent: 18%

Future Potential Financial Outlook

- Budget increase under review/pending.

¹ Data reported as of December 2023.

Claremont Middle School New Multi-Purpose Building & Kitchen

January 2024

Project Description: Construction of a new single story 9,544 SF multi-purpose building and kitchen.

Project Details

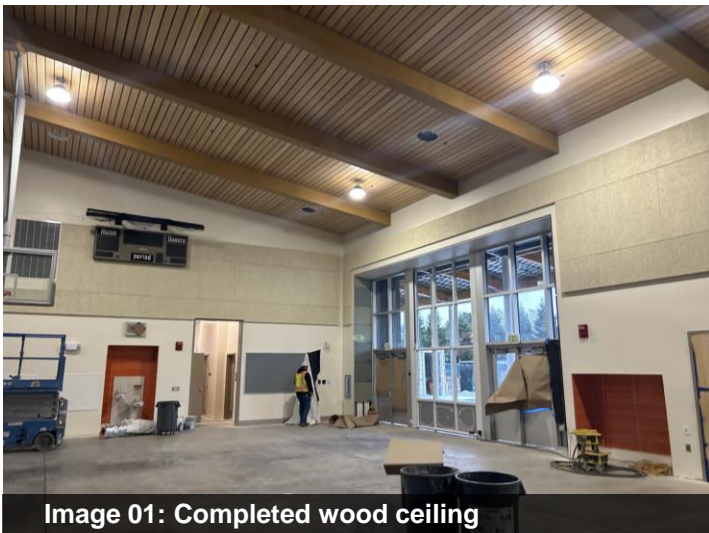
Address: 5750 College Ave. Oakland, CA 94618
Delivery Method: Design Bid Build
Original Budget: \$3 Million
Current Budget: \$21 Million
Funding Source: Bond Measures B, J, and Y
Current Phase: Construction
Cost Per Student¹: \$42,857 **Enrollment:** 490
Budget Expended²: \$16,739,387
Project Completion Percentage: 87%

High-Level Estimated Project Schedule

Design Starts:	Q1 (Jan - Mar) 2017
Bidding Starts:	Q2 (Apr - Jun) 2022
Construction Starts:	Q3 (Jul - Sept) 2022
Completion:	Q1 (Jan - Mar) 2024

Project Team

Architect:	S Meek Architecture
General Contractor:	Arntz Builders (LBU: 53%)
Project Manager:	Mike Torres Mike.Torres@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- Construction of a cafeteria, kitchen, and stage platform, including associated support facilities.
- Replacement of campus-wide intrusion alarm system and installation of full-height permanent walls at three classroom.

Past Month's Accomplishments (December 2023)

- Ongoing:
 - Installation of swiss panel rainscreen.
- Completed:
 - Repair of irrigation leak.
 - Wood ceiling installation.
 - Installation of interior ceiling fixtures.
 - Fumigation of existing gym.

This Month's Milestones (January 2024)

- Completed:
 - Installation of swiss panel rainscreen and fencing.
 - Testing and cutover of fire and intrusion alarm panel.
 - Installation of flooring for the stage and multi-purpose room.

Cost/Schedule Changes

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

Future Potential Financial Outlook

- Potential cost exposure may be incurred within the project's contingency due to project delivery delays.
- The project will not require additional funding.



¹ 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.

² Data reported as of December 2023.



Coliseum College Prep Academy

Site Expansion

January 2024

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
Delivery Method: Progressive Design Build
Original Budget: \$35.5 Million
Current Budget: \$55 Million
Funding Source: Bond Measure Y
Current Phase: Design - Schematic
Cost Per Student¹: \$70,423 **Enrollment:** 781
Budget Expended²: \$264,439
Project Completion Percentage: 13%

High-Level Estimated Project Schedule

Design Starts:	Q3 (Jul - Sept) 2023
Bidding Starts:	Q1 (Jan - Mar) 2024
Construction Starts:	Q1 (Jan - Mar) 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



Image 01: Exterior view of CCPA

Project Activities

Scope of Work

- Includes demolition of eight existing portable classrooms and construction of 16 new classrooms in a two-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.

Past Month's Accomplishments (December 2023)

- Architect presented the approved classroom building and gymnasium building designs at the December community meeting.
- Architect completed 50 percent of the bridging documents for the classroom building.
- Community Input Session was held on December 19th to review final recommendations for the project scope.

This Month's Milestones (January 2024)

- The project team will review bridging documents for the classroom building.

Cost/Schedule Changes

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

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ 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.

² Data reported as of December 2023.

Laurel Child Development Center (“CDC”) New Construction

January 2024

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

Project Details

Address: 3825 California St. Oakland, CA 94619
Delivery Method: Design Bid Build
Original Budget: \$3.5 Million
Current Budget: \$17.5 Million
Funding Source: Bond Measures J and Y
Current Phase: Construction
Cost Per Student¹: \$343,137 **Enrollment:** 51
Budget Expended²: \$13,089,034
Project Completion Percentage: 80%

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: 61%)
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.

Past Month’s Accomplishments (December 2023)

- Completed Installation:
 - Fire alarm horns, strobes, and smoke detectors.
 - Plumbing fixture.
 - Card reader door hardware.
 - Water heater.
 - Switchgear.
- Poured form turf field concrete curbs.
- Poured CDC play yard concrete curbs.

This Month’s Milestones (January 2024)

- Continue with:
 - Kitchen epoxy flooring.
 - Kitchen equipment.
 - Wood slat ceiling on parent resource room.
 - Turf field sub-grading.
 - CDC play yard sub grading.
 - Primary & secondary site electrical.
 - Transformer pad placement.

Cost/Schedule Changes (November 2023)

- PG&E has rescheduled permanent power pole installation for February 2024, which impacted the project completion date.
- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- Pending change order for compensable time extension.



¹ 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.
² Data reported as of December 2023.



Garfield Elementary School Modernization January 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 Student¹: \$117,606 **Enrollment:** 482
Budget Expended²: \$73,452
Project Completion Percentage: 1%

High-Level Estimated Project Schedule

Design Starts:	TBD
Bidding Starts:	TBD
Construction Starts:	TBD
Completion:	TBD

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

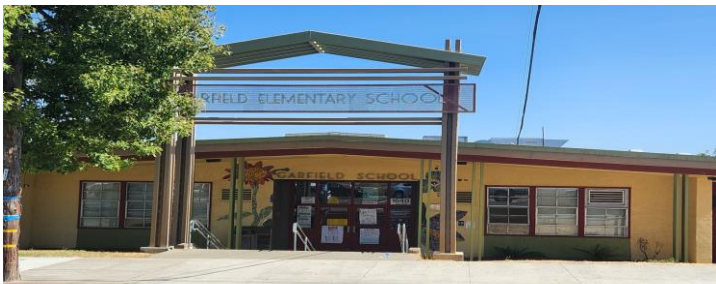


Image 01: Exterior view of Garfield

Project Activities

Scope of Work

- The modernization is to address deficiencies from the 2019 Facilities Conditions Assessment and provide upgraded learning environments.

Past Month's Accomplishments (December 2023)

- Conducted initial kickoff meeting with architects to begin site assessments.
- Approved architect contract.

This Month's Milestones (January 2024)

- Conduct a site assessment and feasibility study with the architects, the Facilities Planning & Management project team, and Building and Grounds Department.
- Pending approval of the surveyor and hazmat contract.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ 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.

² Data reported as of December 2023.

Kaiser Early Childhood Learning Center Site Improvements

January 2024

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

Project Details

Address: 25 S Hill Ct. Oakland, CA 94618
Delivery Method: Design Bid Build
Original Budget: \$6.6 Million
Current Budget: \$6.6 Million
Funding: Bond Measures Y, AA, and IEEEE Grant
Current Phase: Construction
Cost Per Student¹: \$77,993 **Enrollment:** 84
Budget Expended²: \$3,560,208
Project Completion Percentage: 80%

High-Level Estimated Project Schedule

Design Starts:	Q3 (July - Sep) 2021
Bidding Starts:	Q4 (Oct - Dec) 2022
Construction Starts:	Q3 (July - Sep) 2023
Completion:	Q1 (Jan - Mar) 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.

Past Month's Accomplishments (December 2023)

- Interior Buildings; Installed signage and 95 percent FA devices installed.
- Upper Yard Central Terrace; Placed rebar and retaining wall, installation of irrigation, drainage, subgrade artificial grass and concrete curbs.
- Upper Yard West Terrace; Placed concrete stairs, installed handrails, placed concrete flush curbs at paver walkway, and placed pavers at stairs walkway.

This Month's Milestones (January 2024)

- Upper Yard West Terrace; Pour concrete for A/C pad, installation of basketball hoop, modifications on shed and ramp, installation of temporary fencing, fog seal for A/C.
- Upper Yard Central Terrace; Excavation of east stairs, preparation for subgrade, installation of rebar and retaining walls for east stairs, fabrication of hand rail, delivery of playground equipment, and installation of artificial turf.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.

¹ 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.

² Data reported as of 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
Delivery Method: Progressive Design Build
Original Budget: \$65 Million
Current Budget: \$91.25 Million
Funding Source: Bond Measure Y
Current Phase: Design - Schematic
Cost Per Student¹: \$344,340 **Enrollment:** 265
Budget Expended²: \$1,352,820
Project Completion Percentage: 16%

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



Image 01: Rendering of exterior main entrance



Image 02: Rendering of potential science lab

Project Activities

Scope of Work

Modernization of the entire campus which includes:

- Building system improvements and upgrades such as replacing the plumbing (lead abatement), seismic upgrades, heating, ventilation, and air conditioning.
- Updates to indoor spaces such as new flooring, wall treatments, updated classrooms, labs, and shops, cafeteria reconfiguration, auditorium refresh, and sports locker rooms.
- Upgrades to outdoor spaces such as construction of a new grandstand, updates to the plaza, basketball and tennis court. Additionally, upgrades to the woodshop and after school program areas and modification of the clinic lobby.

Past Month's Accomplishments (December 2023)

- Delivery of 100 percent schematic design to District for review and comment.
- Concrete structural scanning and core sampling.
- Preparation of hazmat abatement and monitoring services RFP.
- CHPS project planning and registration.
- Conducted one-on-one meetings with PAC members to discuss outreach effectiveness. The majority of PAC members were satisfied with the engagement process.

This Month's Milestones (January 2024)

- Delivery of 100 percent schematic design set pricing to District for review.
- Transition into Design Development Phase.
- Deployment of Hazmat RFP.
- Teacher and student Design Development Phase outreach.

Cost/Schedule Changes

- Change Order #01: \$1,238,252.00
- Increase to Design Build Entity scope of design work due to increased project budget by OUSD Board of Education.
- Approximate Cumulative Change Order Percent: 1%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ 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.

² Data reported as of December 2023.

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

Project Details

Address: 4730 Fleming Ave. Oakland, CA 94619
Delivery Method: Lease-Leaseback
Original Budget: \$49.5 Million
Current Budget: \$36.5 Million
Funding Source: Bond Measure Y
Current Phase: Design
Cost Per Student¹: \$87,952 **Enrollment:** 415
Budget Expended²: \$549,086
Project Completion Percentage: 10%

High-Level Estimated Project Schedule

Design Starts:	Q2 (Apr - Jun) 2024
Bidding Starts:	Q1 (Jan - Mar) 2024
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 (December 2023)

- Design option # 2 (new middle school building) selected as final design.
- HKIT team developed work plan in preparation to start the design phase.
- Project team prepared recommendation for project delivery method.

This Month's Milestones (January 2024)

- Architects to start schematic design.
- Negotiate contract extension for HKIT Architects.
- Prepare RFP/Q for lease-leaseback.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ 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.

² Data reported as of 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 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 Student¹: \$165,552 **Enrollment:** 553
Budget Expended²: \$5,619,935
Project Completion Percentage: 25%

High-Level Estimated Project Schedule

Design Starts:	Phase 2: Q2 (Apr - Jun) 2021 Phase 1: Q1 (Jan - Mar) 2024
Bidding Starts:	Q2 (Apr - Jun) 2024
Construction Starts:	Q3 (Jul - Sep) 2025
Completion:	Q3 (Jul - Sep) 2028

Project Team

Architect:	HKIT Architects
General Contractor:	Overra (LBU: 50%)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Image 01: Interim Classroom Site Prep



Image 02: Interim Classroom Site Prep

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 (December 2023)

- Kickoff design meeting with La Clinica.
- Kickoff meeting with Terraphase for CEQA.
- Placed interim housing on hold pending resisting to clear easement.
- DSA stamp of approval for modular science building issued modular science addendums to Overaa for GMP.
- Received CGS review comments for modular project.

This Month's Milestones (January 2024)

- Obtain modular science building GMP from Overaa.
- Ongoing design meetings with La Clinica.
- Anticipate EBMUD approval letter and fee.
- Review PG&E proposed service pole with city approval.
- Start shop fabrication of modular science building.
- Review design options to relocate portables to clear easement.
- Arrange meeting with site administrator to review relocation of the portables.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.

¹ 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.

² Data reported as of December 2023.