

# Melrose Leadership Academy

PROJECT ADVISORY COMMITTEE MEETING

April 14, 2022

DRAFT



OAKLAND UNIFIED SCHOOL DISTRICT

*Community Schools, Thriving Students*



OAKLAND UNIFIED  
SCHOOL DISTRICT  
*Community Schools, Thriving Students*

# Green School Yards

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# Green Schoolyard (Phase 2) & ADA upgrades

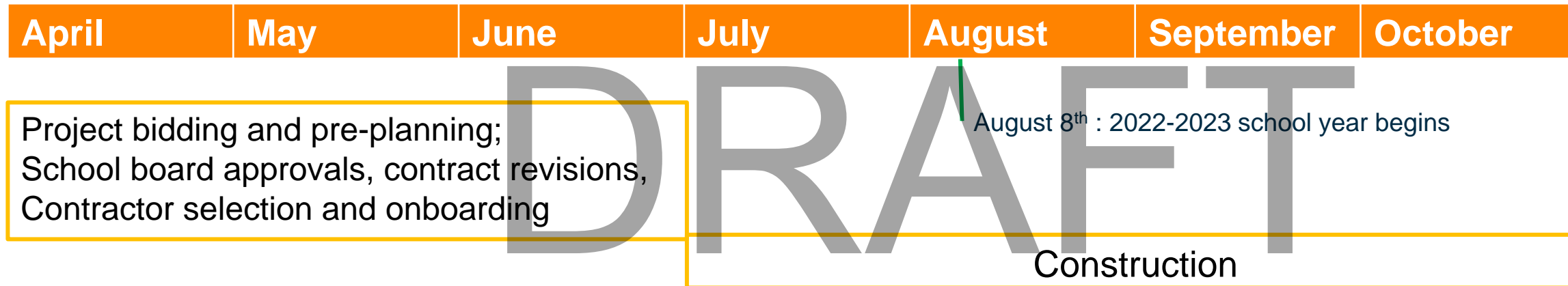
## CONSIDERATIONS FOR CONSTRUCTION DURING SCHOOL SESSION

- › Construction scope of project is not constructible within summer break window
  - Benefits of project ideally outweigh the temporary challenges
  
- › Contractor, once hired, will outline clear construction phasing with correlating site controls
  
- › OUSD/TPL can work with contractor to adapt construction during school session:
  - Minimum disruption to instruction
  
- › Collaborative planning with school site administrators
  - Consider alternative uses of space to support functional recess and outdoor time

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# Green Schoolyard (Phase 2) & ADA upgrades

## DRAFT TIMELINE







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# Measure Y Bond Project

# DRAFT



# The Budget

WHAT DOES \$49.5 MILLION MEAN?

## Soft Cost

**Includes the fees to do the following:**

Soft costs are all the fees related to completing the project without paying for construction. This includes:

- Civil engineers & architects
- Acoustical Engineers
- I.T. Consultants
- Geotechnical Engineering
- Laboratory Consultants for material testing
- Mechanical and Electrical Engineers
- Security Consultants
- Structural Engineers
- Topography Surveys
- Division of State Architect Review Fees
- Energy Studies
- Inspectors
- Printing Fees
- AND MORE...

Expenditure	Value
Soft Cost	\$16,625,000
Construction Cost	\$30,875,000
ADA Ramp Project	\$2,000,000
<b>Total</b>	<b>\$49,500,000</b>

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## Hard Cost

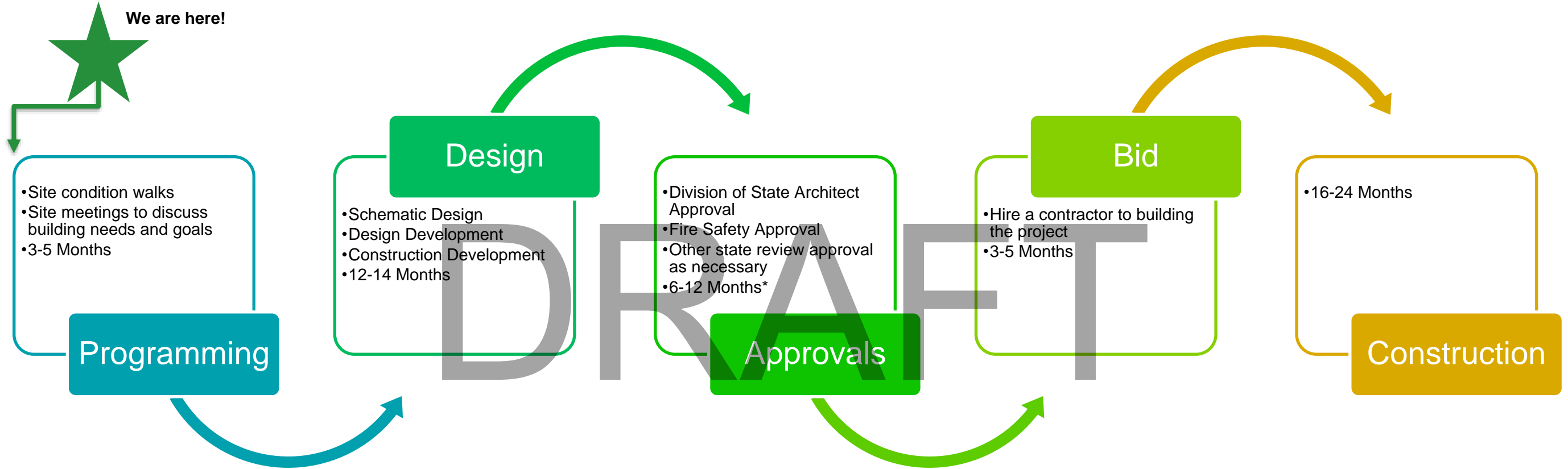
**Includes the fees to do the following:**

- All cost related to hiring a contractor to build the building
- Furniture, Computers, other IT
- Mandatory Construction Contingency of 10%
- Small Emergency Contingency
- Escalation\*

\*Bay Area market experienced +/-28% escalation on material goods (steel) due to supply chain impacts from COVID pandemic (Bureau of Labor and Statistics)

# The Design and Construction Process

## START TO FINISH



**The architectural RFQ-P is out to bid, that will be awarded May 6. We expect Board approval in June.**

**Details about the RFQ-P can be found on the Facilities website, or at this link [MLA RFQ-P](#)**

\*State and local jurisdictions having authority are not within the schedule control of OUSD. These approvals may take more or less time than estimated.



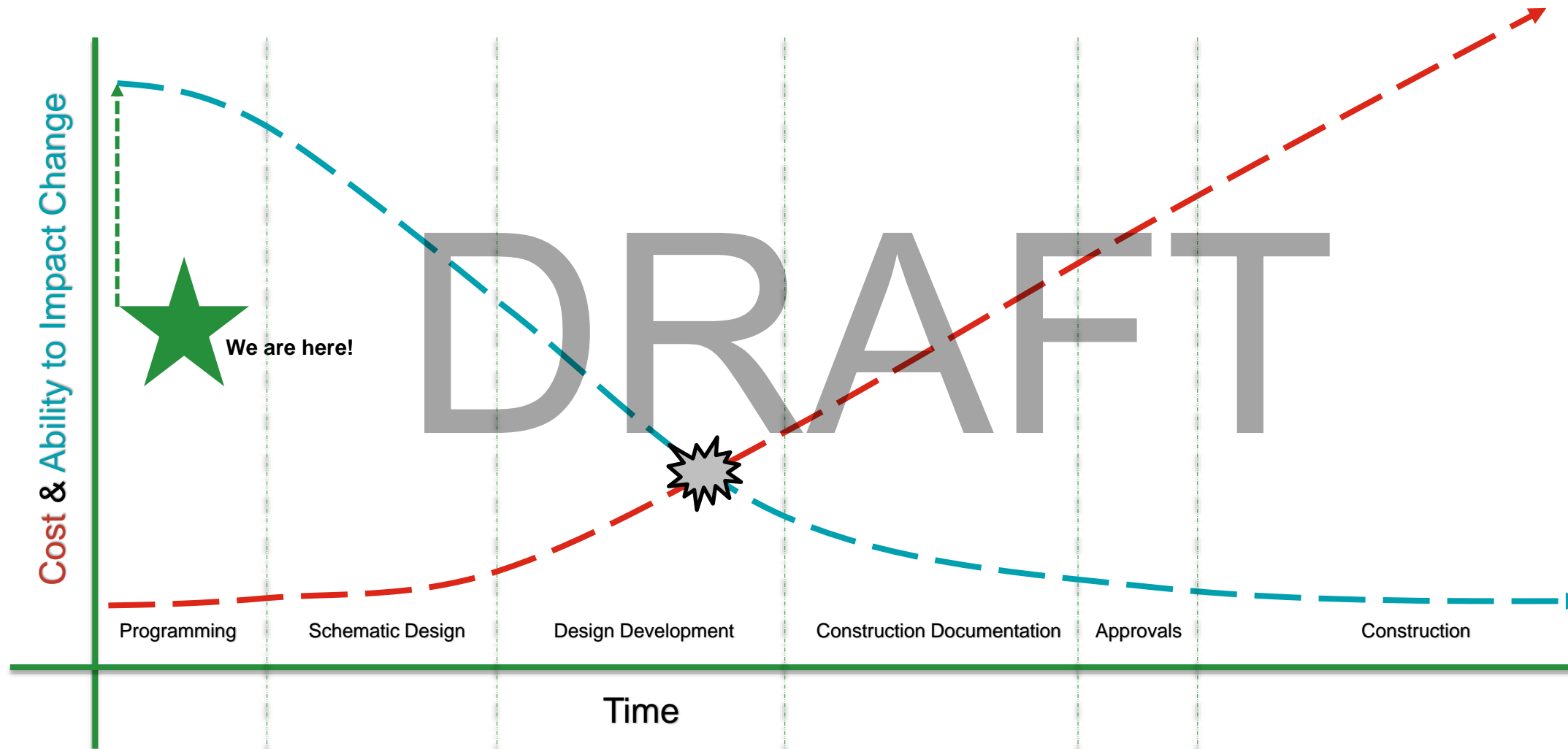


# The Design and Construction Process

<b>DATE</b>	<b>ACTIVITY</b>
<b>April 6, 2022</b>	<b>RFQ/P Issued.</b>
April 14, 2022	Deadline for Requesting Invite for Virtual Pre-Submittal Meeting (no later than 4:00 p.m. (Pacific Time))
<b>April 21, 2022</b>	<b>Non-Mandatory Virtual Pre-Proposal Meeting from 11:00 a.m. to 12:00 p.m. (Pacific Time)</b>
April 27, 2022	Written requests for Interpretation, Correction or Modification are due (no later than 4:00 p.m. (Pacific Time))
May 3, 2022	District to issue written responses to requests for clarification.
<b>May 6, 2022</b>	<b>Proposals Due by 2:00 p.m. (Pacific Time)</b>
Week of May 16th	Interviews of Short Listed Firms (TBD)
<b>June 29, 2022</b>	<b>Board Meeting – tentative approval of Contract.</b>
June 30, 2022	Tentative Notice to Proceed issued to Consultant.

# The Design and Construction Process

## IMPORTANCE OF DECISION MAKING





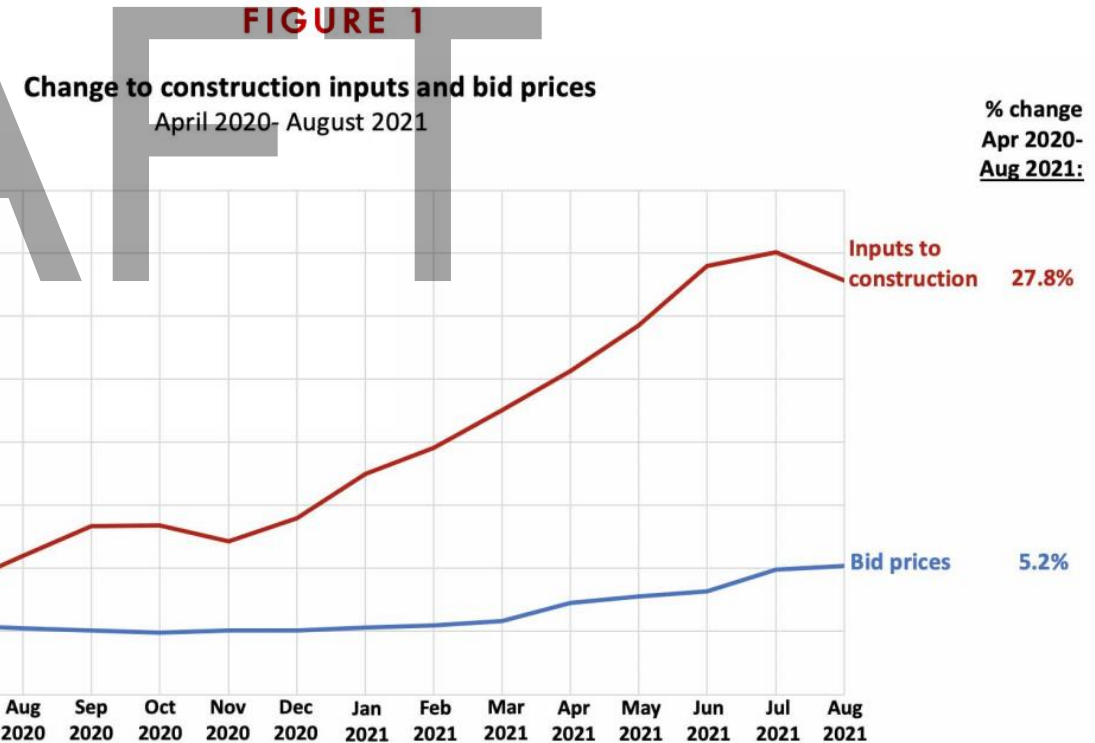
## Rising costs, flat project pricing

Figure 1 illustrates the threat. The red line (“Input costs”) shows the change from April 2020—the low point—to August 2021 in the price of all materials and services used in construction, while the blue line (“Bid prices”) measures the far smaller change in what contractors say they would charge to erect a set of nonresidential buildings. This latter line, essentially a measure of bid prices, rose 5.2% over 16 months. In contrast, the line measuring the cost of contractors’ purchases soared 27.8% over the same interval.

In other words, if a contractor or subcontractor submitted a fixed-price bid in April 2020 based on materials costs at that time but did not buy the materials until this summer, its cost for the materials would have risen an average of nearly 28%. Given that materials may account for half or more of the cost of a contract, such an increase could easily wipe out the profit from a project and potentially put the contractor out of business.

**27.8%**  
Input costs for construction  
soared 27.8% from April  
2020 to August 2021

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Source: Bureau of Labor Statistics, producer price indexes (PPIs) for new nonresidential building construction (bid prices) and inputs to construction, not seasonally adjusted