

Roosevelt Middle School Advisory Committee

Oakland Unified School District
April 12, 2022



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Agenda

1. Recap of Overall Schedule
2. Recap of Project Definition Phase Schedule and Goals
3. Community Engagement Planning
4. Recap of Engagement Process to date & Lessons Learned
5. Updated Scenarios / Scenario Phasing / Budgets
6. Updated Building A Renovation Approach & Phasing
7. Questions & Comments
8. Next Steps

Overall Schedule

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ROOSEVELT MIDDLE SCHOOL MODERNIZATION OVERALL PROJECT SCHEDULE



- Nearing Completion Of Project Definition Phase
- More Detailed Engagement Will Occur In Future Phases

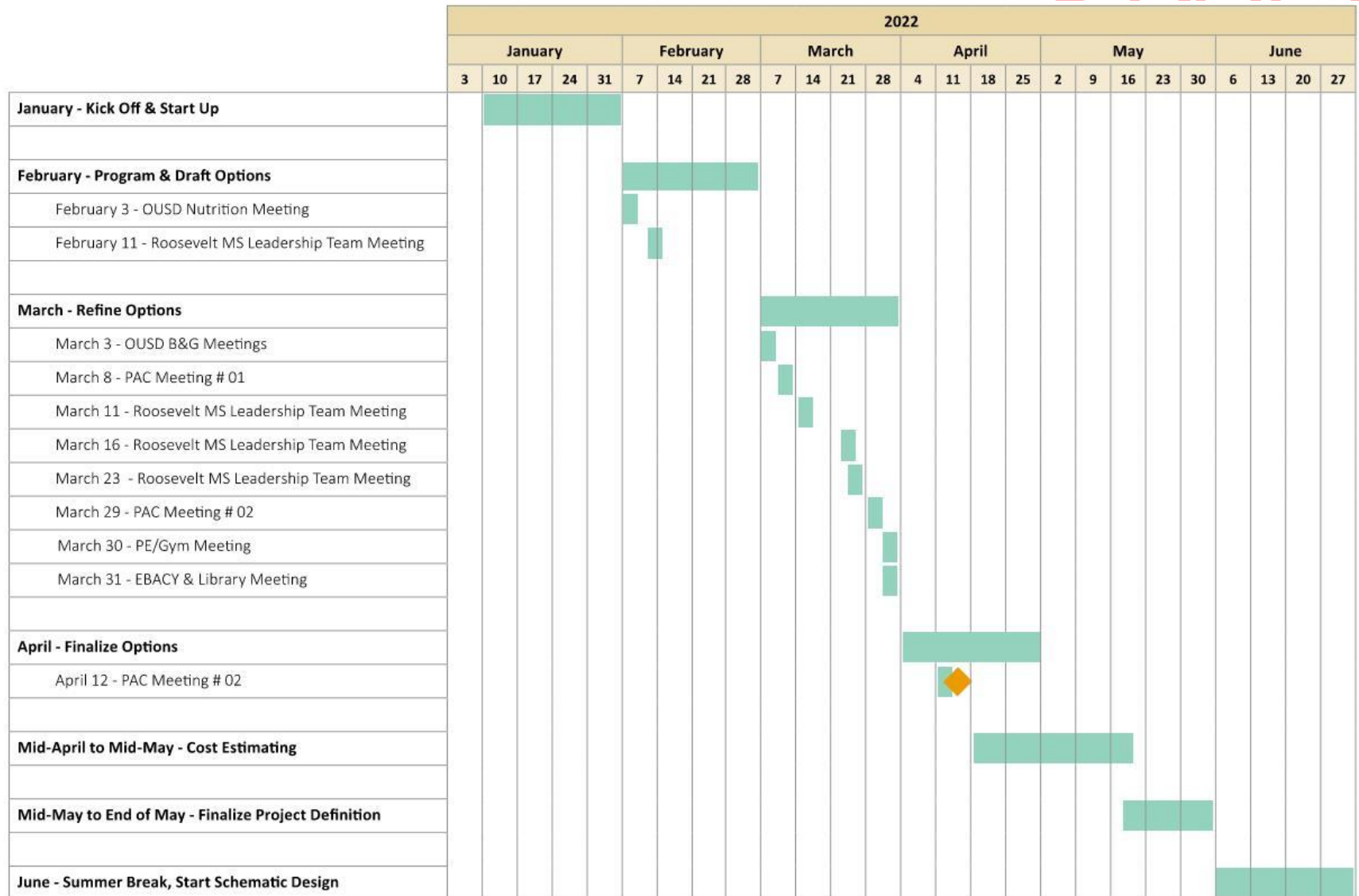
Project Definition Schedule & Goals

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ROOSEVELT MIDDLE SCHOOL MODERNIZATION PROJECT DEFINITION PHASE SCHEDULE

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Project Definition Phase

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- Align Scope With Budget
- Develop Phasing And Interim Housing
(School To Remain Operational And On-Site During Project)
- Identify Location & Program Of New Building
- Identify And Prioritize Scope At Building A That Fits Within Remaining Budget
- Developing 2 – 3 Scenarios For Cost Estimating
- Work Towards Recommendation
- No Final Decisions Today

Community Engagement Planning

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Feedback & Lessons Learned

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Lessons Learned

Play Yard

- Used for lunch time recess, PE, after school programs and sports during and after school. Some play space is needed during construction but also a goal to not stretch construction out too long so recognition that some sacrifice on space will help
- Garden to be accommodated on yard
- Adjacent Park cannot be utilized during construction

Phasing

- Phasing of Building A construction seems possible pending confirmation by DSA
- Clinic remaining in place during Construction seems possible, but an extended summer shut down would be needed
- Reducing overall construction duration important goal

Interim Housing

- Library to be accommodate in 1 portable classroom during construction
- District typically provides Music, Science, Art standard size classrooms during construction
- Likely do not need temporary clinic
- Temporary Facilities for Administration and Student Support in Development

Lessons Learned

Building A

- Clinic would remain in current location 'as is' minus structural work
- Right Sizing of Classrooms is a priority
- Library space remains 'as is'

Administration

- Main Administration to remain in building A in middle of campus with new accessible 'front door' for safe secure entry through Admin during school day

Gym

- Not used during lunch, hosts rainy day lunch recess, cannot be used for
- Not able to accommodate lunch recess or all sports programs

New Cafeteria

- Reduced in size. Accommodates lunch by 1/3 of school at a time (as opposed to 1/2)

6th Grade Cluster

- Ideally the group of classrooms created through the project serves the full 6th grade program

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Key Questions

LOCATION OF ADMINISTRATION

LOCATION OF CAFETERIA

LOCATION OF NEW BUILDING

REPLACE PORTABLES OR NOT

PARKING LOT OR NOT, SIZE OF PARKING LOT

APPROACH TO PHASING

PHASED CONSTRUCTION OF BUILDING A: DISRUPTION

Key Questions

~~LOCATION OF ADMINISTRATION~~

LOCATION OF CAFETERIA

LOCATION OF NEW BUILDING

REPLACE PORTABLES OR NOT

~~PARKING LOT OR NOT, SIZE OF PARKING LOT~~

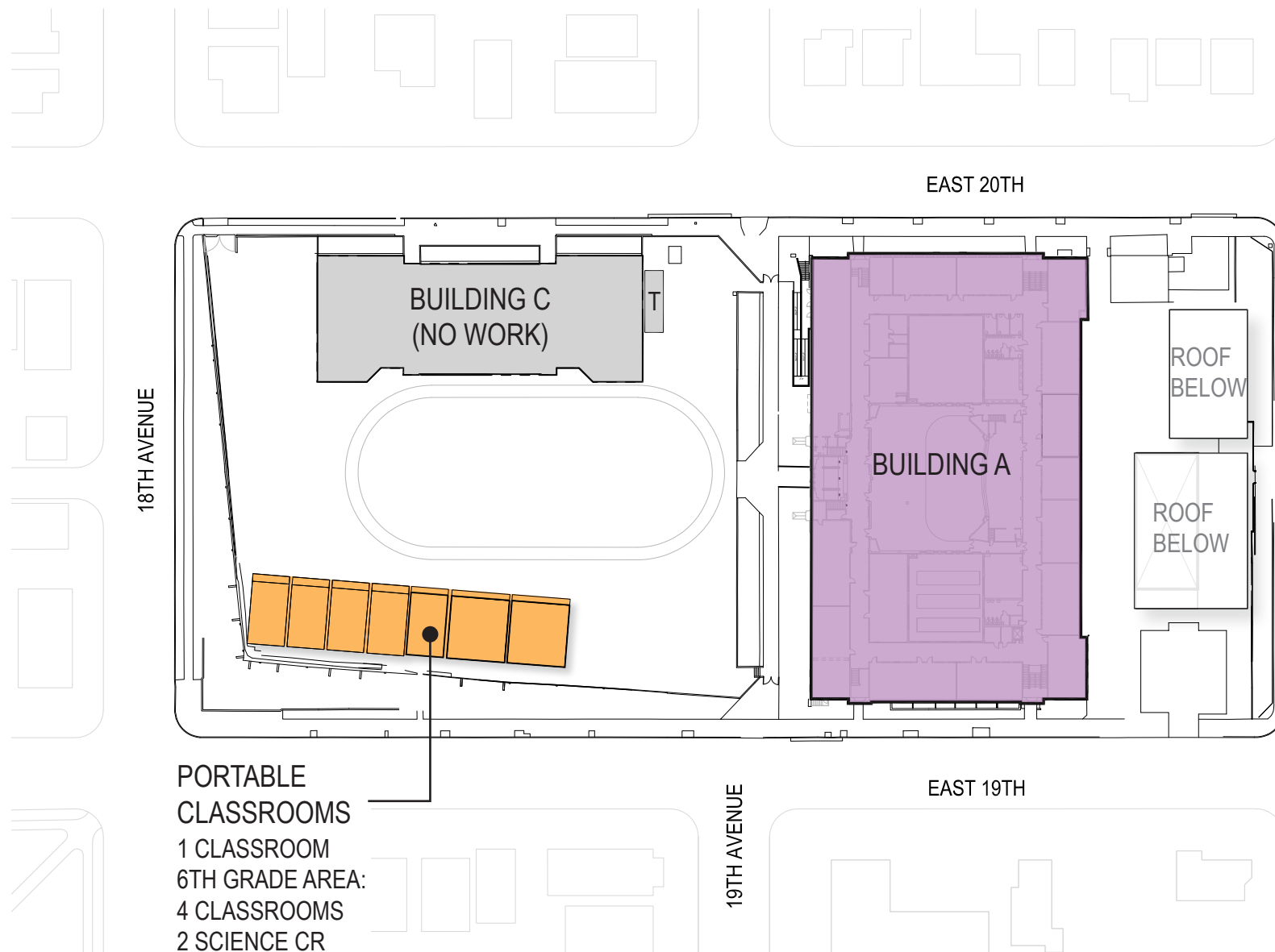
~~APPROACH TO PHASING~~

~~PHASED CONSTRUCTION OF BUILDING A~~

Updated Scenarios / Phasing

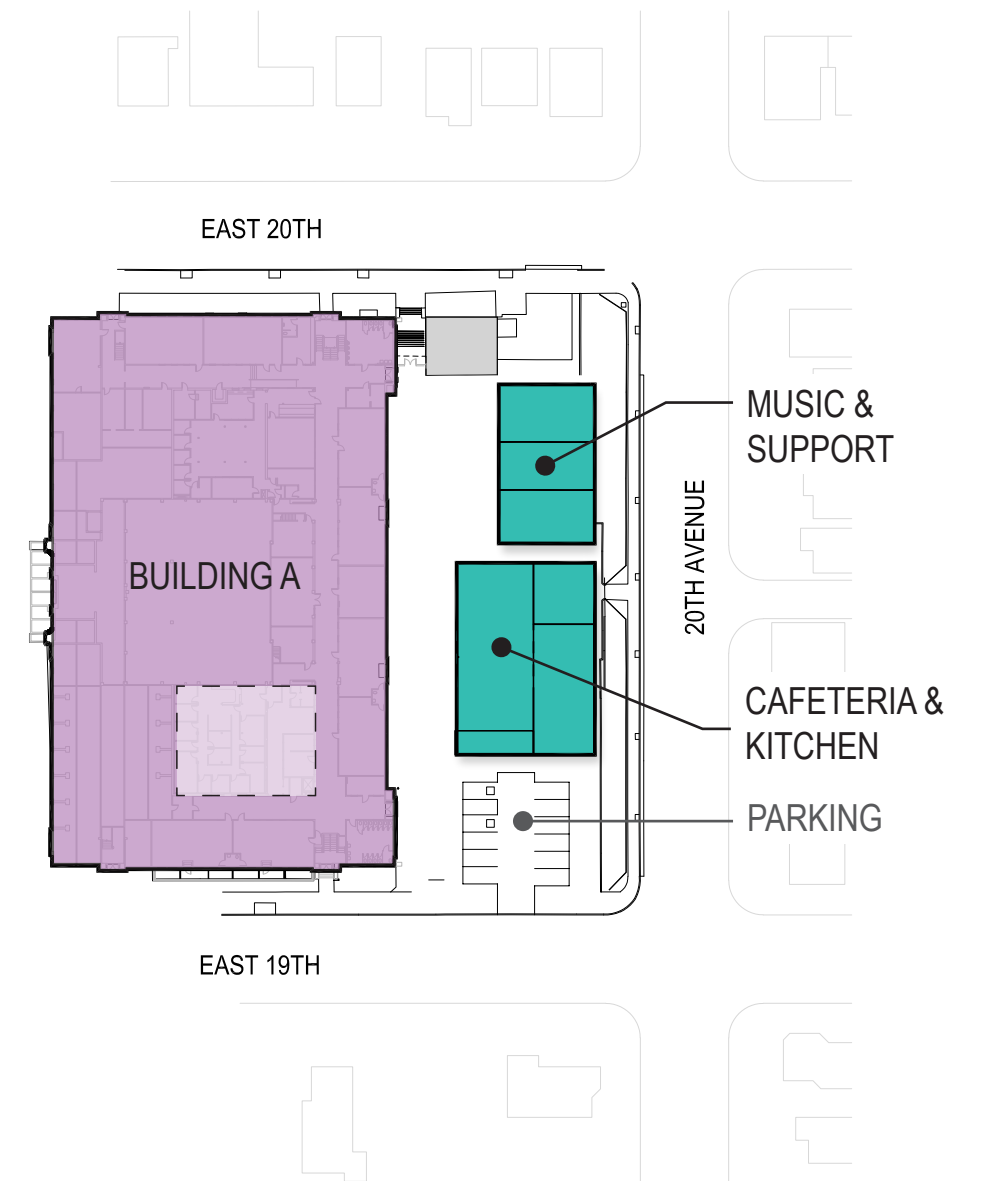
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GROUND LEVEL

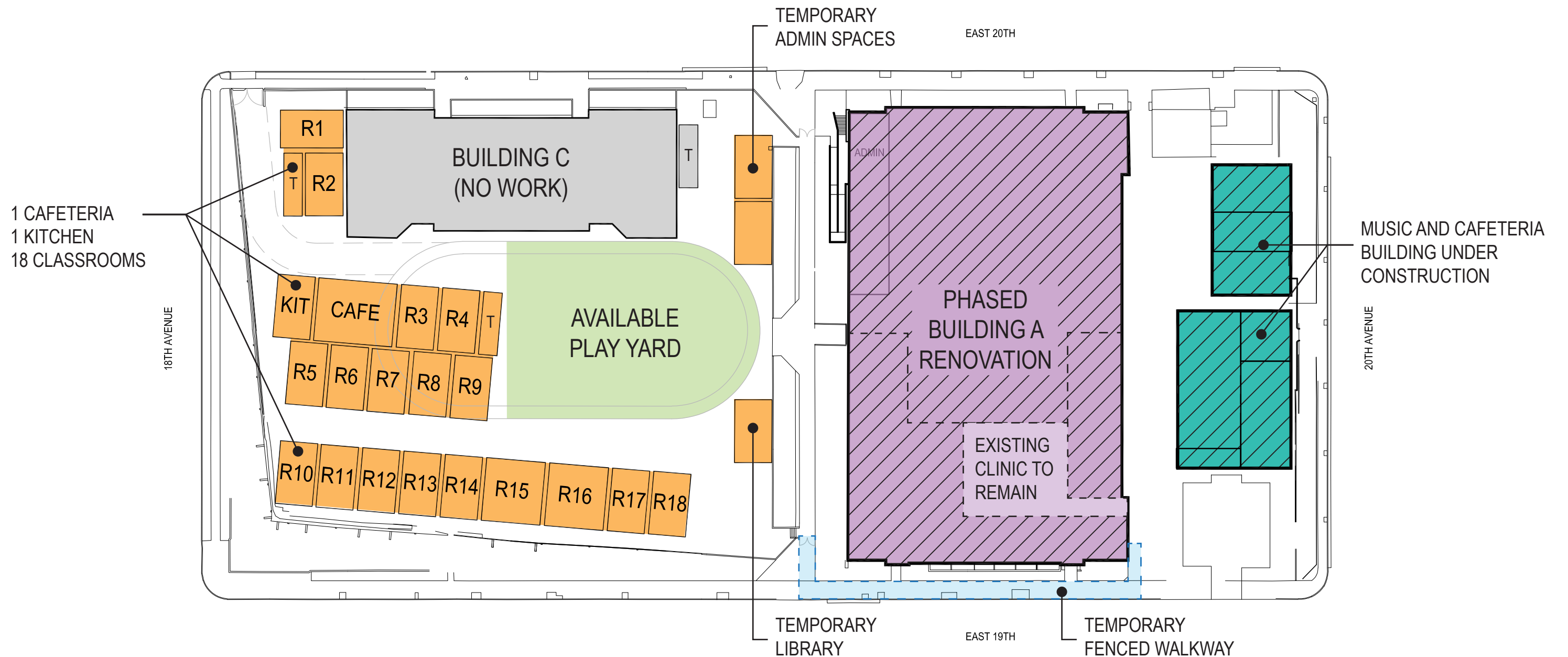
- NEW MUSIC CLASSROOMS, CAFETERIA AND KITCHEN BUILDING AT CURRENT BUILDING B LOCATION
- 7 PORTABLE CLASSROOMS TO REMAIN AT PLAY YARD



BASEMENT LEVEL

- EXISTING
- RENOVATION
- NEW CONSTRUCTION
- PORTABLES
- EXISTING CLINIC
- T = TOILETS

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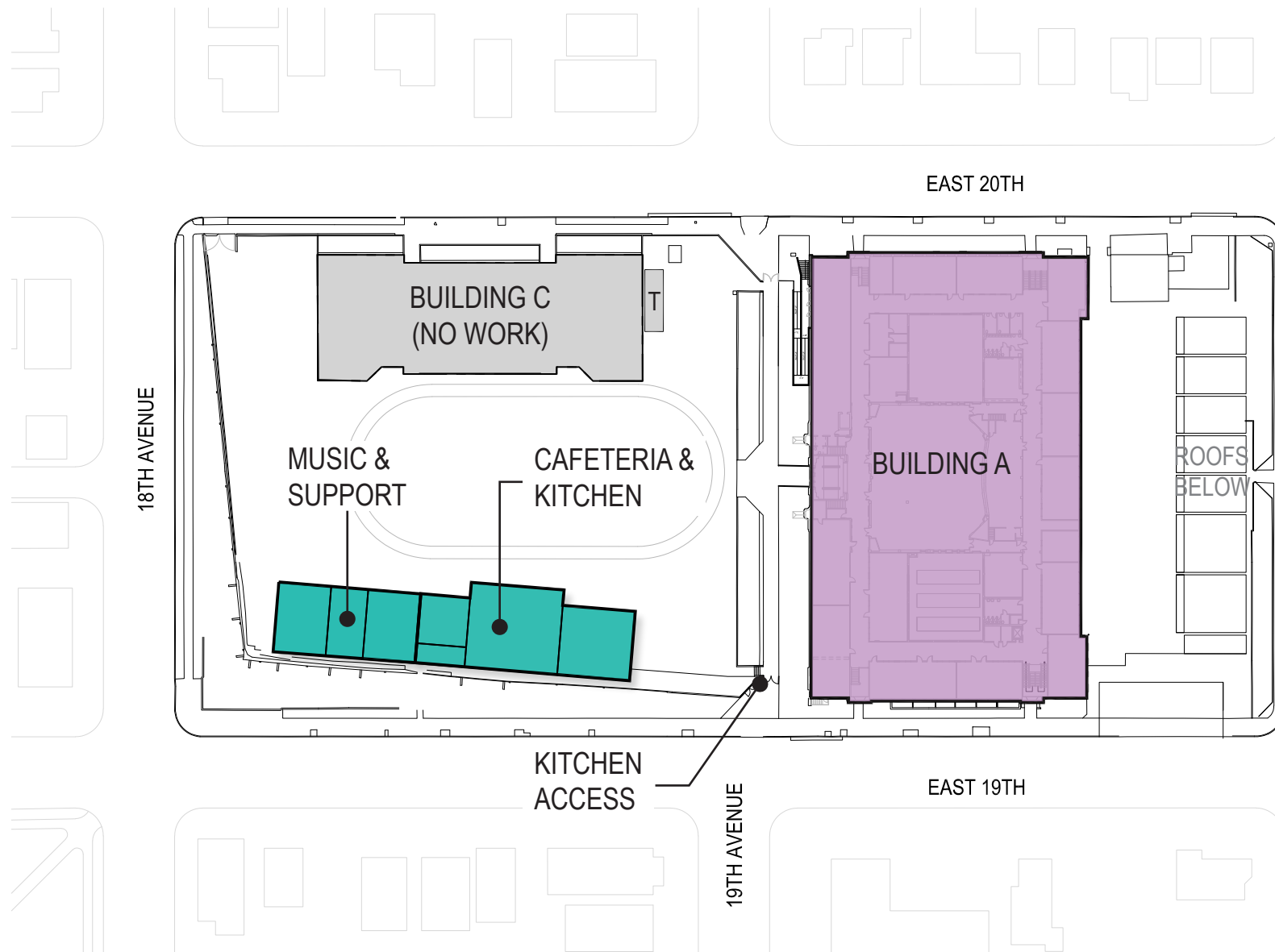


TOTAL: 30 MONTHS±

- PHASED BUILDING A RENOVATION IS POSSIBLE, MAYBE EVEN NECESSARY
- MAJORITY OF STRUCTURAL WORK IN PHASE 1
- PENDING DSA APPROVAL, CLINIC COULD REMAIN IN PLACE IN PHASE 2 AREA
- CLINIC WOULD HAVE TO SHUT DOWN FOR ONE EXTENDED SUMMER

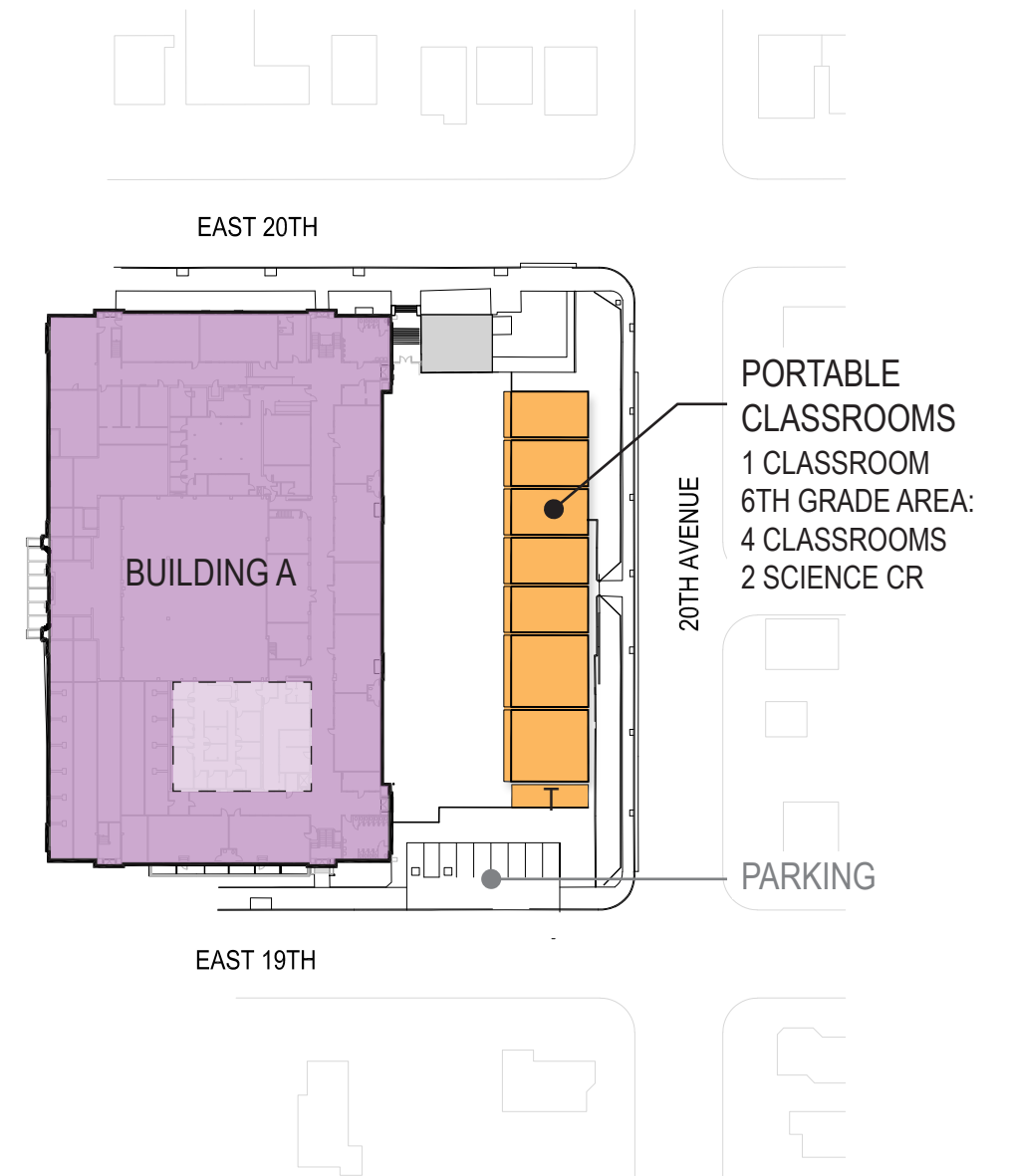
- EXISTING
- RENOVATION
- NEW CONSTRUCTION
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- PLAY YARD
- T = TOILETS

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GROUND LEVEL

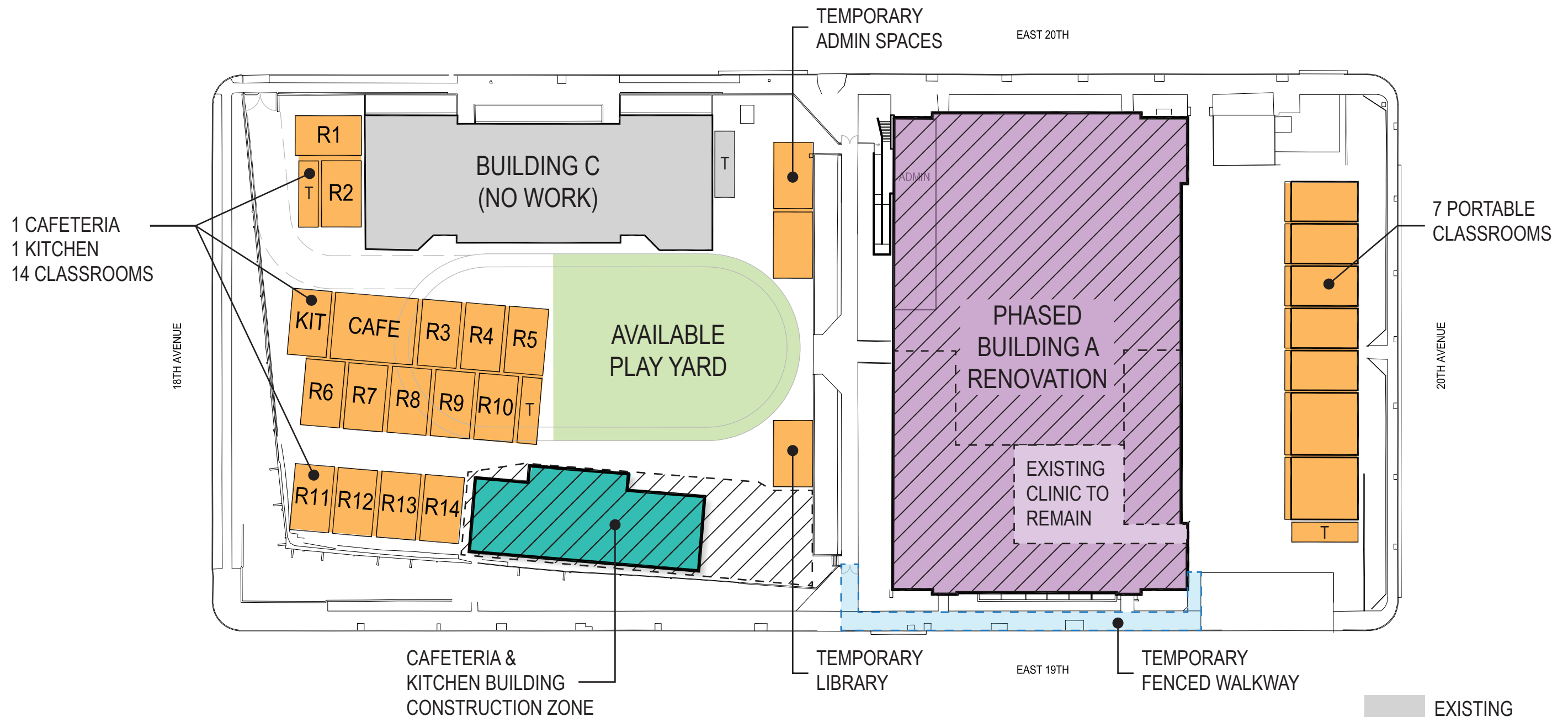
- NEW CAFETERIA AND KITCHEN BUILDING AT PLAY YARD
- 2 MUSIC MODULAR CLASSROOMS AND SUPPORT SPACES ADJACENT TO NEW CAFETERIA
- 7 PORTABLE CLASSROOMS TO REPLACE CURRENT BUILDING B LOCATION



BASEMENT LEVEL

- EXISTING
- RENOVATION
- NEW CONSTRUCTION
- PORTABLES
- EXISTING CLINIC
- T = TOILETS

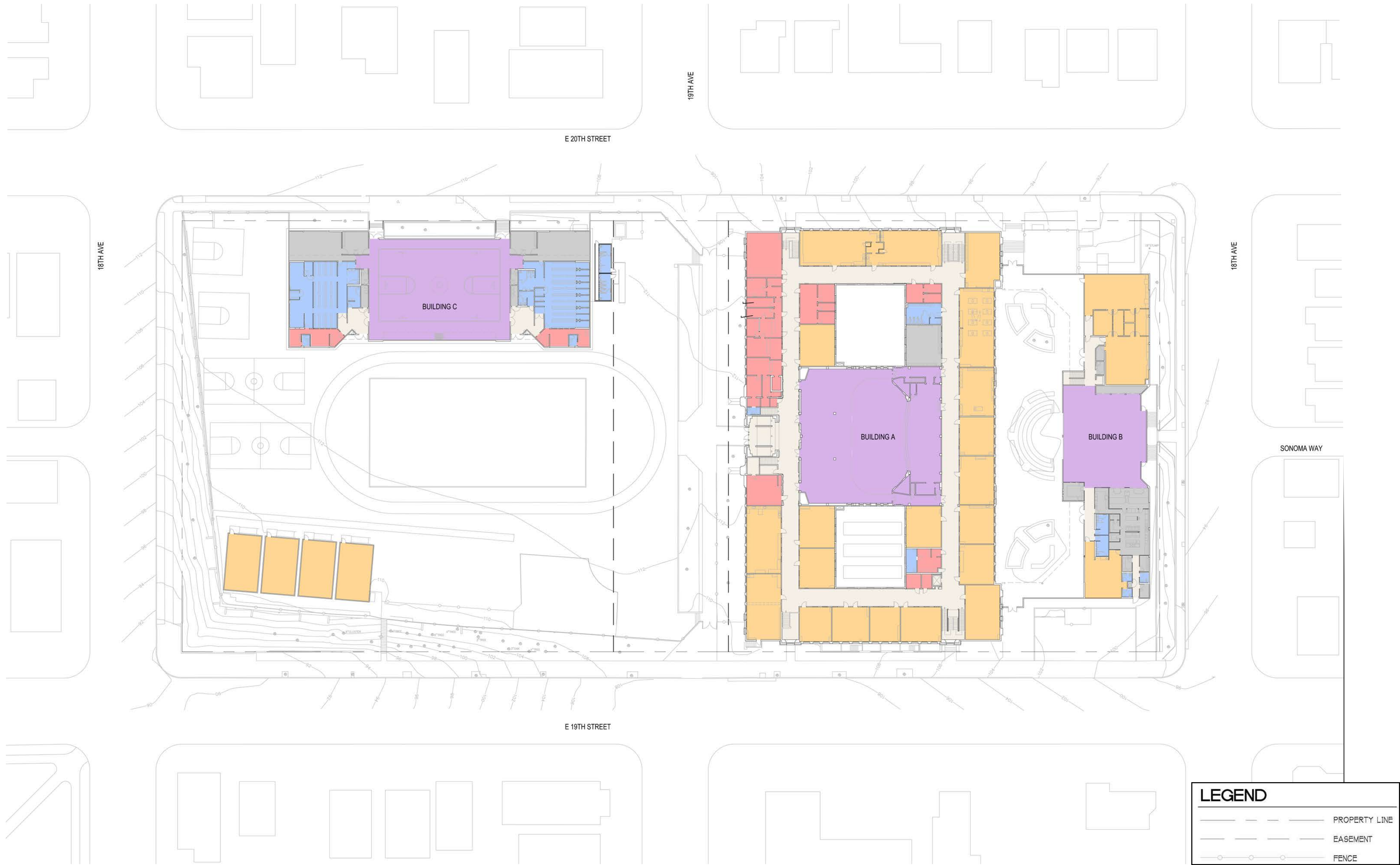
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TOTAL: 33 MONTHS±

- PHASED BUILDING A RENOVATION IS POSSIBLE, MAYBE EVEN NECESSARY
- MAJORITY OF STRUCTURAL WORK IN PHASE 1
- PENDING DSA APPROVAL, CLINIC COULD REMAIN IN PLACE IN PHASE 2 AREA
- CLINIC WOULD HAVE TO SHUT DOWN FOR ONE EXTENDED SUMMER

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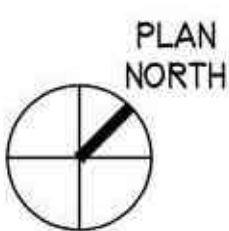


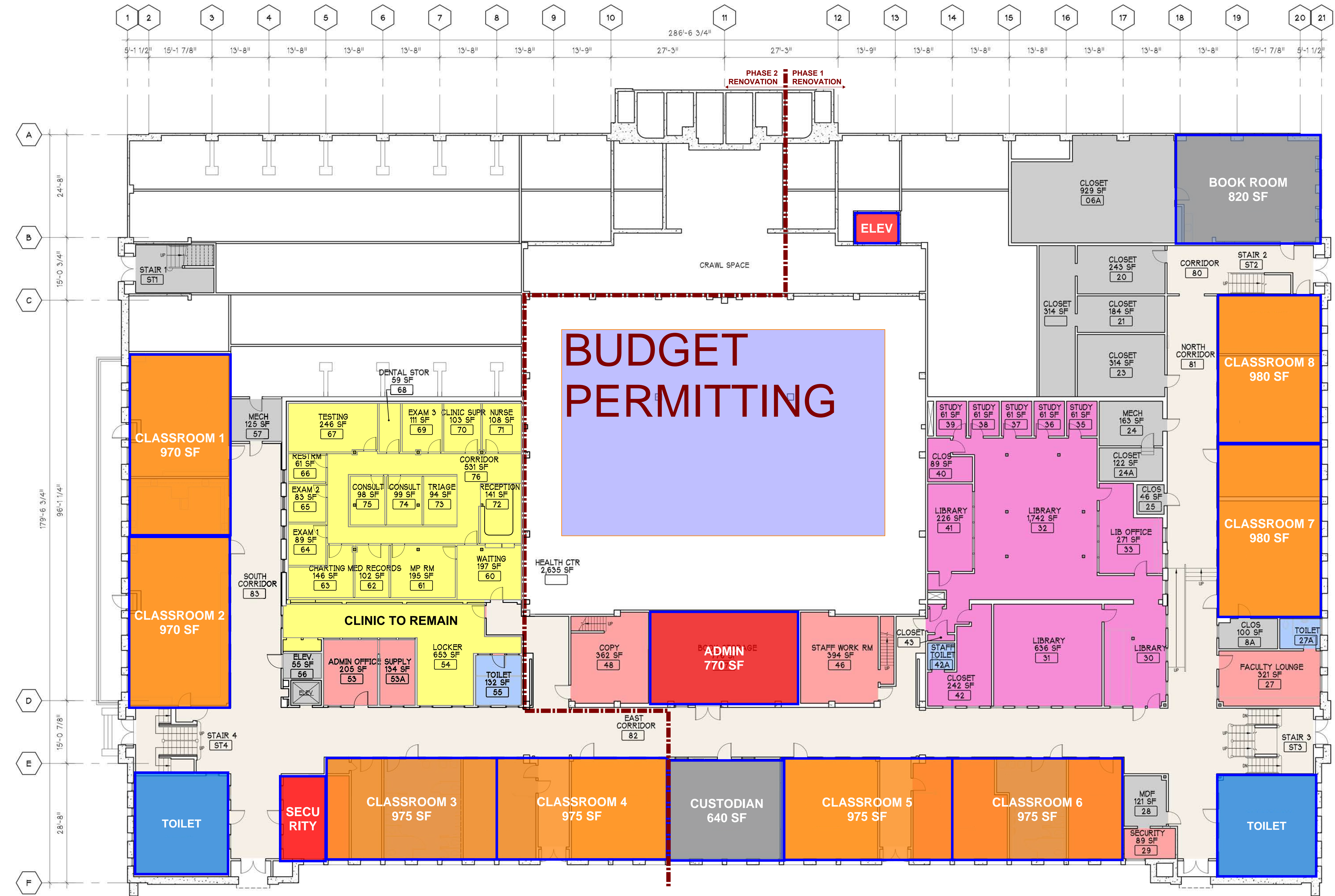
GROUND FLOOR:

TOTAL TEACHING SPACES (TS): 9

TOTAL ACTIVE CLASSROOMS (CR): 7

- LEGEND:**
- CLASSROOM
 - ADMIN SPACE
 - STORAGE
 - CIRCULATION
 - TOILET
 - LIBRARY
 - CLINIC

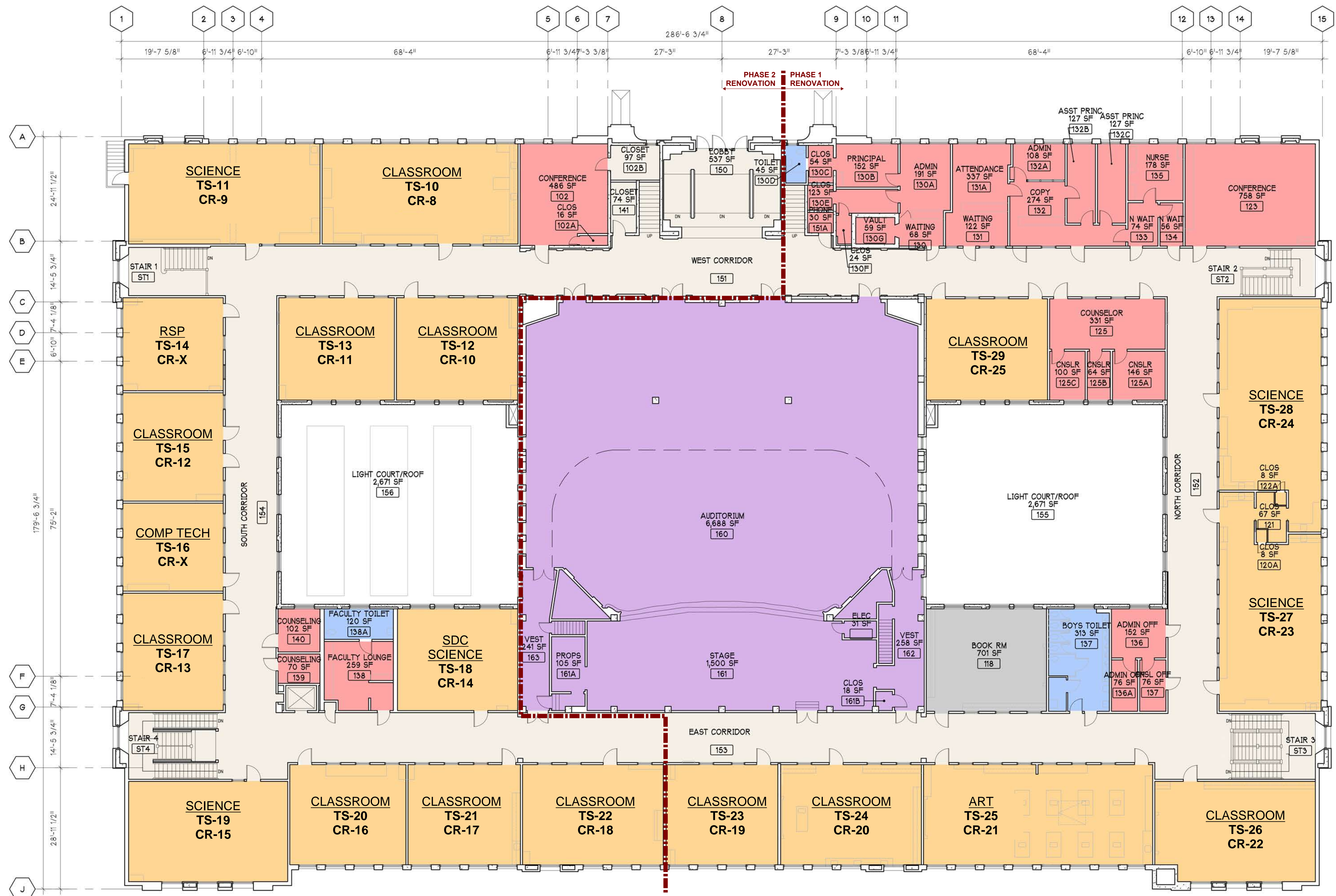




GROUND FLOOR:
TOTAL CLASSROOMS: 8

- LEGEND:**
- RENOVATED CLASSROOM
 - RENOVATED ADMIN SPACE
 - RENOVATED TOILET ROOM
 - RENOVATED SUPPORT SPACE

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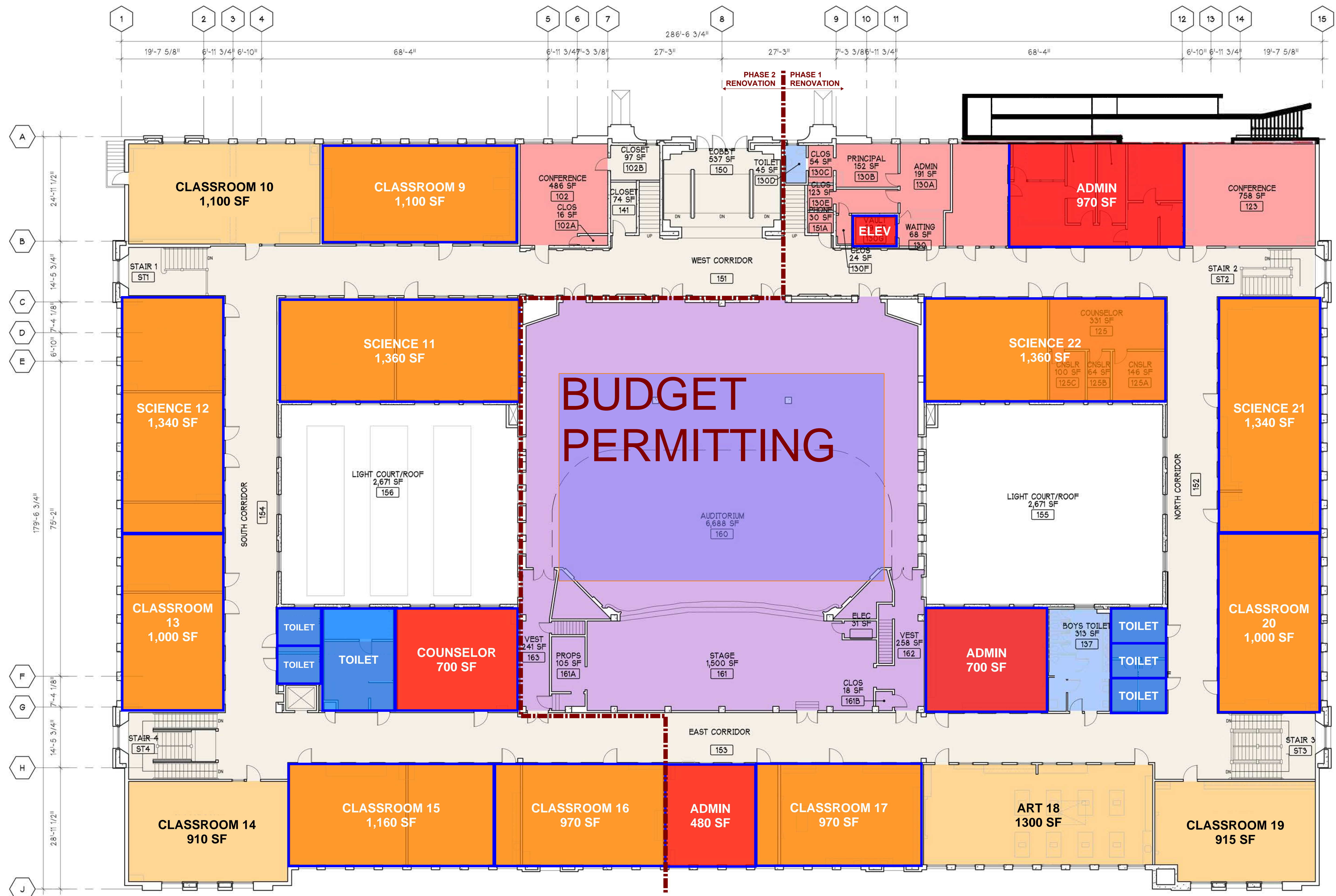
FIRST FLOOR:

TOTAL TEACHING SPACES (TS): 20

TOTAL ACTIVE CLASSROOMS (CR): 18

- LEGEND:**
- CLASSROOM
 - ADMIN SPACE
 - STORAGE
 - CIRCULATION
 - TOILET
 - LIBRARY
 - AUDITORIUM

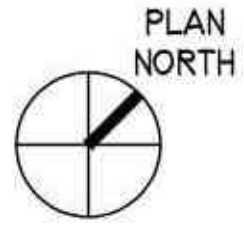
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COMPUTER
SCIENCE
CLASSROOM 1350
SF ? TBD

GROUND FLOOR:
TOTAL CLASSROOMS: 14

- LEGEND:
- RENOVATED CLASSROOM
 - RENOVATED ADMIN SPACE
 - RENOVATED TOILET ROOM
 - RENOVATED SUPPORT SPACE



Updated Budgets

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OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: April 12, 2022

BUILDING A OPTIONS MENU

SCENARIO WEST

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required
Project Construction Budget	\$49,000,000		
New Construction Budget	\$6,120,000	+/-	
<i>Cafeteria, Kitchen, Storage, Support</i>			
New Custom Modular Budget	\$2,800,000	+/-	
<i>(2) Music classrooms and support</i>			
New Portables Budget	\$1,608,000	+/-	
<i>(1) @ 960SF, (2) @ 1,440 SF, (1) @ 480 SF, Relocate (4)</i>			
Interim Housing Budget	\$3,920,000	+/-	
<i>(11) CR, (2) Admin, (1) Library, (2) Toilets, (1) Café</i>			
Remaining Budget for Building A	\$34,552,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	PRIORITY 3
Structural Improvements	\$14,383,000	\$4,092,000	\$133,500
Hazardous Material Removal	\$509,600		
Accessible admin entry & renovation	\$980,000		
Misc. accessibility upgrades	\$1,000,000		
Accessible/Secure Door Hardware	\$151,200		
Auditorium ADA flooring	\$2,849,725		
Fire Sprinkler	\$792,400		
Elevator at auditorium	\$287,700		
HVAC upgrades	\$4,320,792	\$1,920,352	
Replace roofing and roof drains	\$2,264,640		
Right Size Classrooms	\$5,374,950		
Exterior envelope		\$2,894,191	
Interior doors		\$560,532	
Classroom display and tack boards		\$1,784,160	
Replace casework		\$658,000	
Interior Finishes		\$3,104,640	
Replace Storm Drainage		\$282,800	
Plumbing upgrades		\$1,934,800	
Photovoltaics at Building A			\$6,900,000
Interior Lighting		\$2,838,528	
Intercom	\$394,800		
Fire Alarm	\$210,000	\$980,000	
Security	\$848,400		
Site Improvements	\$872,439	\$1,828,161	
Priority Subtotals	\$35,239,647	\$22,878,163	\$7,033,500
Contingency (20%)	\$7,047,929	\$4,575,633	\$1,406,700
Priority Subtotals	\$42,287,576	\$27,453,796	\$8,440,200

OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: April 12, 2022

BUILDING A OPTIONS MENU

SCENARIO EAST

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required
Project Construction Budget	\$49,000,000		
New Construction Budget	\$9,900,000	+/-	
<i>Cafeteria, Kitchen, Storage, Support, (2) Music</i>			
New Portables Budget	\$1,104,000	+/-	
<i>(1) @ 960SF, (2) @ 1,440 SF</i>			
Interim Housing Budget	\$3,920,000	+/-	
<i>(11) CR, (2) Admin, (1) Library, (2) Toilets, (1) Café</i>			
Remaining Budget for Building A	\$34,076,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	PRIORITY 3
Structural Improvements	\$14,383,000	\$4,092,000	\$133,500
Hazardous Material Removal	\$509,600		
Accessible admin entry & renovation	\$980,000		
Misc. accessibility upgrades	\$1,000,000		
Accessible/Secure Door Hardware	\$151,200		
Auditorium ADA flooring	\$2,849,725		
Fire Sprinkler	\$792,400		
Elevator at auditorium	\$287,700		
HVAC upgrades	\$4,320,792	\$1,920,352	
Replace roofing and roof drains	\$2,264,640		
Right Size Classrooms	\$5,374,950		
Exterior envelope		\$2,894,191	
Interior doors		\$560,532	
Classroom display and tack boards		\$1,784,160	
Replace casework		\$658,000	
Interior Finishes		\$3,104,640	
Replace Storm Drainage		\$282,800	
Plumbing upgrades		\$1,934,800	
Photovoltaics at Building A			\$6,900,000
Interior Lighting		\$2,838,528	
Intercom	\$394,800		
Fire Alarm	\$210,000	\$980,000	
Security	\$848,400		
Site Improvements	\$872,439	\$1,828,161	
Priority Subtotals	\$35,239,647	\$22,878,163	\$7,033,500
Contingency (20%)	\$7,047,929	\$4,575,633	\$1,406,700
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BUILDING A OPTIONS MENU

SCENARIO MODERNIZATION

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required
Project Construction Budget	\$49,000,000		
Interim Housing Budget	\$3,920,000	+/-	
<i>(11) CR, (2) Admin, (1) Library, (2) Toilets, (1) Café</i>			
Budget for Building A	\$45,080,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	PRIORITY 3
Structural Improvements	\$14,383,000	\$4,092,000	\$133,500
Hazardous Material Removal	\$509,600		
Accessible admin entry & renovation	\$980,000		
Misc. accessibility upgrades	\$1,000,000		
Accessible/Secure Door Hardware	\$151,200		
Auditorium ADA flooring	\$2,849,725		
Fire Sprinkler	\$792,400		
Elevator at auditorium	\$287,700		
HVAC upgrades	\$6,241,144		
Replace roofing and roof drains	\$2,264,640		
Right Size Classrooms	\$5,374,950		
Exterior envelope		\$2,894,191	
Interior doors		\$560,532	
Classroom display and tack boards		\$1,784,160	
Replace casework		\$658,000	
Interior Finishes		\$3,104,640	
Replace Storm Drainage		\$282,800	
Plumbing upgrades		\$1,934,800	
Photovoltaics at Building A			\$6,900,000
Interior Lighting	\$2,838,528		
Intercom	\$394,800		
Fire Alarm	\$210,000	\$980,000	
Security	\$848,400		
Site Improvements	\$872,439	\$1,828,161	
Priority Subtotals	\$39,998,527	\$18,119,283	\$7,033,500
Contingency (20%)	\$7,999,705	\$3,623,857	\$1,406,700
Priority Subtotals	\$47,998,232	\$21,743,140	\$8,440,200

BUILDING 'B' REPLACEMENT BUDGET
(\$2,918,232)
(\$24,661,372)
(\$33,101,572)

OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: April 12, 2022

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BUILDING A OPTIONS MENU

SCENARIO MODERNIZATION

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required
Project Construction Budget	\$49,000,000		
Interim Housing Budget	\$3,920,000	+/-	
<i>(11) CR, (2) Admin, (1) Library, (2) Toilets, (1) Café</i>			
Budget for Building A	\$45,080,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	PRIORITY 3
Structural Improvements	\$14,383,000	\$4,092,000	\$133,500
Hazardous Material Removal	\$509,600		
Accessible admin entry & renovation	\$980,000		
Misc. accessibility upgrades	\$1,000,000		
Accessible/Secure Door Hardware	\$151,200		
Auditorium ADA flooring	\$2,849,725		
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Exterior envelope		\$2,894,191	
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Classroom display and tack boards		\$1,784,160	
Replace casework		\$658,000	
Interior Finishes		\$3,104,640	
Replace Storm Drainage		\$282,800	
Plumbing upgrades		\$1,934,800	
Photovoltaics at Building A			\$6,900,000
Interior Lighting	\$2,838,528		
Intercom	\$394,800		
Fire Alarm	\$210,000	\$980,000	
Security	\$848,400		
Site Improvements	\$872,439	\$1,828,161	
Priority Subtotals	\$39,998,527	\$18,119,283	\$7,033,500
Contingency (20%)	\$7,999,705	\$3,623,857	\$1,406,700
Priority Subtotals	\$47,998,232	\$21,743,140	\$8,440,200

BUILDING 'B' REPLACEMENT BUDGET

(\$2,918,232)

(\$24,661,372)

(\$33,101,572)

Questions & Comments

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Next Steps

