

**ROOSEVELT
MIDDLE SCHOOL**
OAKLAND, CALIFORNIA

JOB NO. 19021
DRAWN SS
CHECKED JF
JOB CAPTAIN AF
DATE 01/29/20

DRAWING TITLE
**EXISTING
SITE PLAN**

SCALE AS NOTED
A1.0E
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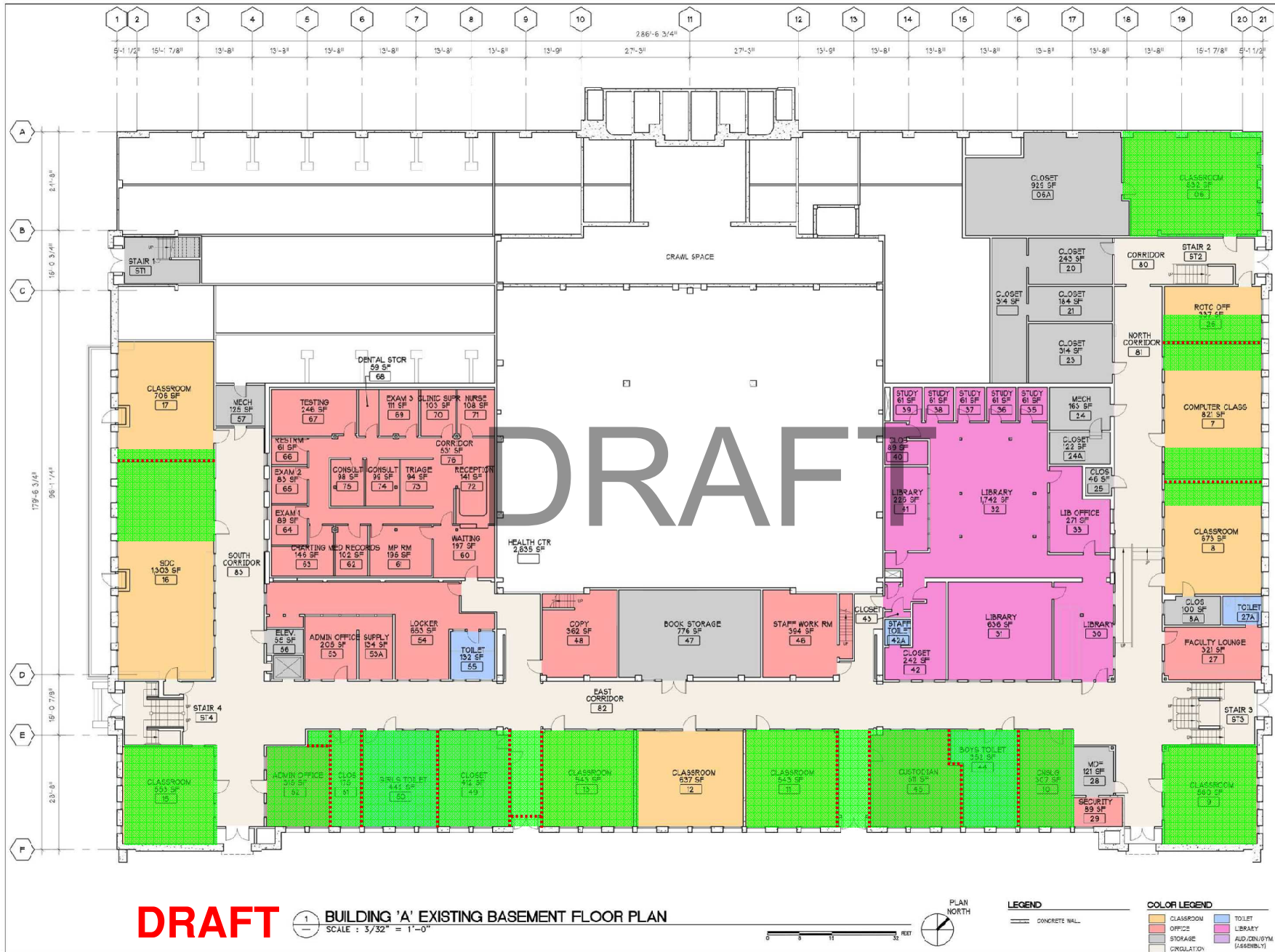
**ROOSEVELT
 MIDDLE SCHOOL**
 OAKLAND, CALIFORNIA

JOB NO. 15021
 DRAWN SS
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 DATE 01/21/20

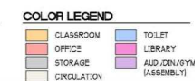
DRAWING TITLE
**BUILDING A
 EXISTING
 BASEMENT
 FLOOR PLAN**

SCALE AS NOTED

A2.1E
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**ROOSEVELT
MIDDLE SCHOOL**
OAKLAND, CALIFORNIA

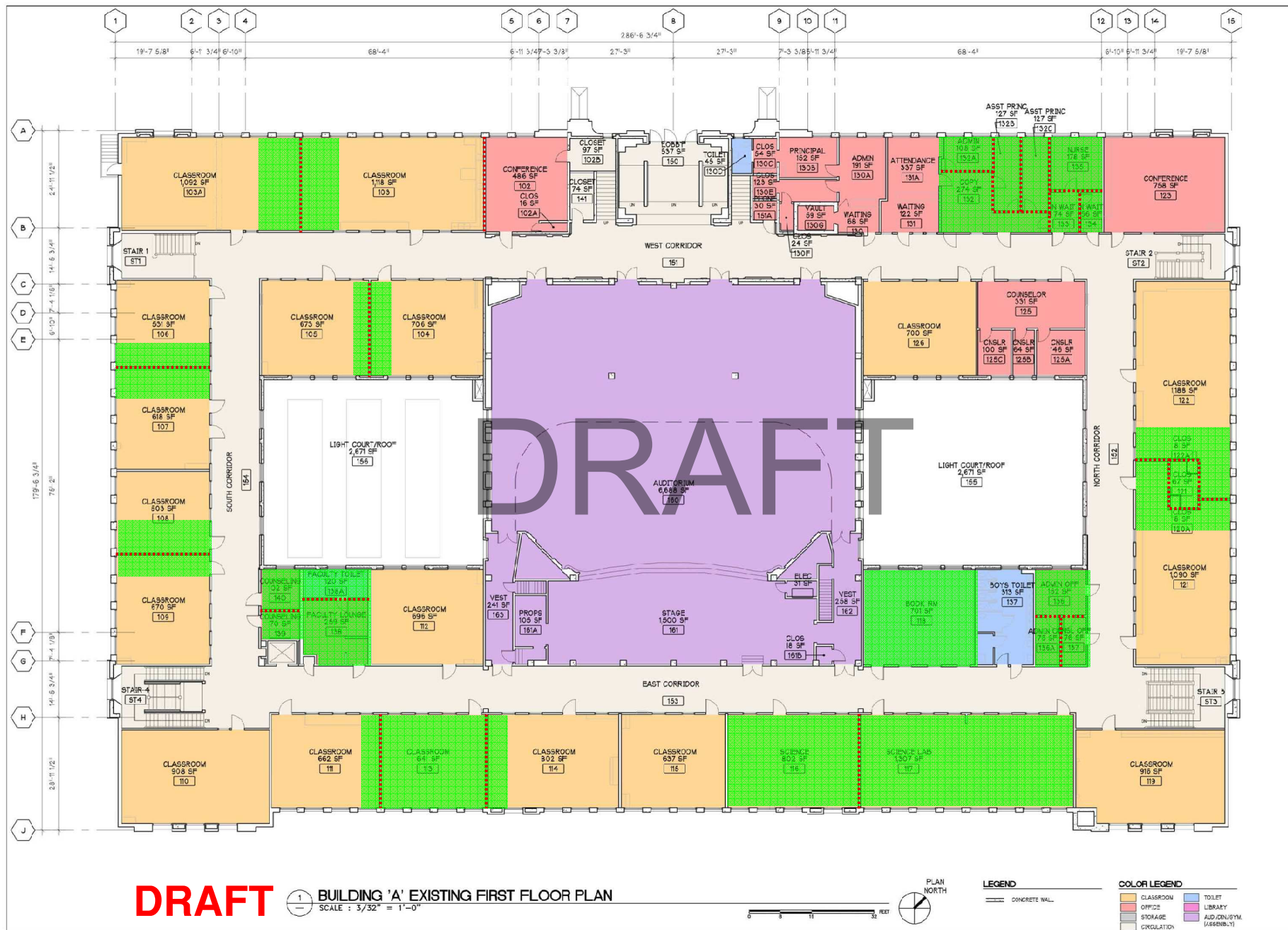
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DATE 01/31/20

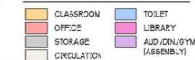
DRAWING TITLE
**BUILDING A
EXISTING FIRST
FLOOR PLAN**

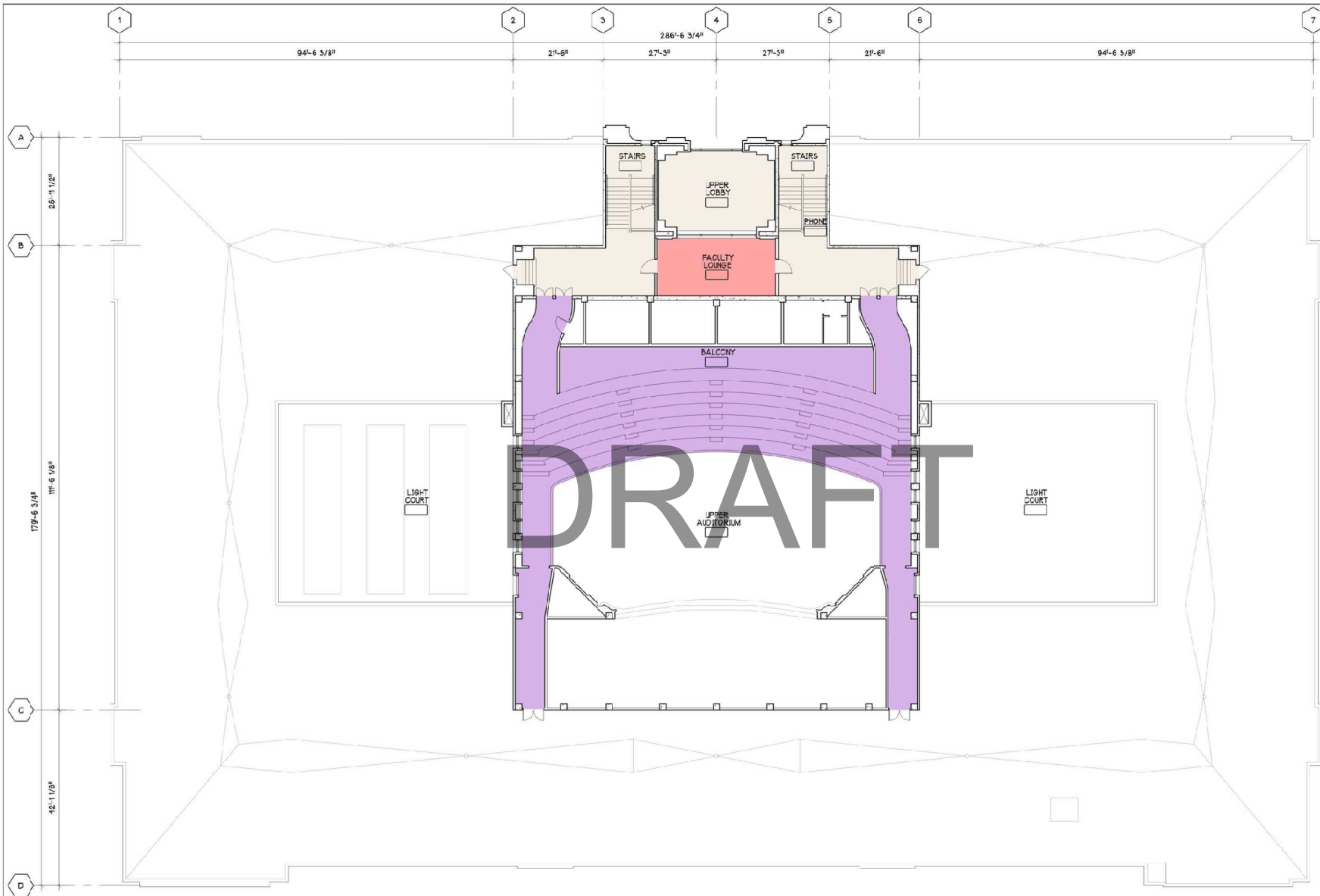
SCALE AS NOTED

A2.2E

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DRAFT

1 BUILDING 'A' EXISTING MEZZANINE FLOOR PLAN
SCALE : 3/32" = 1'-0"



LEGEND

CONCRETE WALL

COLOR LEGEND

CLASSROOM	TOILET
OFFICE	LIBRARY
STORAGE	AUDITORIUM
CIRCULATION	(ASSEMBLY)

**ROOSEVELT
MIDDLE SCHOOL**
OAKLAND, CALIFORNIA

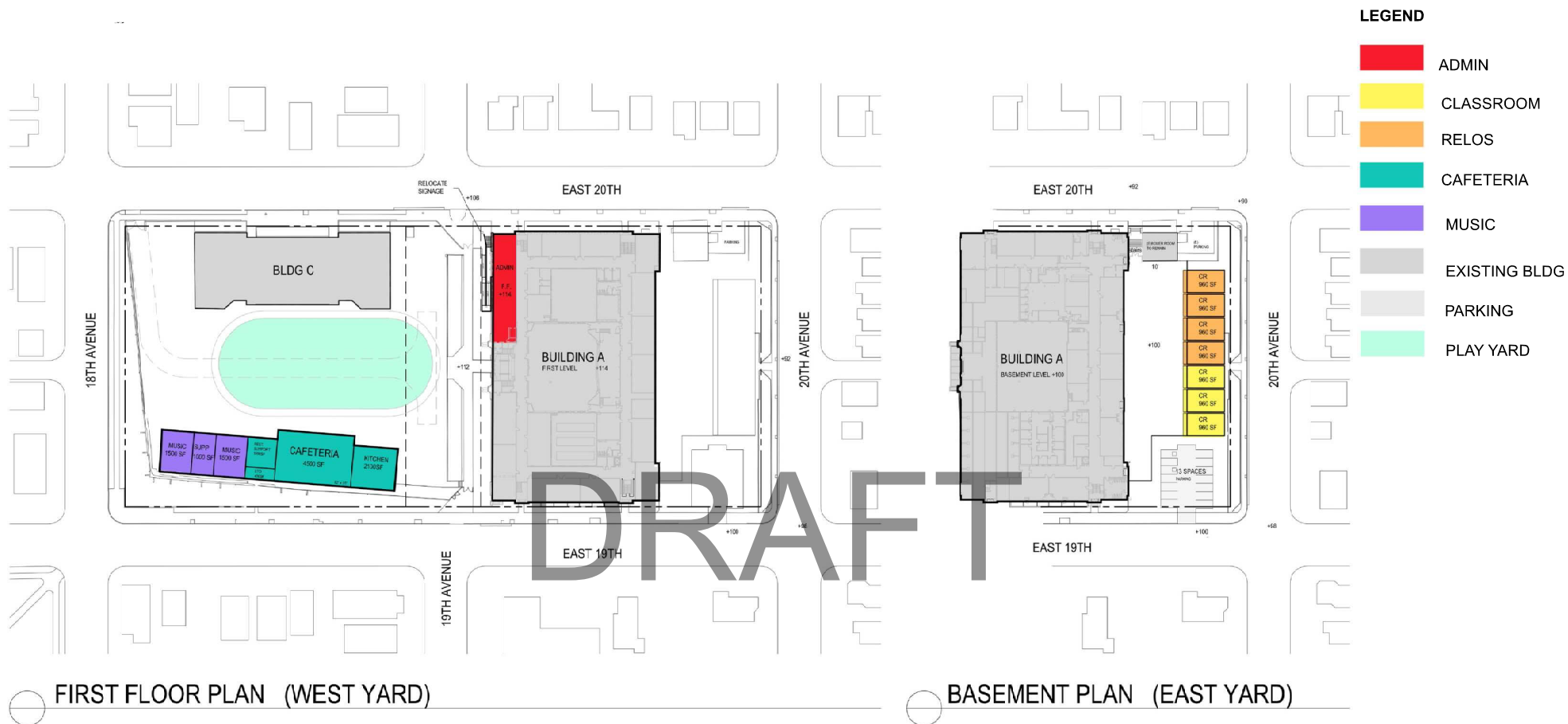
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**BUILDING A
EXISTING
MEZZANINE
FLOOR PLAN**

SCALE AS NOTED

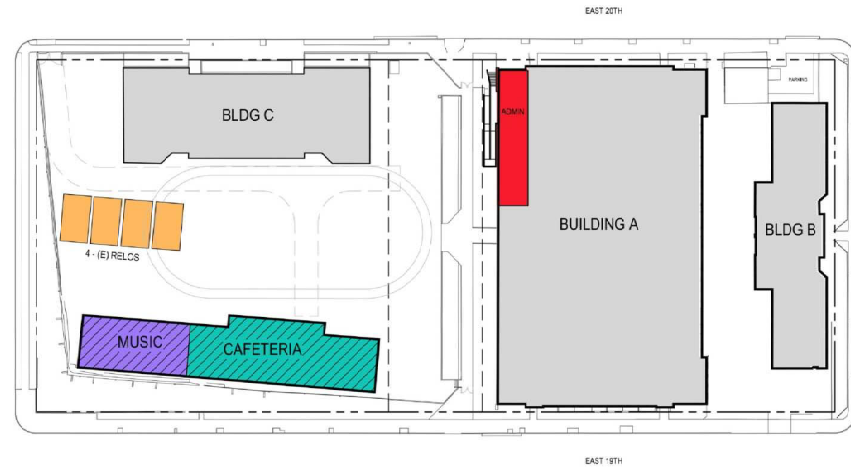
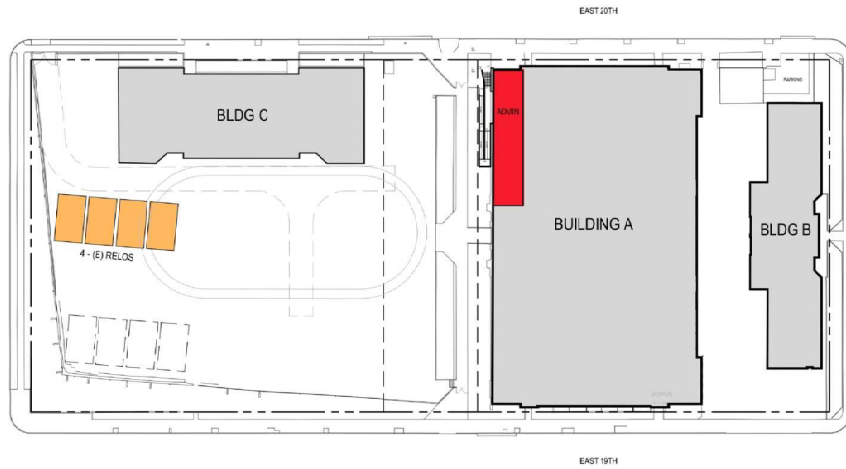
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SCENARIO 1:

- CAFETERIA, MUSIC, @ WEST YARD
- 7 CLASSROOMS (3 CLASSROOMS + RELOCATED 4 RELOS) @EAST YARD
- 13 PARKING SPACES @ EAST YARD



- LEGEND**
- ADMIN
 - CLASSROOM
 - RELOS
 - CAFETERIA
 - MUSIC
 - (E) BLDG
 - PARKING
 - INTERIM HOUSING
 - RENOVATE
 - (N) BUILD

SCENARIO 1 - PHASE 1

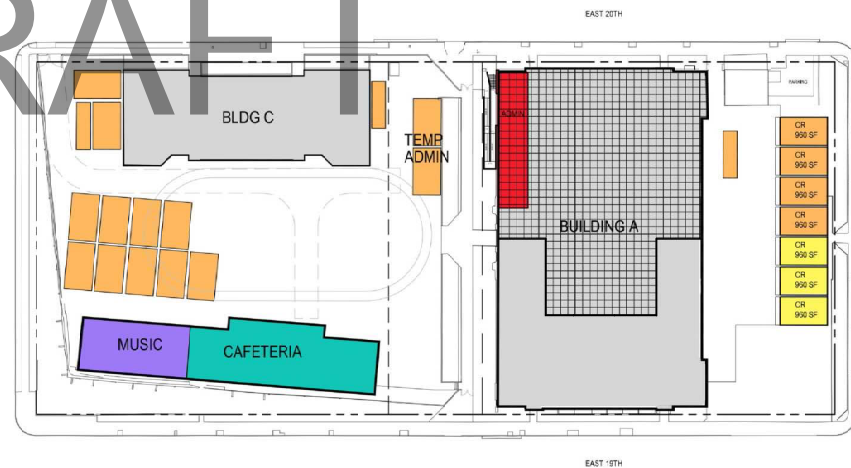
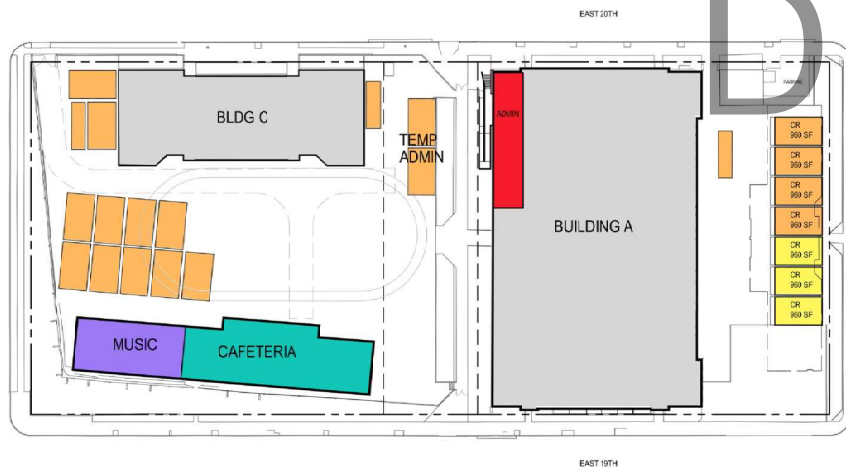
2 months +/-

- RELOCATE 4 RELOS WEST YARD, MOVE OUT OF WAY FOR FUTURE BUILDING

SCENARIO 1 - PHASE 2

12 months +/-

- BUILD NEW BUILDING B (CAFETERIA + MUSIC)



SCENARIO 1 - PHASE 3

6 months +/-

- REMOVE BLDG B
- ADD RELOS @ EAST YARD
- FILL WEST YARD WITH INTERIM HOUSING

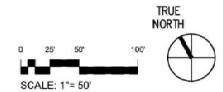
SCENARIO 1 - PHASE 5

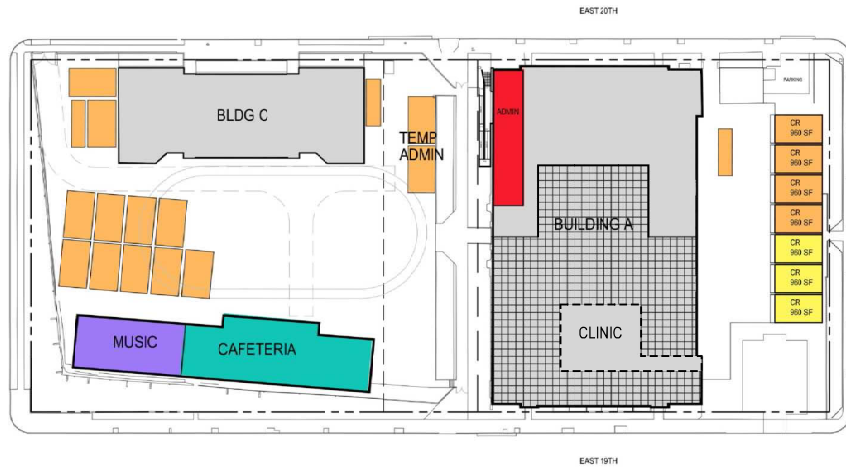
16 months +/-

- RENOVATE HALF BLDG A AND ENTIRE AUDITORIUM



DRAFT PHASING DIAGRAM
SCENARIO 1
MARCH 29, 2022





LEGEND

- ADMIN
- CLASSROOM
- RELOS
- CAFETERIA
- MUSIC
- (E) BLDG
- PARKING
- INTERIM HOUSING
- RENOVATE

SCENARIO 1 - PHASE 6

10 months +/-

SCENARIO 1 - PHASE 7

3 months +/-

- RENOVATE OTHER HALF OF BLDG A AND AUDITORIUM
- CLINIC TO REMAIN IN OPERATION IF POSSIBLE

- REMOVE INTERIM HOUSING

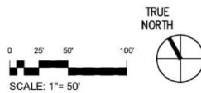
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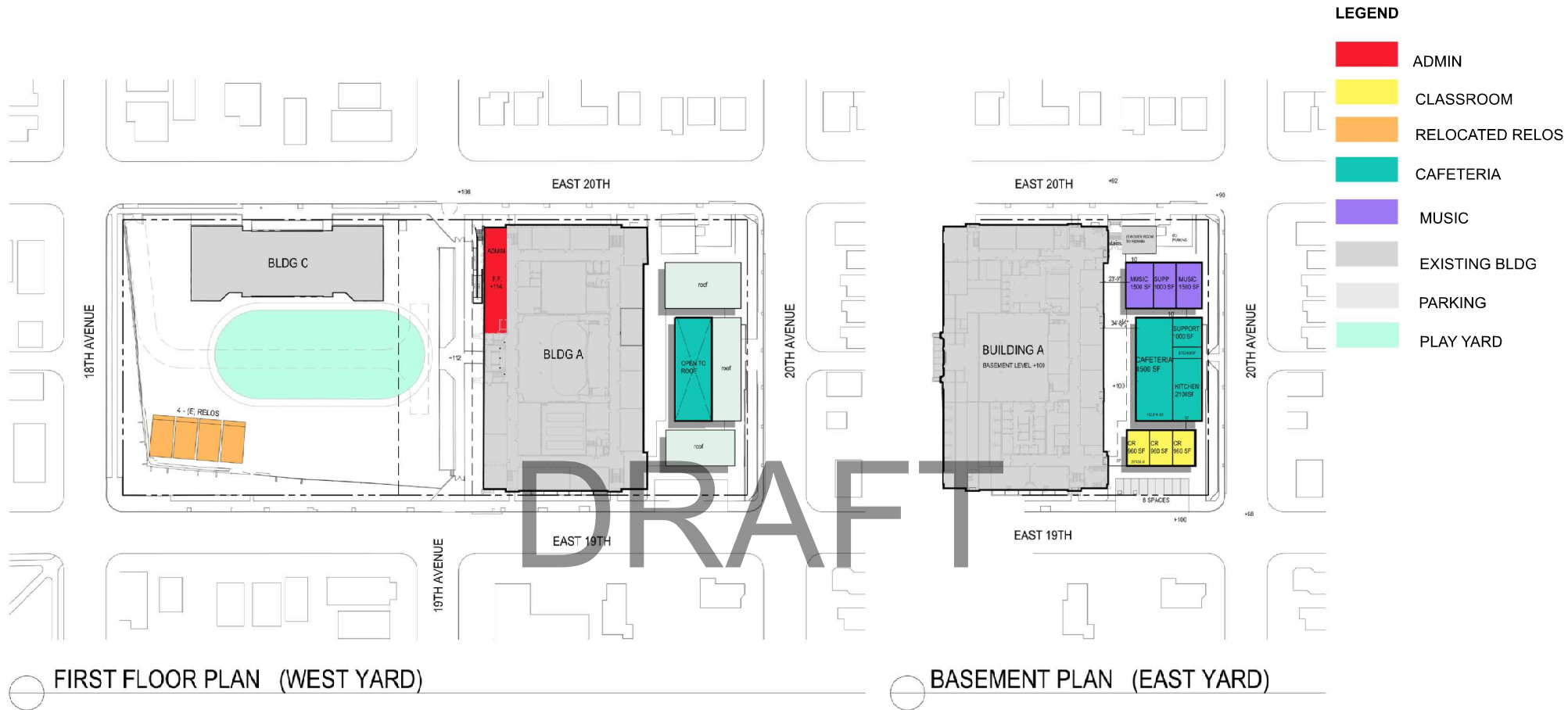
TOTAL 49 months +/-

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PHASING DIAGRAM
SCENARIO 1
MARCH 29, 2022

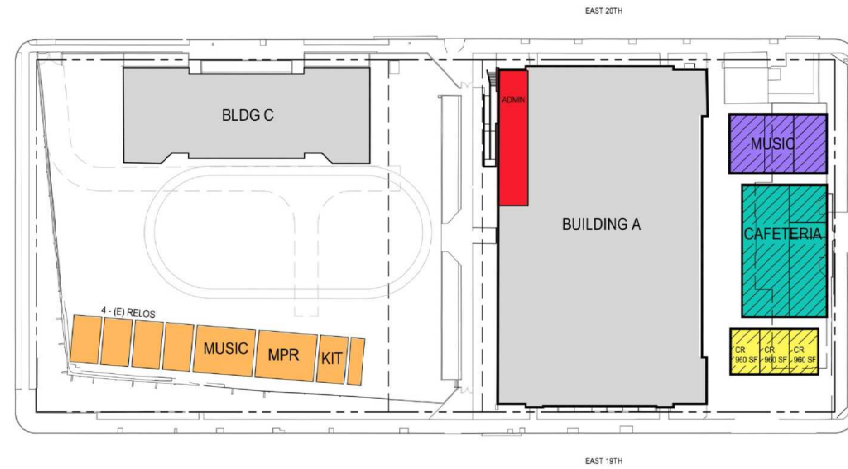
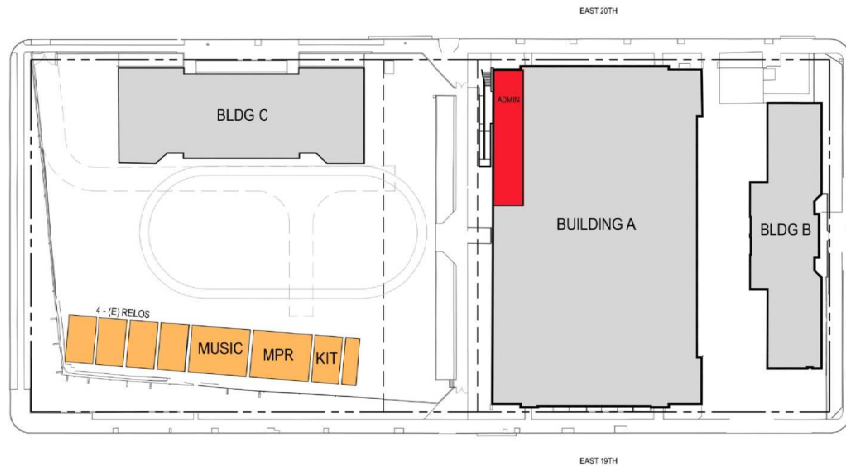
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SCENARIO 2:

- ALL NEW STRUCTURES @ EAST YARD
(CAFETERIA, MUSIC, 3 CLASSROOMS)
- EXISTING 4 RELOS @ WEST YARD TO REMAIN



- LEGEND**
- ADMIN
 - CLASSROOM
 - RELOS
 - CAFETERIA
 - MUSIC
 - (E) BLDG
 - PARKING
 - INTERIM HOUSING
 - DEMO
 - (N) BUILD
 - TEMP. PED. PATHWAY

SCENARIO 2 - PHASE 1

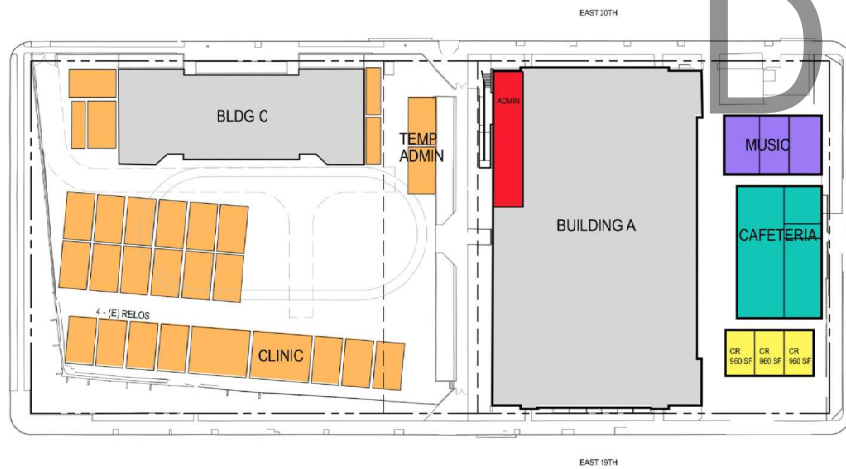
3 months +/-

- ADD INTERIM HOUSING TO MAKE UP FOR BUILDING B

SCENARIO 2 - PHASE 2

15 months +/-

- DEMO BLDG B AND REPLACE



SCENARIO 2 - PHASE 3

Concurrent

- REMOVE TEMP KITCHEN, CHANGE MPR TO CLINIC
- ADD INTERIM HOUSING
- SET UP TEMP ADMIN

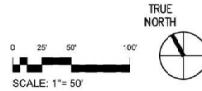
SCENARIO 2 - PHASE 4

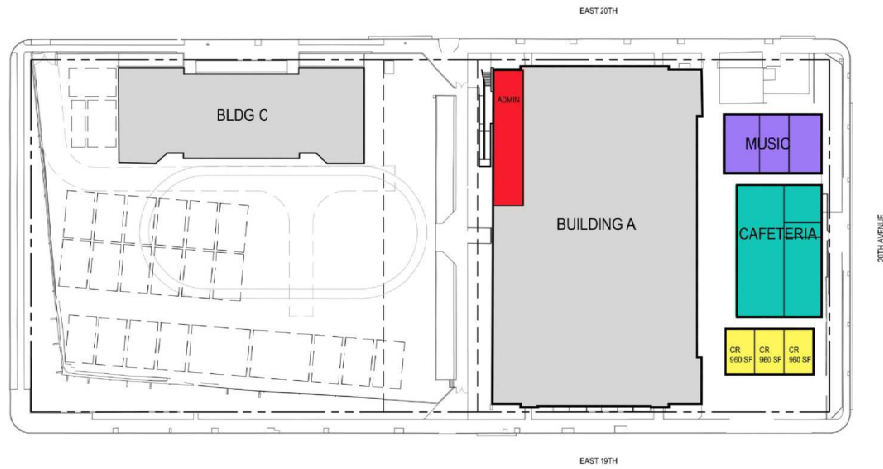
18 months +/-

- RENOVATE ALL OF BLDG A



DRAFT PHASING DIAGRAM
SCENARIO 2
MARCH 29, 2022





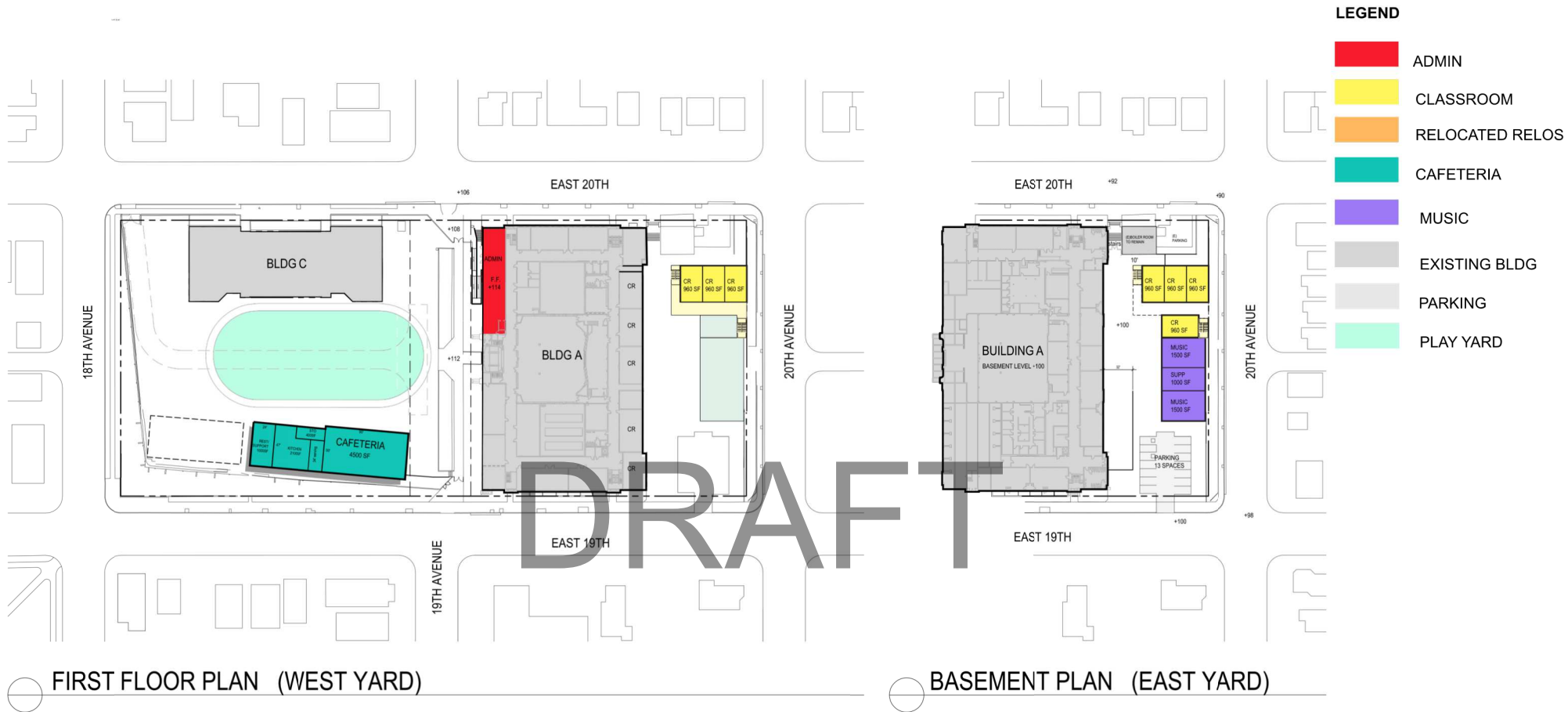
SCENARIO 2 - PHASE 5

- MOVE IN BLDG A
- REMOVE INTERIM HOUSING

3 months +/-

TOTAL 39 months +/-

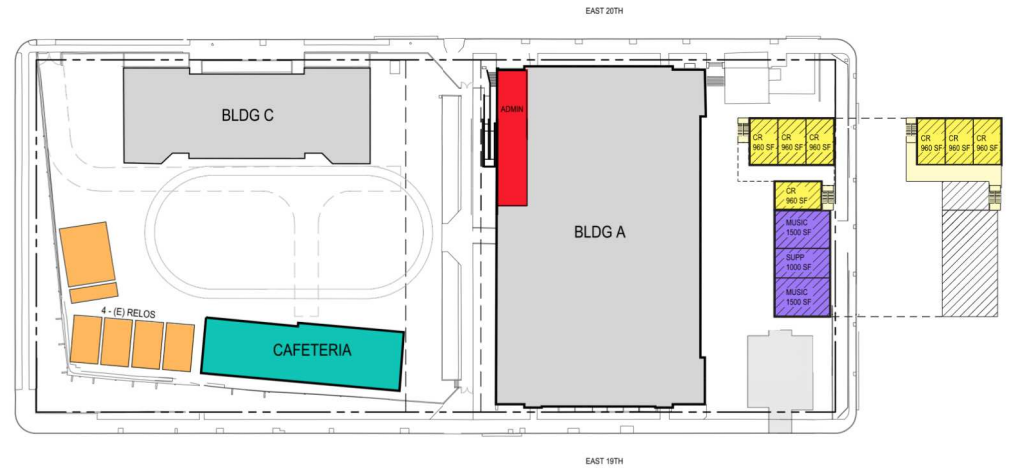
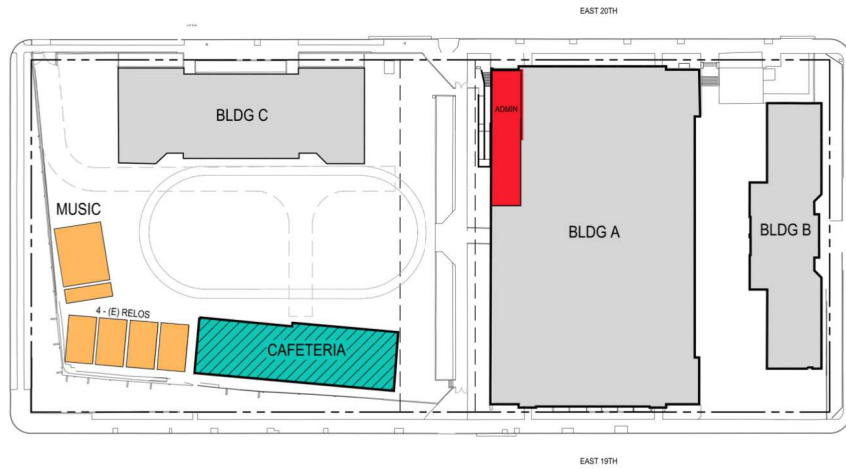
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SCENARIO 3:

- CAFETERIA ONLY @ WEST YARD
- 7 CLASSROOMS, MUSIC (2 STORY BUILDING) @ EAST YARD
- 13 PARKING SPACES @ EAST YARD

DRAFT SITE PLAN
SCENARIO 3
MARCH 29, 2022



SCENARIO 3 PHASE 1

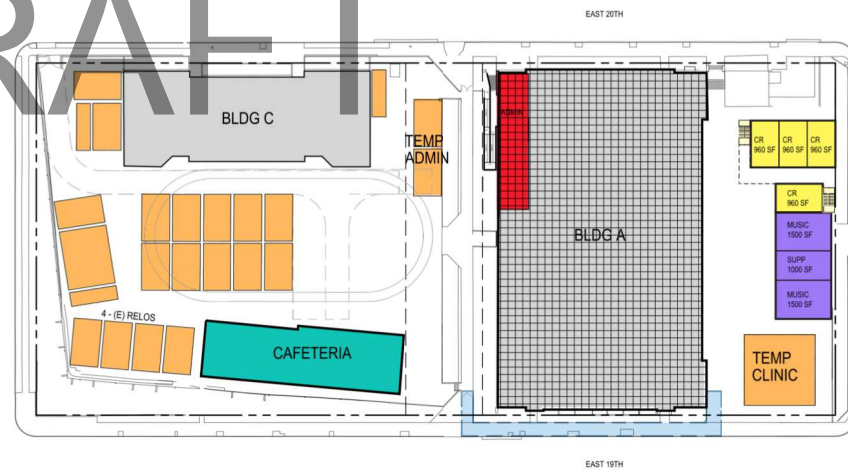
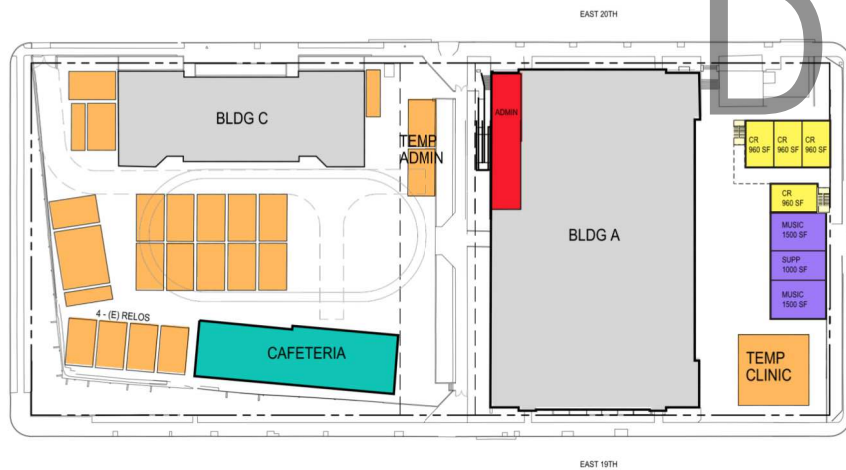
12 months +/-

- BUILD CAFETERIA @ WEST YARD
- BUILD MUSIC INTERIM HOUSING

SCENARIO 3 PHASE 2

15 months +/-

- DEMO BLDG B
- BUILD MUSIC, ADMIN, CLASSROOM @ EAST YARD



SCENARIO 3 PHASE 3

Concurrent

- WEST YARD WITH INTERIM HOUSING
- TEMP CLINIC ON EAST YARD

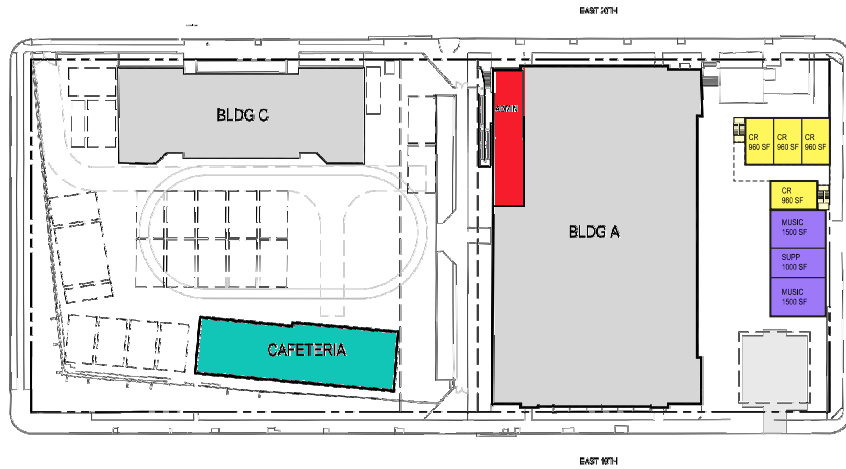
SCENARIO 3 PHASE 4

18 months +/-

- RENOVATE BLDG A

LEGEND

- ADMIN
- CLASSROOM
- RELOS
- CAFETERIA
- MUSIC
- (E) BLDG
- PARKING
- INTERIM HOUSING
- DEMO
- (N) BUILD
- TEMP. PED. PATHWAY



- LEGEND**
- ADMIN
 - CLASSROOM
 - RELOS
 - CAFETERIA
 - MUSIC
 - (E) BLDG
 - PARKING

SCENARIO 3 PHASE 5

- REMOVE INTERIM HOUSING

3 months +/-

TOTAL 48 months +/-

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OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: March 29, 2022

BUILDING A OPTIONS MENU

SCENARIO 1

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000			Code Required Improvement
Project Construction Budget	\$49,000,000			
Cafeteria Classroom Building Budget	\$11,550,400	+/-		Incl. (4) new & (4) relocated existing portables
Interim Housing Budget	\$4,000,000	+/-		13 CR, 2 Admin, 2 RR, 1 SCR, no clinic
Remaining Budget for Building A	\$33,449,600	+/-		

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	NON PRIORITY	CHPS CONTRIBUTION	NOTES
Structure Priority 1	\$14,383,000			Reuse of (E) bldg structure	
Structure Priority 2		\$4,092,000		Reuse of (E) bldg structure	
Hazardous Material Removal	\$509,600			Environmental Site Assessment required	
Accessible admin entry & renovation	\$980,000				
Misc. accessibility upgrades	\$1,000,000				Interior and exterior
Interior doors & hardware	\$151,200				Panic hardware, classroom security locksets
Auditorium ADA flooring	\$2,245,600			Materials health	Flooring replacement, new carpeting, seating, wheelchair lift
Fire Sprinkler	\$792,400				
Elevator at auditorium	\$287,700				To be confirmed with DSA
HVAC upgrades	\$4,320,792	\$1,920,352		Refrigerant management, energy efficiency, Enhanced ventilation and filtration, Demand-controlled ventilation, pollutant control, thermal comfort, individual controls, decarbonization	Priority 1: (E) boilers to remain, replace 50% hydronic piping; fan coil units (sized for future DX coil) with supply/vent louvers, refurbish existing heat pumps. Priority 2: balance to replace mechanical system
Replace roofing and roof drains	\$1,344,000			Heat island reduction	Including miscellaneous waterproofing upgrades
Right Size Classrooms	\$5,612,684			Materials, daylighting/views	Minimum renovation - Refer to graphic floor plans for areas
Exterior envelope		\$2,541,874		Thermal comfort; related to energy efficiency in HVAC	Wall & roof insulation, ext doors & hardware, skylights, openings
Interior doors		\$547,400			
Classroom display and tack boards		\$1,784,160		Materials health	Including sliding boards at teaching wall
Replace casework		\$658,000			
Interior Finishes		\$3,266,634		Materials health	Paint, floring, ceilings; Outside of classroom right-size number
Replace casework		\$658,000			
Replace Storm Drainage		\$282,800		Outdoor moisture management	
Plumbing upgrades		\$1,934,800		Water use reduction	Replace water, waste, and vent distribution, misc. fixtures
Photovoltaics at Building A		\$6,900,000			
Lighting		\$3,108,000		Electric lighting performance & control	Excluded lighting in classroom right-sizing
Intercom	\$394,800				
Fire Alarm	\$210,000	\$980,000			Replacement of main panel; classroom right-size renovations
Security	\$100,000	\$748,400		Safe schools by design	Main security panel and door contacts; surveillance
Site Improvements	\$872,439	\$1,114,161		Heat island reduction, living schoolyards/outdoor classrooms, bicycle parking	Priority 1: POT upgrades, egress lighting, railings, turf field Priority 2: Balance & garden
Subtotals	\$33,204,215	\$30,536,580	\$0		
Contingency (20%)	\$6,640,843	\$6,107,316	\$0		
Subtotal	\$39,845,058	\$36,643,896	\$0		
Variance from Budget	(\$6,395,458)				
Total	\$76,488,955				



OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: March 29, 2022

BUILDING A OPTIONS MENU

SCENARIO 2

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required Improvement
Project Construction Budget	\$49,000,000		
Cafeteria Classroom Building Budget	\$12,942,000	+/-	(4) existing portables to remain
Interim Housing Budget	\$6,000,000	+/-	27 CR, 2 Admin, 3 RR, 3 SCR, 1 clinic
Remaining Budget for Building A	\$30,058,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	NON PRIORITY	CHPS CONTRIBUTION	NOTES
Structure Priority 1	\$14,383,000			Reuse of (E) bldg structure	
Structure Priority 2		\$4,092,000		Reuse of (E) bldg structure	
Hazardous Material Removal	\$509,600			Environmental Site Assessment required	
Accessible admin entry & renovation	\$980,000				
Misc. accessibility upgrades	\$1,000,000				Interior and exterior
Interior doors & hardware	\$151,200				Panic hardware, classroom security locksets
Auditorium ADA flooring	\$2,245,600			Materials health	Flooring replacement, new carpeting, seating, wheelchair lift
Fire Sprinkler	\$792,400				
Elevator at auditorium	\$287,700				To be confirmed with DSA
HVAC upgrades	\$4,320,792	\$1,920,352		Refrigerant management, energy efficiency, Enhanced ventilation and filtration, Demand-controlled ventilation, pollutant control, thermal comfort, individual controls, decarbonization	Priority 1: (E) boilers to remain, replace 50% hydronic piping; fan coil units (sized for future DX coil) with supply/vent louvers, refurbish existing heat pumps. Priority 2: balance to replace mechanical system
Replace roofing and roof drains	\$1,344,000			Heat island reduction	Including miscellaneous waterproofing upgrades
Right Size Classrooms	\$5,612,684			Materials, daylighting/views	Minimum renovation - Refer to graphic floor plans for areas
Exterior envelope		\$2,541,874		Thermal comfort; related to energy efficiency in HVAC	Wall & roof insulation, ext doors & hardware, skylights, openings
Interior doors		\$547,400			
Classroom display and tack boards		\$1,784,160		Materials health	Including sliding boards at teaching wall
Replace casework		\$658,000			
Interior Finishes		\$3,266,634		Materials health	Paint, floring, ceilings; Outside of classroom right-size number
Replace casework		\$658,000			
Replace Storm Drainage		\$282,800		Outdoor moisture management	
Plumbing upgrades		\$1,934,800		Water use reduction	Replace water, waste, and vent distribution, misc. fixtures
Photovoltaics at Building A		\$6,900,000			
Lighting		\$3,108,000		Electric lighting performance & control	Excluded lighting in classroom right-sizing
Intercom	\$394,800				
Fire Alarm	\$210,000	\$980,000			Replacement of main panel; classroom right-size renovations
Security	\$100,000	\$748,400		Safe schools by design	Main security panel and door contacts; surveillance
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Variance from Budget	(\$9,787,058)				
Total	\$76,488,955				



OAKLAND UNIFIED SCHOOL DISTRICT

Roosevelt Middle School Modifications

HKIT Proj. No. 19021.02

Date: March 29, 2022

BUILDING A OPTIONS MENU

SCENARIO 3

NOTE: BUDGET NUMBERS EXCLUDE ESCALATION

Total Project Budget	\$70,000,000		Code Required Improvement
Project Construction Budget	\$49,000,000		
Cafeteria Classroom Building Budget	\$17,928,000	+/-	
Interim Housing Budget	\$6,000,000	+/-	27 CR, 2 Admin, 3 RR, 3 SCR, 1 clinic
Remaining Budget for Building A	\$25,072,000	+/-	

ASSESSMENT WORK ITEMS	PRIORITY 1	PRIORITY 2	NON PRIORITY	CHPS CONTRIBUTION	NOTES
Structure Priority 1	\$14,383,000			Reuse of (E) bldg structure	
Structure Priority 2		\$4,092,000		Reuse of (E) bldg structure	
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Replace Storm Drainage		\$282,800		Outdoor moisture management	
Plumbing upgrades		\$1,934,800		Water use reduction	Replace water, waste, and vent distribution, misc. fixtures
Photovoltaics at Building A		\$6,900,000			
Lighting		\$3,108,000		Electric lighting performance & control	Excluded lighting in classroom right-sizing
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