



MLA Capital Improvement Project

Faculty Update and Feedback Meeting
September 28, 2023



Agenda

1. Share Background and Challenges
2. Sherman Campus-Updates
3. Student Presentation
4. Maxwell Project Scope and Options
5. Climate Emergency Resolution Presentation
6. Project Advisory Committee Feedback Form



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Current Measure Y Spending Plan

CURRENT PROJECT BUDGET PROJECTIONS



- Construction Costs (labor and materials) have gone up **28% in the last two years**, and are projected to continue to escalate 8-10% per year, as compared to 3% traditionally.
- Base scopes are based on: Improved Seismic Safety, Accessibility Improvements, Heating and Ventilation upgrades, Electrical upgrades, Communications upgrades, Envelope Weatherproofing and Program Improvements (Class Size Enlargement).
- Projections are only for projects which are actively in Design or Construction: Claremont, Laurel CDC, Cole Administration Center, Roosevelt, McClymonds, Coliseum College Prep Academy and Melrose Leadership Academy.
- No Projections are made for future projects, but it is assumed that they will also be unable to deliver base scopes.

OUSD must reduce the overall planned scope of bond projects by \$200M based on escalating costs driven by inflation over the life of the bond. OUSD will do this in 3 rounds of reductions with the first being \$65,700,000 in Spending Plan Revision last June

Large Site Project Considerations

School Name (Historical Campus)	Unduplicated Pupil	Type of Project	Seismic Needs	Facility Condition Grade Span Grading	Facilities Condition Index	Quartile	School Aged Students in Boundary	Enrollment Demand
Garfield ES	98.2%	Modernization	High	1st - Elementary	0.82	4	650	43%
Melrose Leadership Academy (Maxwell Campus)	55.8%	Expansion/ Modernisation	Medium	2nd- Elementary (K-8)	.81	4	N/A	156%
Melrose Leadership Academy (Sherman Campus)	55.8%	Expansion/ Modernisation	Low	30th- Elementary (K-8)	.32	2	N/A	156%
McClymonds HS	92.5%	Modernization	High	1st- High School	.73	4	838	31%
Roosevelt MS	96.5%	Modernization	High	1st- Middle School	.66	4	795	69%
Coliseum College Prep Academy (Havenscourt)	97.4%	Expansion	High	2nd- High School (6-12)	.59	4	1,105	155%

MLA-Sherman Campus

Completed

- Conducted an assessment of bathroom conditions to be conducted for the outdoor bathrooms on play yard which led to
 - New LED lighting in the restroom
 - Replacement of the storm doors to a more student friendly
 - Replaced toilets in restrooms
- Made minor repairs to the walls.
- Installed LED lighting in cafeteria to enhance lighting in dining areas.
- Upgrade interior lighting - replace some light fixtures (short-term) and put in place LED lighting
- Provided librarian work area in library by providing electric outlets
- Removed the shade structures on the TK yard and playground
- Painted the hallways

Planned 23-24

- Kaboom!/ELP/OUSD playground project at the school site based that will help mitigate the heat on the blacktop, improve sub-standard areas and will be installed in June of 2024
 - TK/K play area
 - Nature Play Area
 - Sport Courts
- Adding a second FloWater system in the cafeteria and at both sites
- Cafeteria Upgrades and new equipment with district-wide initiative
- Magnetic Whiteboards in TK/K/1 classrooms
- Digital screens in all other classrooms.
- Updated door entry systems with camera system/active supervision of system
- Develop heat mitigation plan for the 4-5 hottest classrooms in the school
- Cafeteria roof added to the Deferred Maintenance Program

Oakland Unified School District

OUSD 2020 FACILITIES MASTER PLAN

April 2020

Prepared for
Oakland Unified School District

Copyright 2019 MKThink. Confidential & Proprietary. Do not reproduce without permission.

Maxwell Park ES		Educ. Adequacy, Equity, & Ops	\$19,644,039	<--- Includes \$15,905,800 for Blueprint support projects.
	Funded/In Process	Accessibility	\$631,577	
Melrose Leadership Academy		Building Systems	\$16,677,539	2020 FCI/Rank/Quartile 0.81 / 102 / 4
		Seismic	\$9,649,535	
	Funded/In Process	Site & Grounds	\$2,497,547	Replacement Value \$22,955,626
		Fire & Security	\$356,831	2018 EAS/Rank/Quartile 45.8 / 60 / 3
		Total	\$49,457,068	
Escalation: 64,294,100				

Total Construction Budget Update

Construction Design to Budget

Previous Construction Budget

\$32.1M

Sherman & Maxwell

Current Construction Budget

\$22.2M

Maxwell Only

Sherman Campus Removed from Project:

1. Reduced bond commitment by \$13M in total cost and will make upgrades to the campus through other initiatives or funding sources like ELP, Deferred Maintenance, RRMA, ESSER III, etc.
1. Ensure that there will be an administrator for the 2nd campus in budgeting model district uses.

Mandatory Soft
Costs

\$12.3M

Soft Cost

Includes the fees to do the following:

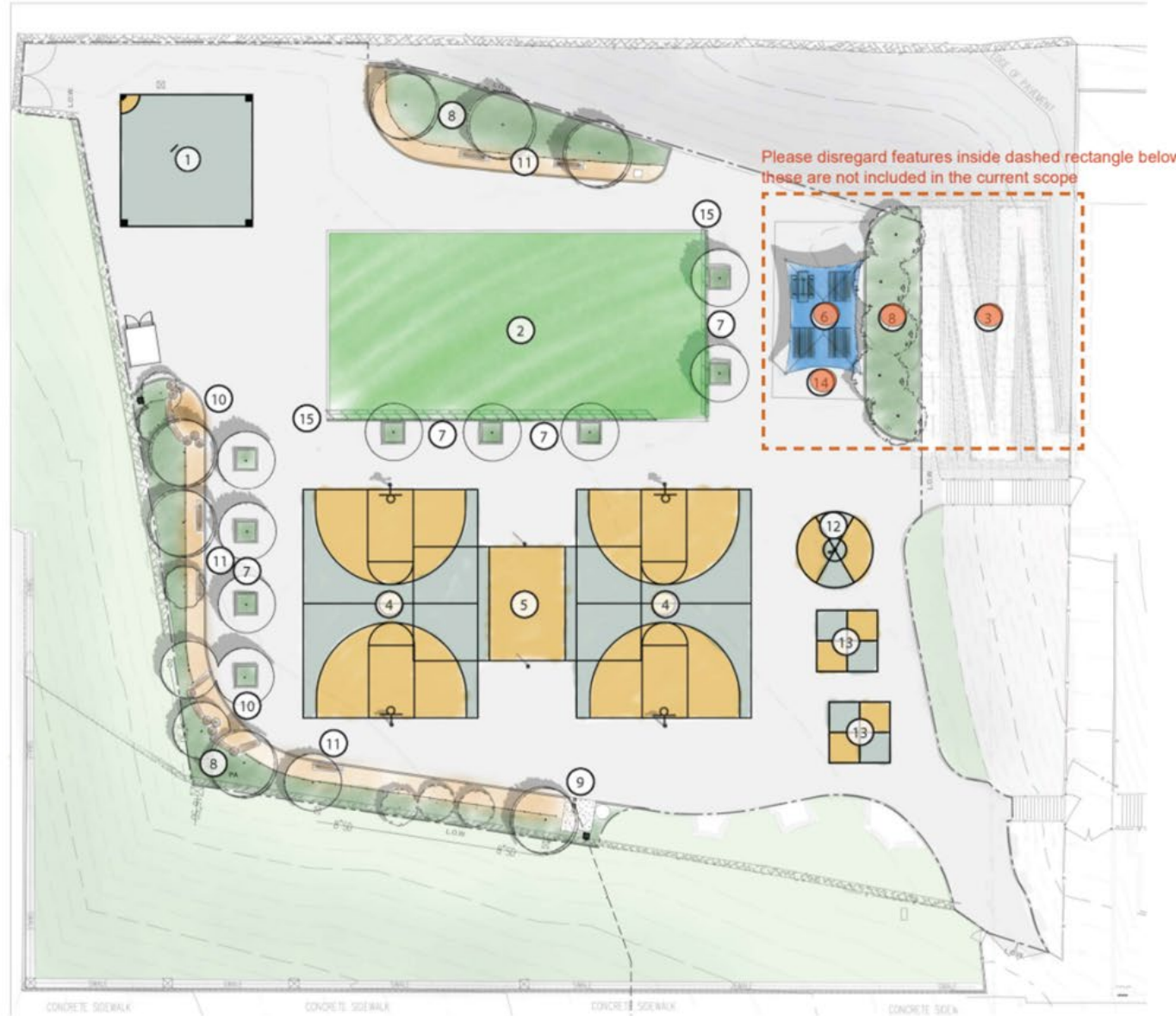
Soft costs are all the fees related to completing the project without paying for construction. This includes:

- 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

Base Scope for Maxwell Campus

LEGEND

- ① KICKBALL FIELD
- ② ARTIFICIAL TURF SOCCER FIELD
- ④ BASKETBALL COURTS
- ⑤ VOLLEYBALL COURT
- ⑦ RAISED PLANTERS WITH SEATING
- ⑧ PLANTING AREAS WITH SHADE TREES
- ⑨ WATER FOUNTAIN
- ⑩ TREE LOG AND STUMP SEATING
- ⑪ WOOD BENCHES
- ⑫ TETHERBALL COURT
- ⑬ FOUR SQUARE COURTS
- ⑮ GARDEN FENCE - 4'-0" TALL



\$2 M Project and Playground and ADA project that is nearing completion.

Must Do List: ~ \$9.5 M

- ✓ **Seismic Upgrades to Main Building**
- ✓ **Major Accessibility Upgrades for ADA Compliance**
- ✓ **Fire Alarm Upgrades**
- ✓ **Exterior Safety Lighting**
- ✓ **Upgraded public address for the school**
- ✓ **Upgrade electrical system for the school**
- ✓ **Installation of HVAC System to include air conditioning**
 - ✓ **Provide new chillers for cooling system**
 - ✓ **Use current boilers for heating systems that are only 2 years old and prep for transition to all electric at end of life cycle.**
- ✓ **Interim Housing for students during work in building**

Top Priorities from School Community:

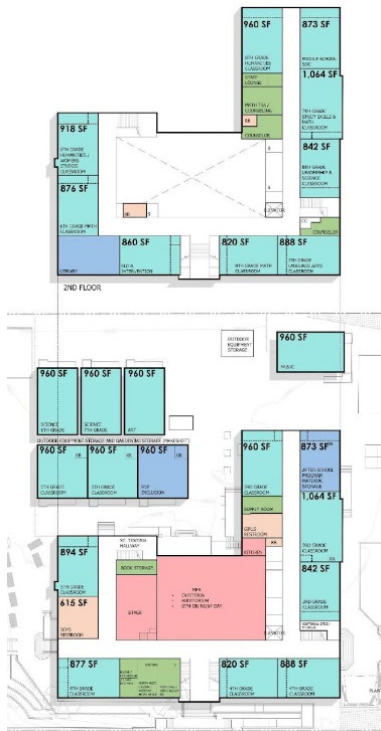
1. Address the heat issues in the building
2. Address the multipurpose Room/Dining Area
3. Middle School Experience-Science Labs etc
4. Improve overall play areas for students.

Options for Remaining Construction Budget: \$12.2M

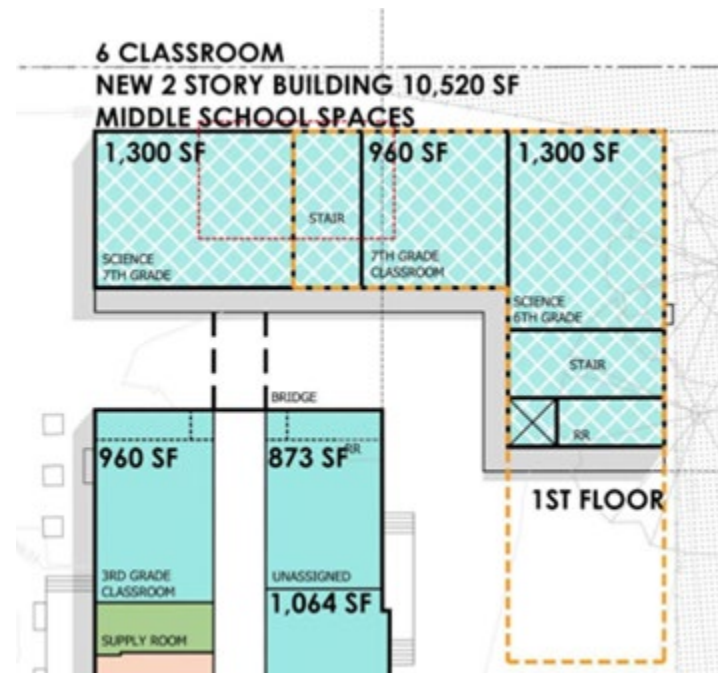


Visual Representation

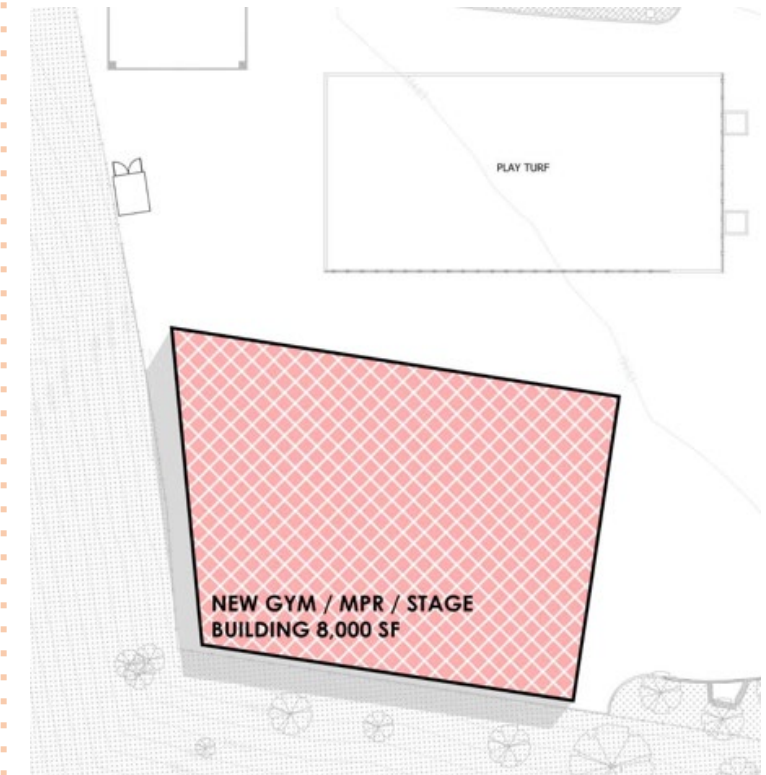
Option 1: Modernization



Option 2: Middle School Building



Option 3: Multipurpose Building



Option 1: Modernization of Maxwell Building (Examples)

Priority 1

Life Safety and Accessibility

Seismic & Accessibility Upgrades; Fire Life Safety; HVAC Building Systems; Campus Safety

- ✓ Added Accessibility
- ✓ Replace Security Alarm
- ✓ Upgrade to technology infrastructure CAT 6A cabling
- ✓ Upgrade Phone System
- ✓ Lighting Battery Backup

Priority 2 - Building Systems and Classroom Enlargement

Right Size Classrooms; Sustainability Improvements; Improve Building Systems (MEP & exterior envelope)

- ✓ Plumbing Systems
- ✓ Storm Drain Upgrades
- ✓ Roofing & Skylights
- ✓ Remove Cloak Rooms to Enlarge Classrooms
- ✓ Classroom A/V
- ✓ Classroom Whiteboards & Tackable Panels
- ✓ Interior Lighting

Priority 3 - Modernizations to non-classroom areas or buildings

Exterior Space / Play Yards; Evaluating Dedicated Middle School Spaces; Gymnasium

- ✓ Window Replacement
- ✓ New Flooring
- ✓ Interior Paint
- ✓ New Restroom Finishes
- ✓ Replace Ceiling Tiles in Some Areas
- ✓ Window Coverings
- ✓ **Play Structure & Paving**
- ✓ Exterior Painting
- ✓ Exterior Fencing

Feedback Form

1. Sherman: Pro's/Con's
Comments/Questions
2. Option 1: Pro's/Con's
Comments/Questions
3. Option 2: Pro's/Con's
Comments/Questions
4. Option 3: Pro's/Con's
Comments/Questions
5. Straw Poll of Options

<https://forms.gle/BP2Q6RGB7fek46R2A>

Next Steps:

1. September 28th 5-6pm: Meet with PAC Committee and Update on Project
2. October 5th: 5pm-6pm Meet with Community on Spending Plan Revision
3. October 12th: 5:00-7:30 pm: Meet with with Project Management Team and HKIT Architects to review options for Maxwell Campus.

Previous MLA Project Updates

Thank you!

Additionally, for more information please reach out to:

Victor Manansala
Project Manager MLA
victor.manansala@ousd.org

Ty Taylor
Director
Ty.Taylor@ousd.org