

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.