

WELCOME

WE WILL BEGIN MOMENTARILY



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Coliseum College Prep Academy Site Expansion Project

Community Feedback Meeting

October 10, 2023

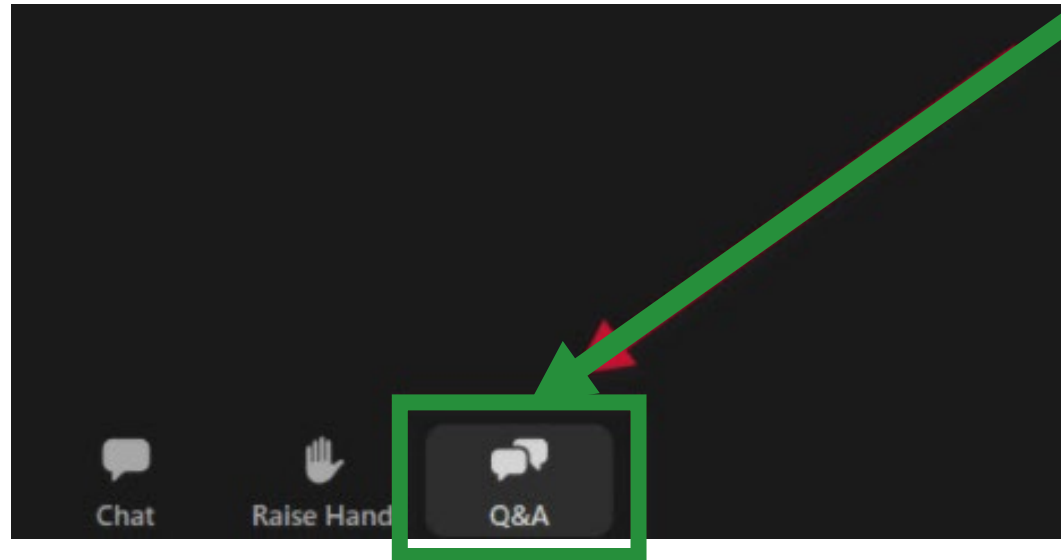


**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Online Meeting Procedures

We Value Your Input



Please type your questions/comments in the Q&A area of Zoom.

Questions will be answered in the order they are received at the end of the presentation.

Agenda

1. Introductions
2. Meeting Outcomes
3. Project Background
 - a. Budget
 - b. Scope
 - c. Estimated Timeline
 - d. Phasing
4. Engagement Process Map & Decision Making
5. Next Steps
6. QnA

Presenters

Project Team



William Newby
Project/Construction
Manager
(Facilities Team)



Ray Bermudez
Community Engagement
Specialist
(Facilities Team)



Fabiana Ahumada
Assistant Principal
(Site Team)

Resource Team



Philip Luo
Architect



Charlene Arias
Project Manager



Nestor Mena
Project Designer

Meeting Outcomes

Outcome 1

Gain community support on the scope design options

Outcome 2

Continue to build interest in second Community Engagement Meeting on December 19, 2023

Outcome 3

Capture community feedback

Project Background





Oakland Built Program

Building Better Facilities for a Better OUSD.

Mission

Oakland Built will support OUSD student growth and academic success by constructing and maintain safe, state-of-the-art facilities.

About

This program is the collective efforts of Oakland, CA residents and Oakland Unified School District to improve the quality our schools through passed bond measures.

The OUSD Facilities team works to fulfill the scope of Oakland Built projects and collaborates with [Citizens Bond Oversight Committee](#) to ensure proper spending oversight.

Bond Measures

Measure J, passed by Oakland Voters in November 2012, and **Measure Y**, passed in November 2020, are School Facilities Improvement Bonds providing \$475 million and \$735 million in funding, respectively.

Project Budget

What Does \$55 Million Mean?

Expenditure	Budget
Soft Costs	\$11 Million
Hard Costs	\$44 Million
Total	\$55 Million

Estimated Soft Costs

Includes fees related to completing the project without paying for construction

- Architectural and engineering
- Site analysis
- Division of State Architect review fee
- Energy studies
- Inspectors
- Testing laboratories
- Printing fee

Estimated Hard Costs

Costs that are directly related to the physical construction of a building

- General contractor and subcontractors
- Structural material, furniture, fixtures
- Mandatory construction contingency of 10%

Project Scope

1. **Demo eight existing portable classrooms & new classroom building** **\$24.5M**
 - a. Two-Story building
 - b. Modular construction
 - c. 14 General Education classrooms with shared break-out rooms
 - d. Two Science laboratories (Chemistry or Biology)
 - e. Rooftop solar panels (assume entire roof) and battery microgrid
2. **New gymnasium building** **\$17M**
 - a. 1,000 capacity bleacher seating
3. **Miscellaneous site/phasing and interim housing** **\$2.5M**

Aerial Perspective



Project Scope

Site Plan



SITE PLAN

Project Scope

Outdoor Courtyard Perspective



Project Scope

- 14 classrooms with adjoining breakout spaces
- Two Laboratory classrooms
- Gymnasium with high school basketball court and seating
- Equipment storage
- Team locker rooms
- Two teacher offices
- Training/Weight room

Classroom Building & Gymnasium Interior

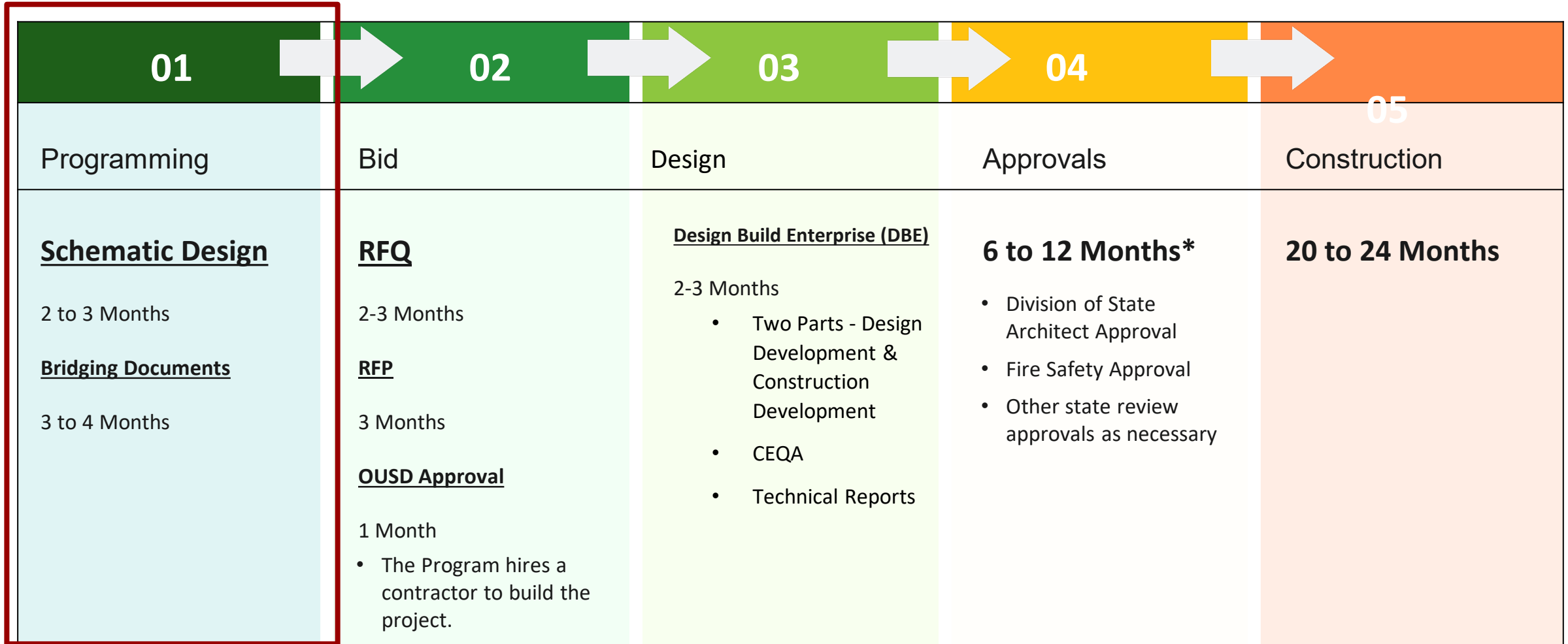


FIRST FLOOR

FLOOR PLAN

Project Estimated Schedule

Project phases and estimated schedule



Project Phasing

Phase 1 - Construction and laydown area



Project Phasing

Phase 1 - Construction of classroom building, after gymnasium is completed



Project Phasing

Phase 2 - Demolition of existing gymnasium and eight portables



Project Phasing

Phase 2 - Outdoor improvements












Engagement Process Map

PROGRAMMING



12-14 MONTHS









-  Project Team Engagement Kick-Off
-  Leadership Engagement Kick-Off
-  Programming Introduction Meeting
-  Leadership Monthly Check In Meetings
-   PAC Monthly Meetings
-   Programming Data Gathering Meeting
-  Programming Evaluation Meeting

WE ARE HERE

DESIGN








15-18 MONTHS

-  Schematic Design: Introduction
-  Leadership Monthly Check In Meetings
-   PAC Monthly Meetings
-   Design Development: Data Gathering
-  School Program Focus Group Meeting
-  Construction Documents: Evaluate

CONSTRUCTION



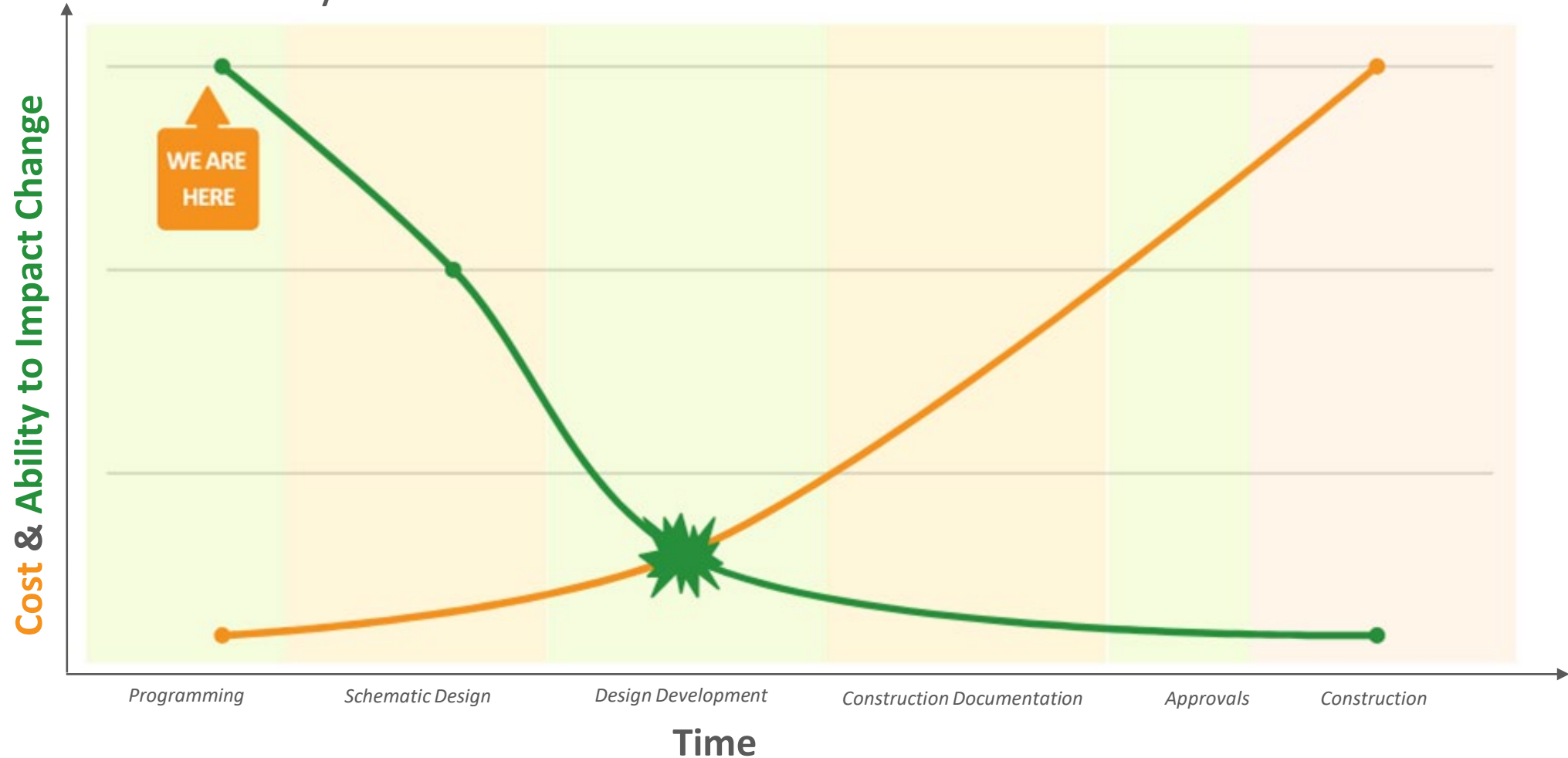
20-24 MONTHS

-  Pre Construction: Introduction
-  Leadership Monthly Check In Meetings
-  PAC Monthly Meetings
-  Fall Construction Update
-  Spring Construction Update

KEY  Open to Public  Input Collected  School Leadership Team Only  Project Team Only

Decision Making in Design & Construction

Time and cost analysis



Next Steps

Upcoming:

1. Finalize design
2. Architect will present bridging documents
3. Architect will develop a modular building bid package

Future:

1. Estimated design through Quarter 4 (October - December) 2023
2. Estimated bidding through Quarter 3 (July - September) 2024
3. Estimated construction through Quarter 1 (January - March) 2026
4. Estimated completion through Quarter 4 (October - December) 2027

Thank you!

Building Better So Students Thrive.

Additionally, for more information please reach out to:

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