



WELCOME

We will begin momentarily.





Coliseum College Prep Academy Site Expansion

Community Meeting

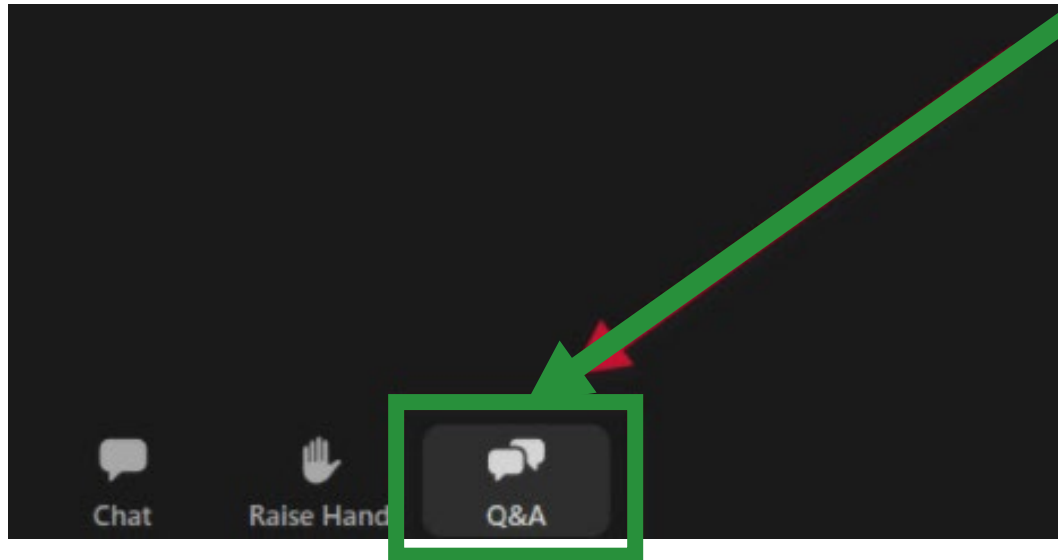
December 19, 2023



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



Online Meeting Procedures



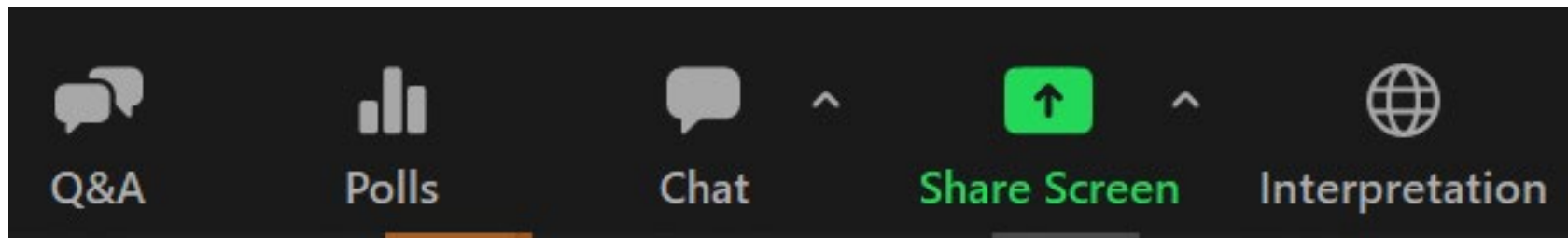
We value your input. Please type your questions/comments in the Zoom Q&A area.

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

Online Meeting Procedures

SERVICIOS DE INTERPRETACIÓN *Interpreting Services*

La interpretación simultánea está disponible en español.
Simultaneous interpretation is available in Spanish.



Presenters

Project Team



William Newby

Project/Construction
Manager



Fabiana Ahumada

Assistant Principal
(Site team)



Ray Bermudez

Community Engagement
Specialist



Philip Luo

Architect



Charlene Arias

Project Manager



Nestor Mena

Project Designer

Agenda

Introductions

- Meeting Outcomes

Project Information

- Project Background
- Project Updates
- Project Process & Timeline
- Engagement Process

Next Steps

- Meeting Information
- Contact Us

Questions

- Q&A

Meeting Outcomes



Outcome 1

To present the most current design that has been reviewed by the CCPA Site Leadership Team.

Outcome 2

To proceed with the scope as presented.

Outcome 3

To capture community feedback.



Project Information



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:

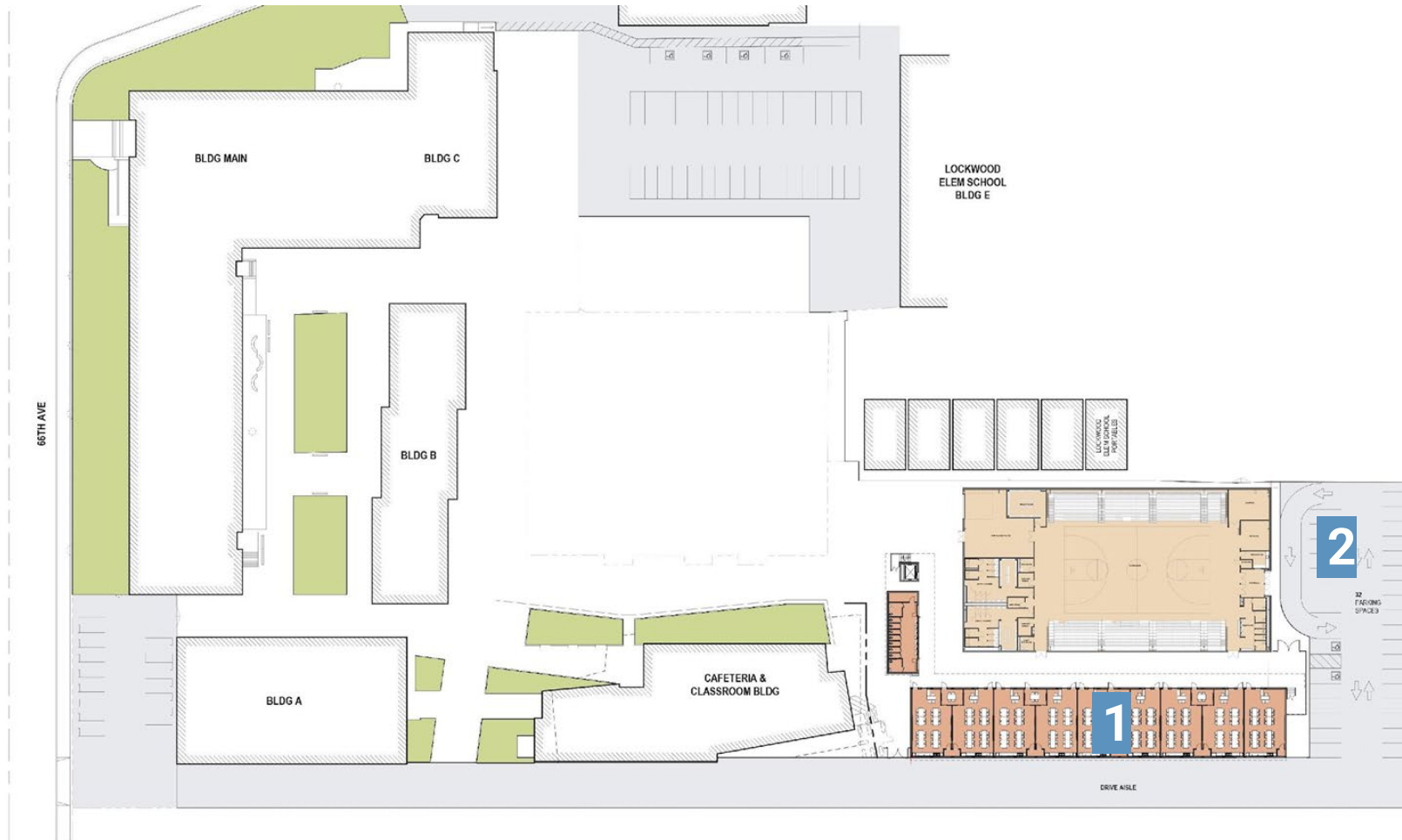
- General contractor and subcontractors
- Structural material, furniture, fixtures
- Mandatory construction contingency of 10%

Project Scope

1. Demolition of eight existing portable classrooms & construction of 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 labs within same building giving a total of classrooms
 - e. Rooftop solar panels (assume entire roof) and battery backup
2. New gymnasium building \$17M
 - a. A 950 capacity bleacher seating
3. Miscellaneous site/phasing and interim housing \$2.5M



Campus Site Plan



1. Two-story new classroom building
1. Parking lot will be restriped.

Site Aerial Perspective



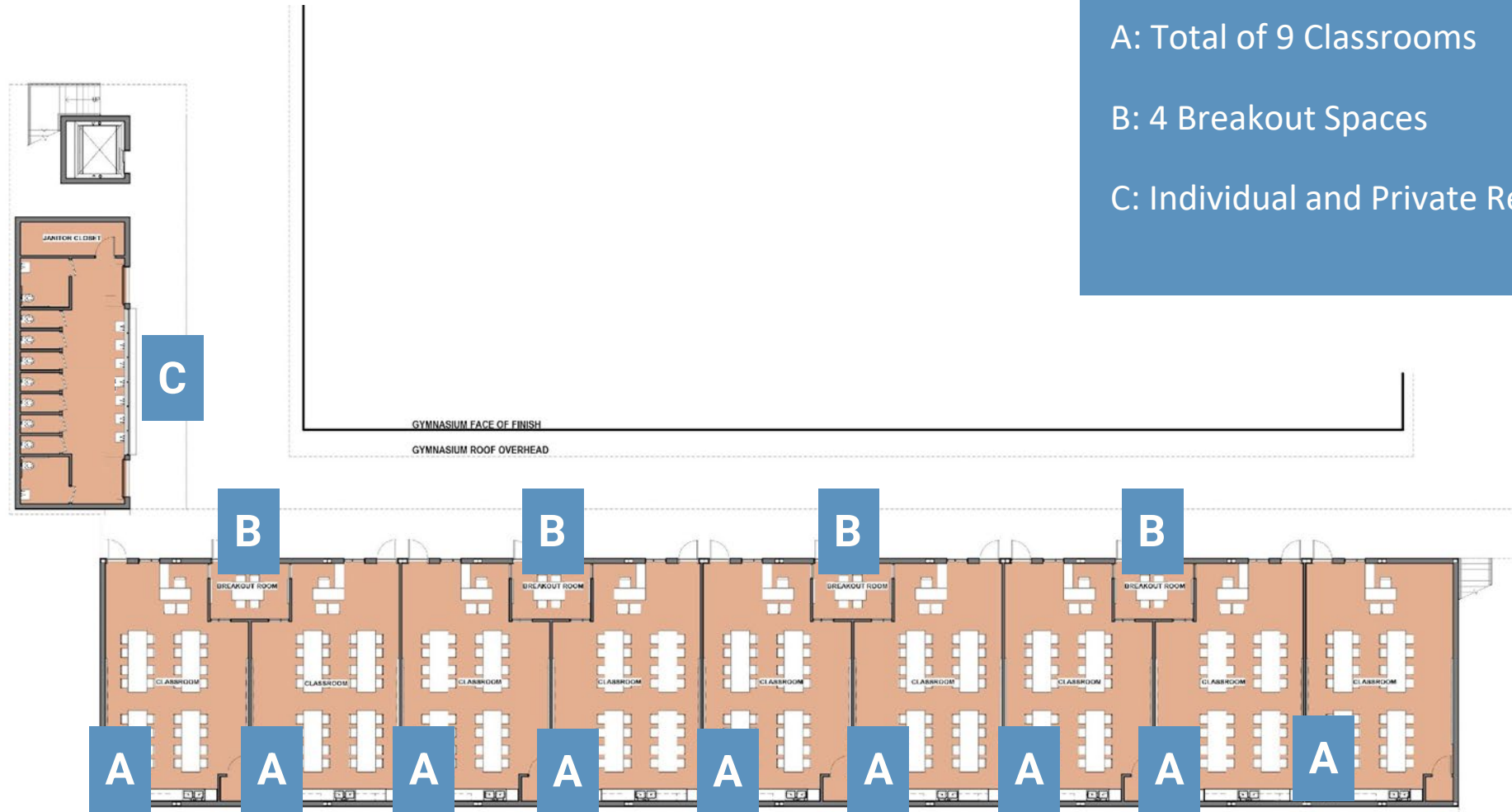
Project Site Plan



- 1. Gymnasium
- 1. Classroom Building
- 1. Newly striped parking lot

Project Site Plan

Classroom Building - Level 1



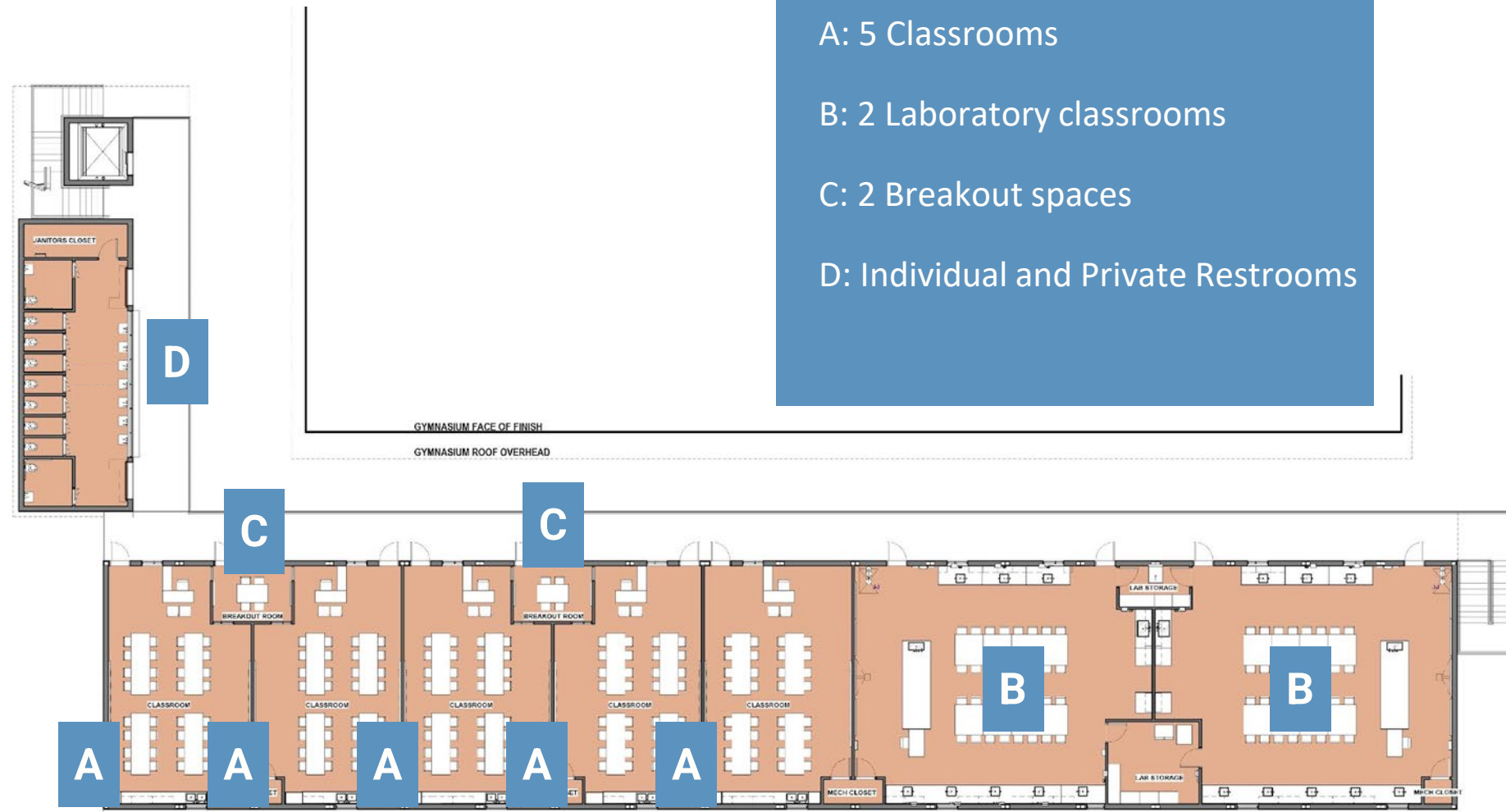
A: Total of 9 Classrooms

B: 4 Breakout Spaces

C: Individual and Private Restrooms

Project Site Plan

Classroom Building - Level 2



Proposed Rendering

Classroom Interior



Proposed Rendering

Classroom Interior



Proposed Rendering

Classroom Building Exterior at the Walkway



Proposed Rendering

Classroom and Gymnasium Exterior at Walkway



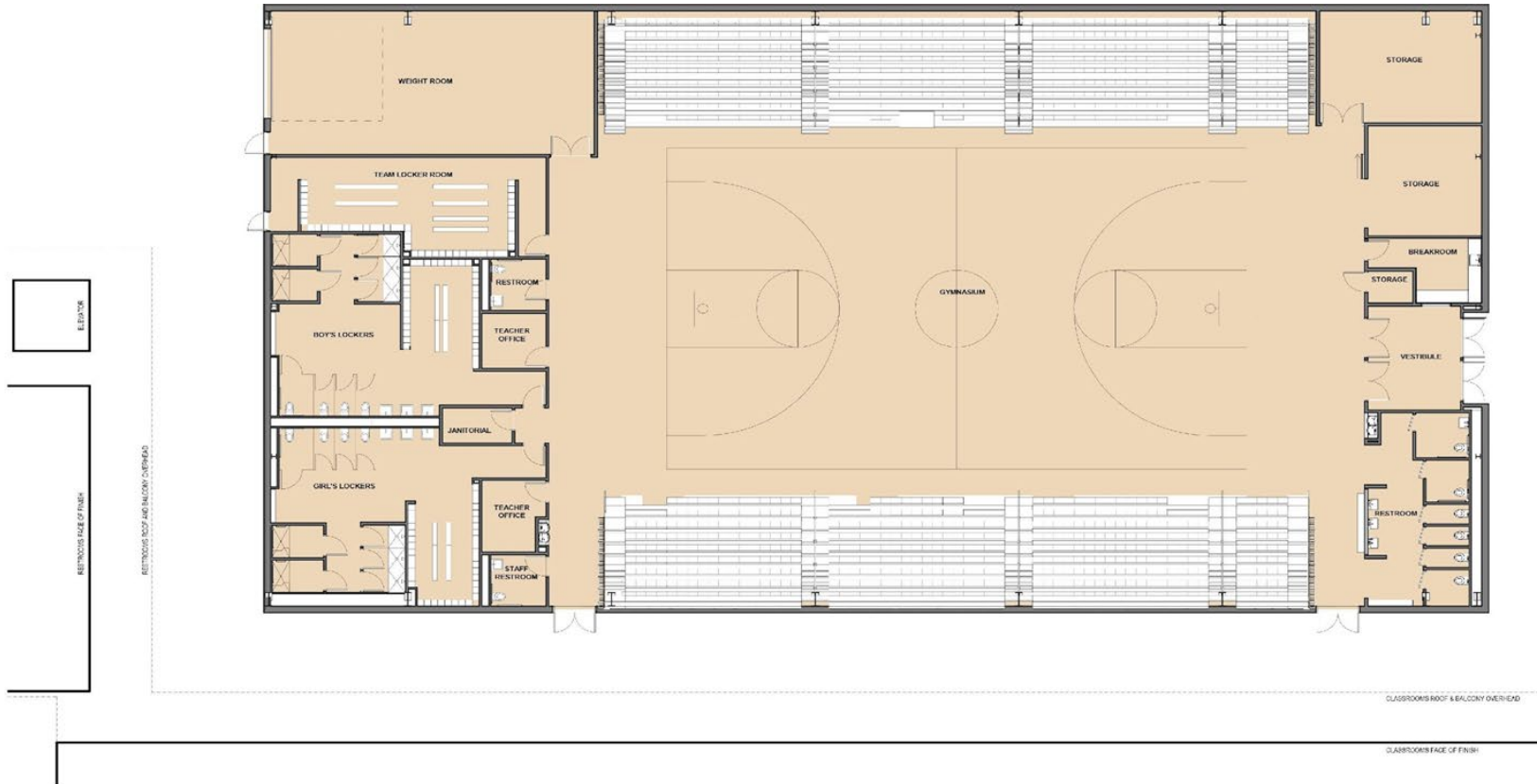
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Proposed Rendering

Gymnasium Building Exterior at Weight Room



Gymnasium Floor Plan



- Bleacher seating for roughly 950 occupants
- Locker Rooms for Girls and Boys
- Team Room
- Weight Room
- Concessions
- Gender Inclusive Restroom

Proposed Rendering

Gymnasium Interior



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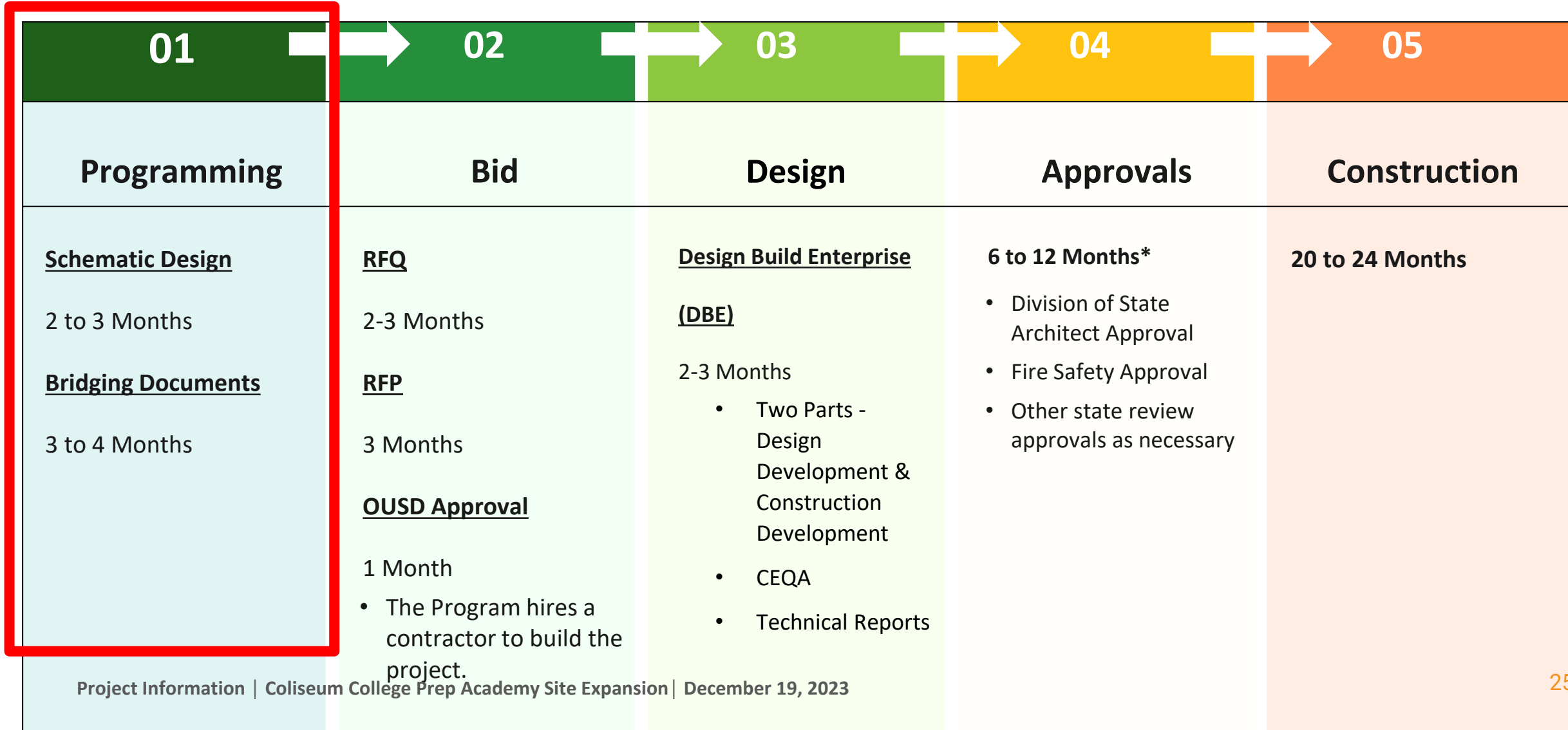
Proposed Rendering

Exterior Perspective from Existing Campus



Project Process & Timeline

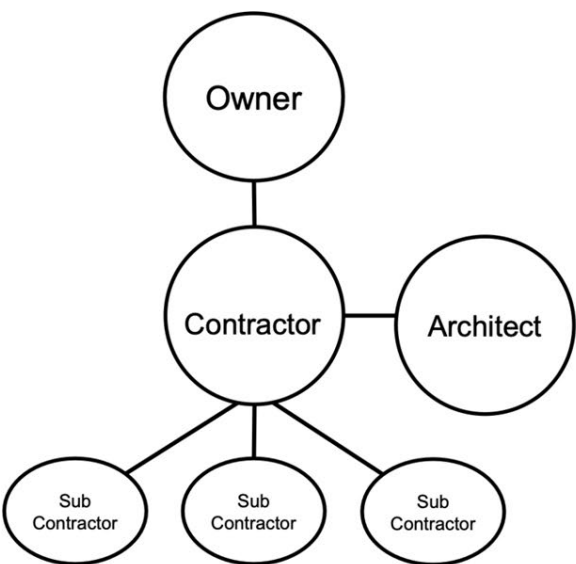
Project phases and related timeframes



Construction Delivery Method

Design-Build (Progressive)

CONTRACT STRUCTURE



Size	Small	●	●	●	●	●	●	●	Large
Schedule	Simple	●	●	●	●	●	●	●	Complex
Site	Simple	●	●	●	●	●	●	●	Complex
Quality	Standard	●	●	●	●	●	●	●	Landmark
Control	Low	●	●	●	●	●	●	●	High

BRAILSFORD & DUNLAVEY / CONSTRUCTION DELIVERY METHODS

PROS

- › Design-build entities can be chosen by design competition or chosen by qualifications
- › Guaranteed Maximum Price (GMP) determined prior to construction
- › Risk can be transferred to the design-build entity earlier in design
- › Current legislation requires 60% skilled labor
- › Collaborative relationship between contractor and architect

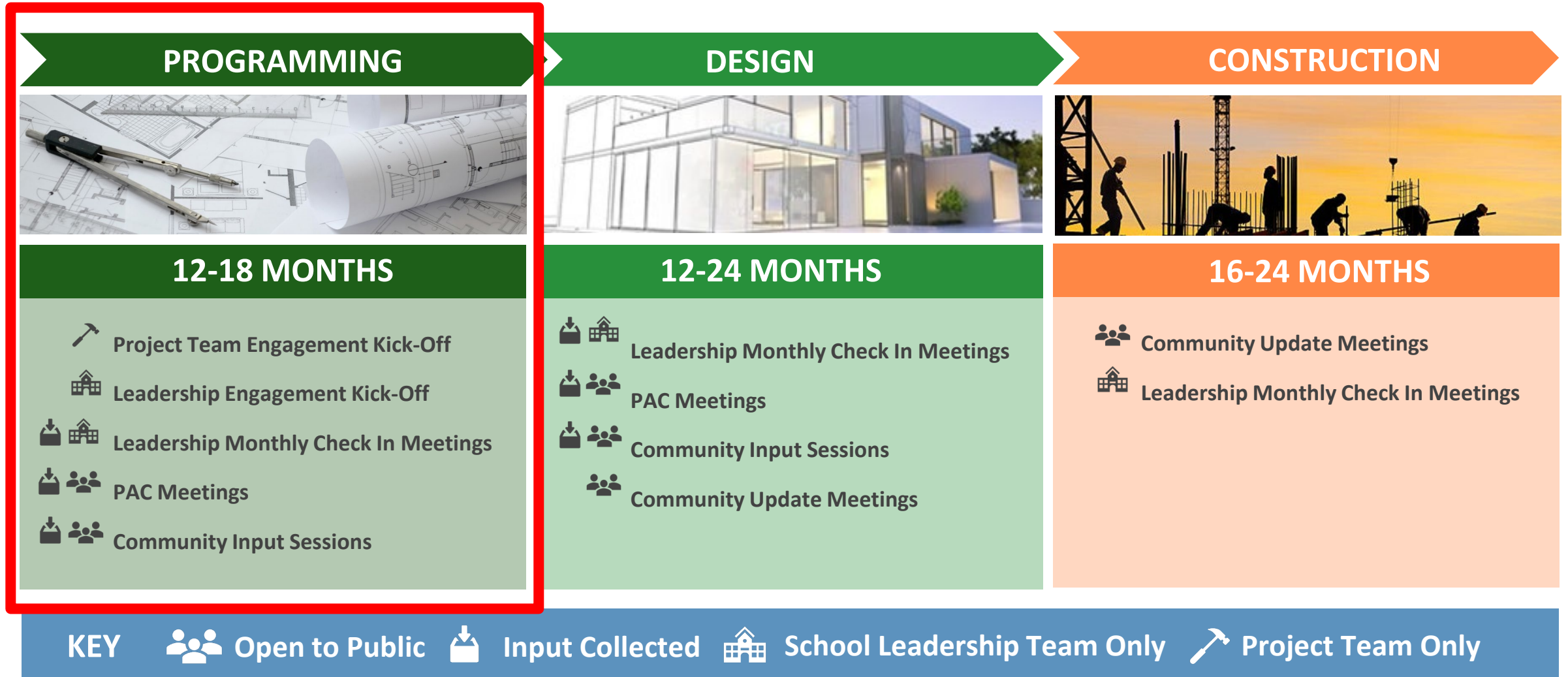
CONS

- › Complex contractual relationship
- › Architect is hired by the contractor, not the district
- › Some contracts allow the owner less design control

What this means for CCPA?

- CCPA project we benefit from having the architect and the builder working together on a design which will reduce construction costs. In return, the available funds for student amenities can go further.
- Construction delivery can be more expeditious allowing for students and faculty to use the new buildings as quickly as possible.
- Profit of the contractor is pre-negotiated to protect the Measure Y funds available to CCPA.

Engagement Process Map



Next Steps



Next Steps



1. Modular Building Bid Package
2. Bridging Documents
3. Engagement with site staff
4. Finalize space planning to house incoming students

Questions & Contact

All presentations, recordings and post-meeting QAs will be posted to the project page on the Oakland Built website.



PROGRAM EMAIL

oaklandbuilt@ousd.org



COMMUNICATION CONTACT

Ray Bermudez

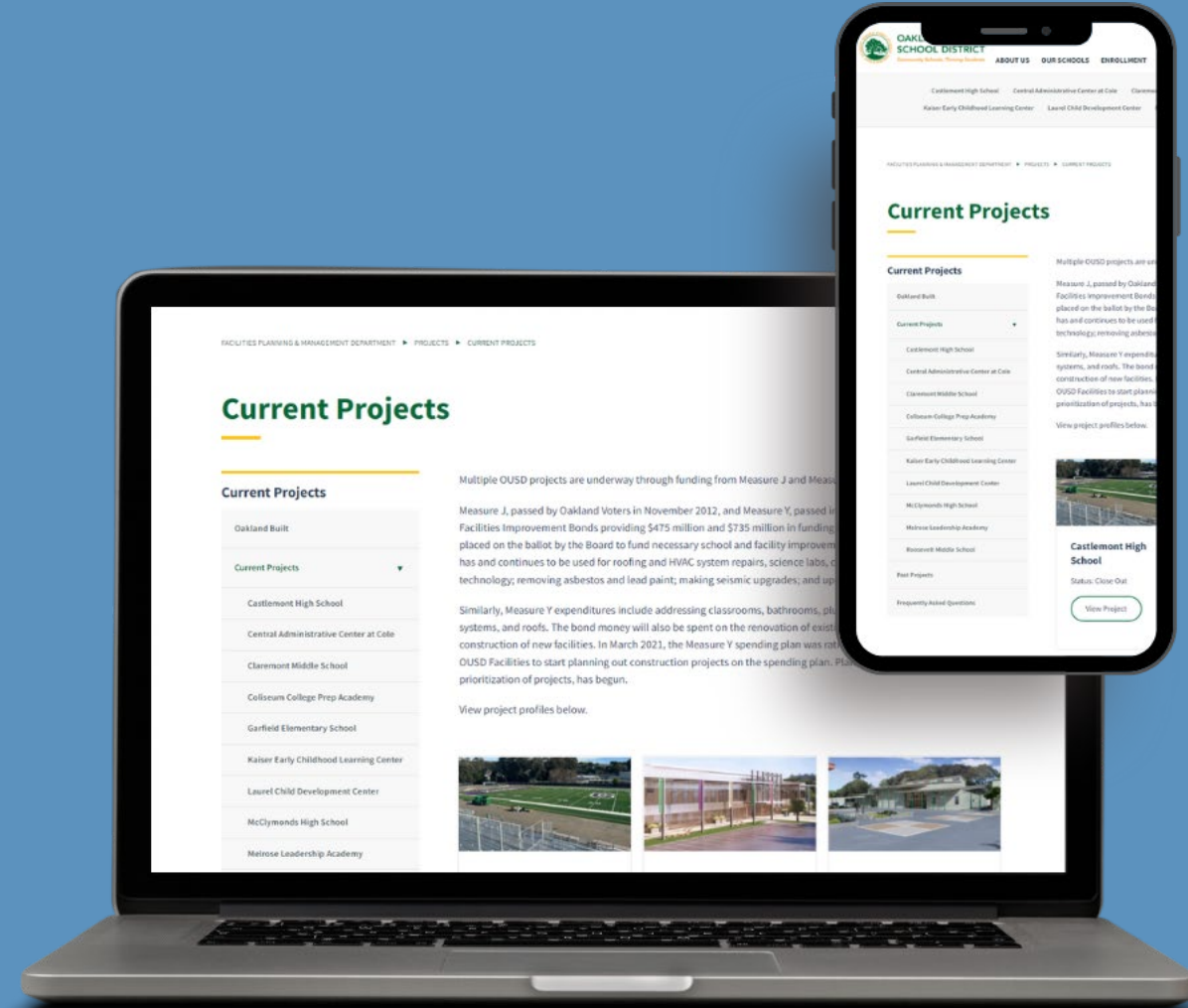
Community Engagement Specialist

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WEBSITE

www.ousd.org/facilities



THANK YOU

Building Better So Students Thrive.



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