

Garfield Elementary School Modernization Q1 2024

Project Description: To upgrade and modernize the site and address campus safety, seismic activity building upgrades, accessibility upgrades, etc.

Project Details

Address: 1640 22nd Ave. Oakland, CA 94606
Delivery Method: Pending
Original Budget: \$56.7 Million
Current Budget: \$56.7 Million
Funding: Bond Measure Y
Current Phase: Planning
Cost Per Student¹: \$117,362 **Enrollment¹:** 483
Budget Expended²: \$73,643
Project Completion Percentage²: 2.2%

High-Level Estimated Project Schedule

Design Starts:	TBD
Bidding Starts:	TBD
Construction Starts:	TBD
Completion:	TBD

Project Team

Architect:	Quattrocchi Kwok Architects
General Contractor:	TBD
Project Manager:	John Esposito john.esposito@ousd.org
Project Engineer:	Daniel Ortiz daniel.ortiz@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Image 01: Main entrance exterior of Garfield ES

Project Activities

Scope of Work

- The modernization is to address deficiencies from the 2019 Facilities Conditions Assessment and provide upgraded learning environments.
- The scope of work is still to be defined through a planning effort within the remaining allocated budget.

Accomplishments

- Hazmat report completed. Unfortunately asbestos was found, but will be addressed once the general contractor is chosen.
- Survey report completed.
- The architect completed their assessment and will provide a more detailed scope of work.
- Community meetings held with site leadership, staff, PAC, and community.

Upcoming Work

- Scope will be internally identified and reviewed. Input received during site, staff, and community meetings, along with the site assessments will inform development of scope options.
- Schematic Design (SD) underway with the architect and their consultant. OUSD's Buildings and Grounds department to provide input.
- SD drawings expected in late October.
- RFP's to be issued after SD is completed in late October or November.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 certified 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 March 2024.