

Project Description: Modernization of the building interiors and structural upgrades of the main building. Construction of a new 3,400 SF modular science building.

Project Details

Address: 1926 E 19th St. Oakland, CA 94606
Delivery Method: Lease-Leaseback
Original Budget: \$71.6 Million
Current Budget: \$91.55 Million
Funding Source: Bond Measures Y and J
Current Phase: Phase 2: Design
(Phase 1: Construction Completed)
Cost Per Student¹: \$166,152 **Enrollment¹:** 551
Budget Expended²: \$6,315,369
Project Completion Percentage²: 25%

High-Level Estimated Project Schedule

Design Starts:	Phase 2: Q2 (Apr - Jun) 2021 Phase 1: Q1 (Jan - Mar) 2024
Bidding Starts:	Q2 (Apr - Jun) 2024
Construction Starts:	Q3 (Jul - Sep) 2024
Completion:	Q3 (Jul - Sep) 2029

Project Team

Architect:	HKIT Architects
General Contractor:	Overra (LBU: 50%)
Project Manager:	Mary Ledezma mary.ledezma@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Image 01: Main entrance exterior of Roosevelt

Project Activities

Scope of Work

- Includes structural upgrades to the main building.
- Includes upgrades to indoor spaces, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler systems.
- Includes the right-sizing of classrooms.
- Includes upgrades to outdoor spaces site utilities, landscaping, and garden.

Accomplishments

- Division of State Architect (DSA) approved the Modular Science Project.
- Shop fabrication of the science building started.
- Interim classroom portable project was submitted to DSA for building permit review.
- Several meetings were held with East Bay Municipal Utilities Division (EBMUD), PG&E, DSA, and California Geological Survey (CGS).
- Held meeting with school site administration to present a revised site plan of the interim classroom portables and discuss potential playground impact on students.

Upcoming Work

- DSA approval of the Interim Classroom Portable project.
- Start on-site construction of the Modular Science Building.
- CGS approval of the Modernization project.
- Execute contract with PG&E and installation of water meter by EBMUD.
- Conduct a pre-construction meeting with site administration and community on the start of the Modular Science Building.

Cost/Schedule Changes

- Experienced delays in progress due to DSA review, PG&E service design and re-siting of interim portables.
- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- Complete work on night shift is \$6M - 7M.

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.