

*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 Student<sup>1</sup>:** \$344,340 **Enrollment<sup>1</sup>:** 265  
**Budget Expended<sup>2</sup>:** \$1,711,647  
**Project Completion Percentage<sup>2</sup>:** 16%

### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (July - Sep) 2023
<b>Bidding Starts:</b>	Q1 (Jan - Mar) 2025
<b>Construction Starts:</b>	Q2 (Apr - Jun) 2025
<b>Completion:</b>	Q1 (Jan - Mar) 2027

### Project Team

<b>Architect:</b>	HKIT Architects
<b>General Contractor:</b>	Alten Construction (LBU %: TBD)
<b>Project Manager:</b>	Nicole Wells nicole.wells@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



### 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.

#### Accomplishments

- Completion of the 100% Schematic Design(SD) drawings and cost estimate by the project team for district approval.
- Design Development (DD) drawing kick-off and coordination for meetings and review by district departments and B&G shops.
- Delivery of the 50% DD drawings by the project team for District approval.
- Held bi-monthly presentations and working sessions with school faculty during professional development meetings, a Project Advisory Committee (PAC) meeting, and started collecting data from various stakeholders.

#### Upcoming Work

- Request For Proposal (RFP) for Hazmat Abatement Consulting and firm selection.
- Completion of 100% DD drawings and updated costs for District approval.
- Commencement of construction phasing and logistics and move planning with site administration.
- Continue to conduct surveys to parents, students, and teachers.

#### Cost/Schedule Changes

- Change Order #1: \$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.



<sup>1</sup> 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.

<sup>2</sup> Data reported as of March 2024.