

MONTHLY REPORT



OAKLAND BUILT

— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Q2 2024

The quarterly report details major milestones and completion progress for projects within the Oakland Built bond program.

*This report includes a glossary of common industry abbreviations and terms.
Information as of June 2024.*

For More Information Contact
Oakland Built
oaklandbuilt@ousd.org

Glossary of Common Terms

Term / Acronym	Definition
A/C Paving	Asphalt and concrete paving
ADA	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
B&G	OUSD Building and Ground Department
CBOC	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
CD	Conceptual Design
CDC	Child Development Center
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CHPS	The Collaborative for High Performance Schools (CHPS) is a nonprofit sustainability organization that works to ensure all PK-12 students have access to environments that support learning and wellness.
Close-In	Close-in is the process of covering walls with the first layer of final materials such as drywall, wood, or other material.
Cost Per Student	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
Cx	Commissioning Agent
DD	Design Development
DGS	Department of General Services
DSA	Division of State Architect, the permitting authority for OUSD.
DTSC	Department of Toxic Substance Control
EBMUD	East Bay Municipal Utilities Division
Enrollment	Enrollment based on the numbers reported to the California Department of Education and is yet to be certified, October 2023
FRP	Fiber Reinforced Polymer
GMP	Guaranteed Maximum Price is the highest amount OUSD will pay for the project. Contractors are responsible for cost overruns beyond the maximum price unless a change order is issued.
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
M	Million

Glossary of Common Terms

Term / Acronym	Definition
Quarter 1 or Q1	The months of January, February, and March
Quarter 2 or Q2	The months of April, May, and June
Quarter 3 or Q3	The months of July, August, and September
Quarter 4 or Q4	The months of October, November, and December
RFQ/P	Request for Qualifications or Proposals
Rough-In	The stage of construction when the various mechanical, electrical, and plumbing lines are laid out, but the final connection is not yet completed.
SD	Schematic Design
SF	Square Footage
Silva Cells	A type of pavement which prevents soil from compacting around tree roots allowing for them to grow without buckling sidewalks.
Stucco	A cement wall covering for the exterior of a building to prevent water intrusion
SWPPP	Storm Water Pollution Prevention Plant
Storefront	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building

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 Student¹: \$344,340 **Enrollment:** 265
Budget Expended²: \$2,829,432
Project Completion Percentage: 70%

High-Level Estimated Project Schedule

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

Project Team

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



Image 01: Proposed general classroom

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 and modification of the clinic lobby.

Accomplishments

- Design Development student outreach and integrated learning opportunities with engineering pathway
- Completion of Design Development meetings with various departments, site, teachers and staff.
- CGS comments received and answered by Geotech and Structural Engineers.
- Hazmat abatement consultant selection and contract submitted for BOE approval.
- Survey requests continued and distributed to parents, alumni, and students.
- Engineering pathway course instruction with architects and campus walk.

Upcoming Work

- Delivery of 100% Design Development drawings for constructability review by District, Program Manager and Bridging architect Teams.
- Preparation of RFP-Q-s for CEQA Consultant and Environmental Site Assessment Services.
- Onboarding of New McClymonds Principal and OUSD Construction Manager to the project team.
- Construction Phasing and Logistics Planning review with site administration.
- McClymonds first OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee (CBOC) walk to review and discuss project plans and progress.
- Hold student, faculty and staff, and community informational meetings to discuss final design.

Cost/Schedule Changes

- Change Order #01: \$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.

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 June 2024.