

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: A modernization or expansion of the Maxwell Park campus.

Project Details

Address: 4730 Fleming Ave. Oakland, CA 94619
Delivery Method: Lease-Leaseback
Original Budget: \$49.5 Million
Current Budget: \$36.5 Million
Funding Source: Bond Measure Y
Current Phase: Design
Cost Per Student¹: \$86,085 **Enrollment:** 424
Budget Expended²: \$784,088
Project Completion Percentage: 35%

High-Level Estimated Project Schedule

Design Starts:	Q2 (Apr - Jun) 2024
Bidding Starts:	Q1 (Jan - Mar) 2024
Construction Starts:	Q1 (Jan - Mar) 2026
Completion:	TBD

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	Victor Manansala victor.manansala@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- A new middle school building with upgrades to the main building.
- Additional work includes plumbing renovations, seismic upgrades, accessibility upgrades, and fire & life safety, as required by DSA.
- Heat pump systems will also be included in the main building.

Accomplishments

- Schematic Design Meetings with Various Departments, teachers and staff, and student outreach and integrated learning opportunities with engineering pathway.
- Various Project Service RFPs – Hazmat selected.
- Additional survey conducted at lower yard.
- Geotechnical investigation and soil samples at lower yard.
- Held Community Input Session to collect feedback during the start of the Schematic Design Phase.

Upcoming Work

- Finalize Schematic Design Phase drawings and specifications.
- Confirm Schematic Design Phase estimates / project budget.
- Start Design Development Phase drawings and specifications.

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 June 2024.