

# QUARTERLY REPORT



## OAKLAND BUILT

— REBUILDING BETTER SO EVERY STUDENT THRIVES —

### Q3 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 September 2024.*

**For More Information Contact**  
Oakland Built  
[oaklandbuilt@ousd.org](mailto: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	Construction Development
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.

## Glossary of Common Terms

Term / Acronym	Definition
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
M	Million
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M
PG&E	Pacific Gas and Electric Company
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 Student<sup>1</sup>:** \$344,340 **Enrollment:** 265  
**Budget Expended<sup>2</sup>:** \$2,829,432  
**Project Completion Percentage:** 25%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - 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>Construction Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



Proposed general classroom

<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. SY 2024-2025 will be updated once confirmed by DOE.

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

## 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

- Held a Construction Phasing and Logistics Planning review with site administration.
- Completed DD phase and transition into Construction Document development for Division of State Architect (DSA) submission.
- Conducted Hazmat sampling, testing and report for construction activities.
- Held meeting with Oakland Fire Department (OFD) in preparation for Division of State Architect (DSA) submittal.
- Hosted table previewing design plans at school orientation.

### Upcoming Work

- Kickoff Environmental Site Assessment (ESA) and CEQA consultant services.
- Pay application fee and receive official DSA submission date.
- Complete construction documents for DSA Submission.
- Host table with design plans at Back To School night and alumni picnic.

### Cost/Schedule Changes

- Change Order #01: \$1,238,252
- 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.

