

QUARTERLY REPORT



OAKLAND BUILT

— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Q4 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 December 2024.*

For More Information Contact
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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.
Closeout (Phase)	Closeout phase refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations and maintenance manuals to ensure proper long-term facility management.
Completion	Marks the point at which the project is sufficiently complete for the owner to occupy or use as intended.
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
PCO	Proposed Change Order
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 Student¹: \$343,045 **Enrollment¹:** 266
Budget Expended²: \$3,207,241
Project Completion Percentage: 30%

High-Level Estimated Project Schedule

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

Project Activities

Scope of Work

The entire campus's modernization includes building system improvements and upgrades, such as replacing the plumbing (lead abatement), seismic upgrades, and heating, ventilation, and air conditioning. Indoor space updates include new flooring and wall treatments, updated classrooms, labs, shops, cafeteria reconfiguration, auditorium, and sports locker rooms. Outdoor space updates include constructing a new grandstand, improving the outdoor plaza, basketball, and tennis courts, upgrading the woodshop and after-school program areas, and modifying the clinic lobby.

Accomplishments

- Kickoff ESA and CEQA consultant services. Environmental Site Assessment and CEQA consultant kickoff and site walks
- Submitted Project registration with DSA.
- PG&E Application submitted for larger electrical service, PG&E accepted upgraded service application.
- Completed 70% Construction Documents in Preparation for DSA submission.
- Held Local Business Utilization subcontractor matchmaking event in preparation for Sub contractor bidding in Q1 2025.

Upcoming Work

- Complete 100% Construction Documents and Project Specifications and submit to DSA.
- Submit 100% CD Construction Price estimate for district review.
- Prepare ESA and CEQA Phase 1 reports.
- Commission agent selection.
- Prepare RFP/Q for DSA Inspector of record & Special Inspections.

Cost/Schedule Changes

- Change Order # 1: \$1,238,252
- After the BOE revised the spending plan to \$91.25 million, architects are now designing \$65 million worth of work, resulting in increased fees for additional design services.
- Approximate Cumulative Change Order Percent: 1%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹Cost Per Student is based on October 2024 uncertified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

²Data reported as of December 2024.

