

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
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	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 building interiors and structural upgrades of the main building. Construction of a new 3,400 SF modular science building.

Project Details

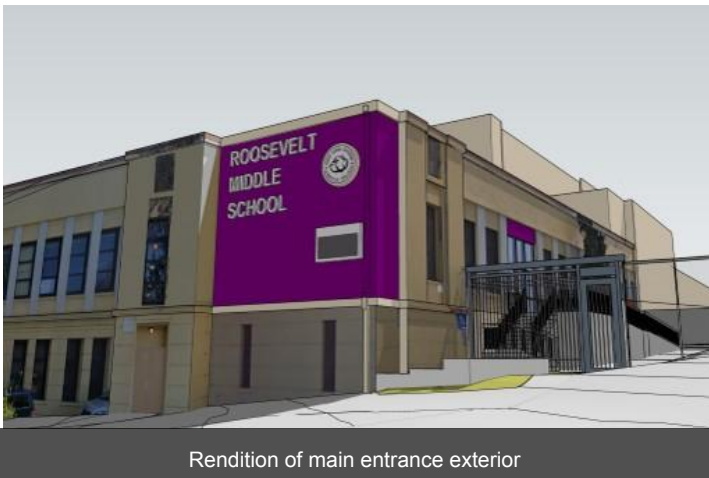
Address: 1926 E 19th St. Oakland, CA 94606
Delivery Method: Lease-Leaseback
Original Budget: \$1 Million
Current Budget: \$91.55 Million
Funding Source: Bond Measures Y and J
Current Phase: Construction
Cost Per Student¹: \$177,767 **Enrollment¹:** 515
Budget Expended²: \$8,768,855
Project Completion Percentage: 75%

High-Level Estimated Project Schedule

Design Starts:	Phase 1: Q1 (Jan - Mar) 2024 Phase 2: Q2 (Apr - Jun) 2024
Bidding Starts:	Q2 (Apr - Jun) 2024
Construction Starts:	Q2 (Apr - Jun) 2025
Completion:	Q3 (Jul - Sep) 2028

Project Team

Architect:	HKIT Architects
General Contractor:	Overra (LBU: 53.14%)
Project Manager:	Eric Scheuermann eric.scheuermann@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Rendition of main entrance exterior

Project Activities

Scope of Work

Structural upgrades to the main building, including upgrades to the indoor spaces, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler system. The work also includes right-sizing of classrooms and upgrades to outdoor spaces site utilities, landscaping, and garden.

Accomplishments

- Engineered fill and backfill around the modular science building is at 100%.
- Installed building underground utilities including electrical, domestic water, building drainage, and sanitary sewer.
- Asphalt paving prep around the Science Modular Building is at 99%.

Upcoming Work

- Install Switchgear and Transformer Pad at science modular building.
- PG&E to permit power for Science Modular Building.
- Finalize date for pre-construction meeting.
- Phase increment work in progress.
- Prepare for moves to interim housing in Q1,2025

Cost/Schedule Changes

- **Schedule Delay:** Timeline restructured to reflect delays to resitting interim housing, delay of plan check before going to DSA for approval, and PG&E service design delay.

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.

