

# 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.



# Coliseum College Prep Academy Site Expansion Q4 2024

*Project Description: Construction of new classroom and gymnasium buildings to create the space needed to meet the projected growth in enrollment and ensure the campus better aligns to the 6-12 grade configuration.*

## Project Details

**Address:** 1390 66th Ave. Oakland, CA 94621  
**Delivery Method:** Progressive Design Build  
**Original Budget:** \$35.5 Million  
**Current Budget:** \$55 Million  
**Funding Source:** Bond Measure Y and ESSR  
**Current Phase:** Design  
**Cost Per Student<sup>1</sup>:** \$63,879 **Enrollment<sup>1</sup>:** 861  
**Budget Expended<sup>2</sup>:** \$1 Million  
**Project Completion Percentage:** 17%

## High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2023
<b>Bidding Starts:</b>	Q2 (Jan - Mar) 2025
<b>Construction Starts:</b>	Q1 (Jan - Mar) 2026
<b>Completion:</b>	Q4 (Jul - Sep) 2027

## Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Overaa
<b>Project Manager:</b>	William Newby William.Newby@ousd.org
<b>Community Specialist:</b>	Ray Bermudez ray.bermudez@ousd.org



Proposed aerial perspective

## Project Activities

### Scope of Work

Demolition of eight existing portable classrooms and construction of 16 new classrooms in a two-story building. This includes 14 general education classrooms and two science laboratories. A new gymnasium building with rooftop solar panels will also be constructed.

### Accomplishments

- Completed Environmental Site Assessment (ESA) Phase I field investigation and final report preparation with PSI Intertek.
- Completed topographic boundary survey with Sandis and Geotechnical field investigation.
- Received 100% Schematic Design package.
- Held community meeting and provided survey for outdoor community outdoor space element of overall project.

### Upcoming Work

- Presentation of the site preferred option of the classroom and gymnasium building.
- Design Build Entity will continue Design Development.
- Host community engagement activity to introduce Design Phase work.

### Cost/Schedule Changes

- No change orders have been issued.
- Approximate Cumulative Change Order Percent: None

### Future Potential Financial Outlook

- There is nothing to report at this time.



<sup>1</sup>Cost 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.

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