

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: Remove and replace entire window wall systems at Bldg. E & Bldg. F due to waterproof deficiencies and the assessment of the useful life.

Project Details

Address: 99114th St. Oakland, CA 94607
Delivery Method: Design Bid Build
Original Budget: \$6.75 Million
Current Budget: \$9.83 Million
Funding Source: Bond Measure Y
Current Phase: Construction
Cost Per Student¹: \$59,576 Enrollment¹:165
Budget Expended²: \$7,306,985
Project Completion Percentage: 45%

High-Level Estimated Project Schedule

| | |
|-----------------------------|---------------------|
| Design Starts: | Q3 (Jul - Sep) 2022 |
| Bidding Starts: | Q1 (Jan - Mar) 2024 |
| Construction Starts: | Q2 (Apr - Jun) 2024 |
| Completion: | Q2 (Apr - Jun) 2025 |

Project Team

| | |
|------------------------------|---|
| Architect: | DSK Architects |
| General Contractor: | Mar Con Builders |
| Project Manager: | Victor Manansala victor.manansala@ousd.org |
| Community Specialist: | Harold Lowe harold.lowe@ousd.org |

Project Activities

Scope of Work

Replace window wall system at the East and West elevations of both Building E and Building F. Includes Solar Fins to provide additional shade for students. at West Elevations of both Buildings.

Accomplishments

- Completed window flashings and weatherproofing installation.
- Completed building weather protection installation to protect the window openings from rain.
- Obtained DSA approval for the deferred window submittal, and 50% of the windows have now been installed.

Upcoming Work

- Building E is scheduled to be fully completed.
- Relocate Building F classrooms to Building E to allow for the start of demolition and hazardous material abatement work in Building F.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: None

Future Potential Financial Outlook

- There is nothing to report at this time.



Classroom interior with window replacement

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.