

# 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.

# Central Administrative Center at Cole Campus

## New Construction and Site Improvements

### Q4 2024

*Project Description: Construction of a new 56,176 square feet (“SF”) two-story administration building to house OUSD Central Office staff.*

#### Project Details

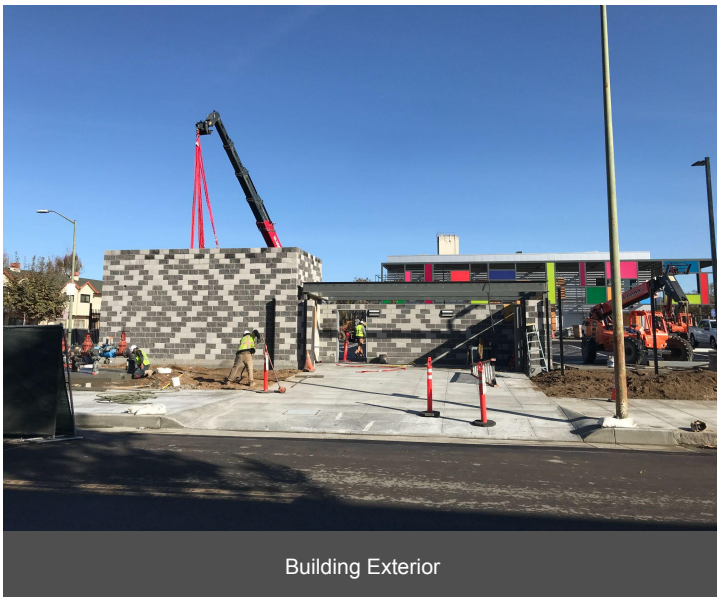
**Address:** 1011 Union St. Oakland, CA 94607  
**Delivery Method:** Design Bid Build  
**Original Budget:** \$7 Million  
**Current Budget:** \$62 Million  
**Funding Source:** Fund 21, Bond Measures J, and Y  
**Current Phase<sup>3</sup>:** Closeout  
**Budget Expended<sup>1</sup>:** \$48,702,345  
**Project Completion Percentage:** 95%

#### High-Level Estimated Project Schedule

<b>Design Starts:</b>	Q3 (Jul - Sep) 2019
<b>Bidding Starts:</b>	Q2 (Apr - Jun) 2021
<b>Construction Starts:</b>	Q4 (Oct - Dec) 2021
<b>Completion:</b>	Q4 (Oct - Dec) 2024

#### Project Team

<b>Architect:</b>	Shah Kawasaki Architects
<b>General Contractor:</b>	Arntz Builders (LBU 74.4%)
<b>Project Manager:</b>	Elena Comrie elena.comrie@ousd.org
<b>Community Specialist:</b>	Harold Lowe harold.lowe@ousd.org



Building Exterior

#### Project Activities

##### Scope of Work

Demolition of existing structures including the one-story building, the two-story building, and the one-story portable building. Construction of a new two-story building. Site improvements include landscaping, new safety fencing, parking lot, and driveways. Site Section Reference:

- Section A = North end of site.
- Section B = Middle of site.
- Section C = South end of site.

##### Accomplishments

- Completed fire and intrusion alarm programming.
- Completed staff and visitor parking lots, as well as various curbs, sidewalks, ramps, and driveways.
- Fire alarm final test passed. Access control programming and commissioning complete.
- Completed generator and trash enclosure.
- Installed permanent generator.

##### Upcoming Work

- State elevator inspection for elevators 1 and 2.
- Install window protection and repair windows on the second floor.
- Final cleaning of building interior.
- Test and commission permanent generator.

##### Cost/Schedule Changes

- Change Order # 6: \$355,278.51
- Cumulative Change Order Amount Approved by the Board: \$7,833,025.57
- Approximate Cumulative Change Order Percent: 21.91%

##### Future Potential Financial Outlook

- There is nothing to report at this time.

<sup>1</sup> Data reported as of December 2024.

<sup>3</sup> 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