



OUSD Facilities Planning & Management Division MEASURE Y BOND PROGRAM QUARTERLY REPORT

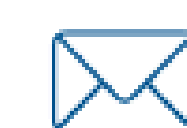
Quarter 1, 2025

Reflects January 1, 2025 - March 1, 2025

The report highlights key program milestones and tracks project completion progress within the Oakland Built (OUSD Measure Bond) program.



ousd.org/facilities



oaklandbuilt@ousd.org

OUSD Facilities Department Mission Statement

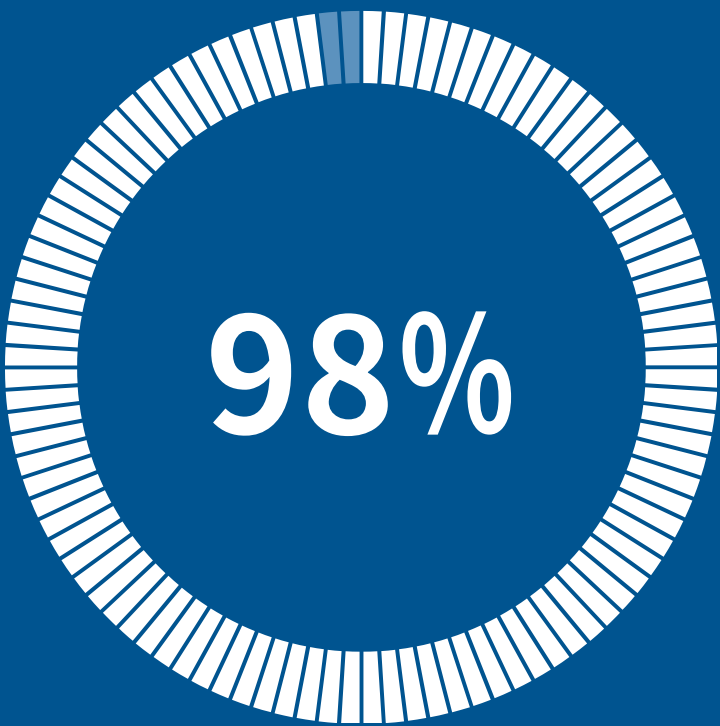


We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful. These spaces maximize collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.

Report Visual Descriptions	
Project Completion Percentage	Refers to the metric used to measure the progress of a project by indicating how much of the project work has been completed relative to the total work required.
Anticipated Project Schedule	Refers to the projected timeline that outlines planning, design, bidding, and construction start dates, as well as the estimated duration for each phase within the project.
Project Budget Performance	Refers to the process of tracking and evaluating how well a project is adhering to its allocated budget. It involves comparing the planned budget against the actual expenditures to assess whether the project is staying within financial limits, exceeding, or under-spending. Under Budget: Actual spending is below the allocated budget, potentially indicating cost savings or under-spending. On Target: Actual spending aligns with the allocated budget, indicating effective financial management. Over Budget: Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.
Overall Project Performance	Refers to the assessment of how well a project is achieving its defined objectives, meeting its budget, and adhering to its schedule. It is a comprehensive evaluation that considers multiple factors, including scope, time, cost and quality, and stakeholder satisfaction. On Track: The project is progressing as planned, meeting key milestones and objectives. Needs Attention: Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success. At Risk: Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.
Community Engagement Activities	Indicate community engagement activities completed relative to the community engagement process map.



PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

Central Administrative Center at Cole
Campus
1011 Union Street Oakland, CA 94607

Enrollment: 0
District: 3

Delivery Method: Design Bid Build
Funding Source: Fund 21, Bond Measures J,
and Y

BUDGET
Planning: \$7 Million
Current: \$62 Million
Cost Per Student: \$0*

Architect: Shah Kawasaki Architects
General Contractor: Arntz Builders
Local Business Utilization (LBU): 62%



OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025


Central Administrative Center at Cole Campus

This project involves the demolition of existing structures, including a one-story building, a two-story building, and a portable structure, to facilitate the construction of a new 56,176 square feet (“SF”) two-story administration building to house OUSD Central staff. The redevelopment will incorporate comprehensive site improvements, including the installation of landscaping, safety fencing, and the redesign of parking lots and driveways to enhance traffic flow, accessibility, and safety.

OVERALL PROJECT
PERFORMANCE



OUSD PROJECT TEAM		LOCATION	PROJECT PHASE START DATES				
	Project Manager: Elena Comrie elena.comrie@ousd.org	N/A	PL ANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
	Engagement Specialist: Harold Lowe harold.lowe@ousd.org		Q1 2019	Q3 2019	Q2 2021	Q4 2021	March 2025

OUSD PROJECT TEAM	COMMUNITY ENGAGEMENT OVERVIEW		
Current Budget: \$62M Budget Spent (to date): \$51.34M Remaining Budget: \$10.66M Total Percentage Used: 83%	<p>The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.</p> <p>For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.</p>		
 ON TARGET	PLANNING	DESIGN	CONSTRUCTION
	Project Advisory Committee Student/Teacher/School Staff Community-wide engagement	Project Advisory Committee <u>Concept Phase:</u> Student/Teacher/School Staff Community-wide <u>Schematic Phase:</u> Student/Teacher/School Staff Community-wide <u>Design Development Phase:</u> Student/Teacher/School Staff Community-wide <u>Final Drawings Phase:</u> Student/Teacher/School Staff Community-wide	Groundbreaking Ceremony <u>Pre-Construction Phase</u> Student/ Teacher/ School Staff Community-wide <u>General Update</u> Student/Teacher/School Staff Community-wide Ribbon Cutting Ceremony

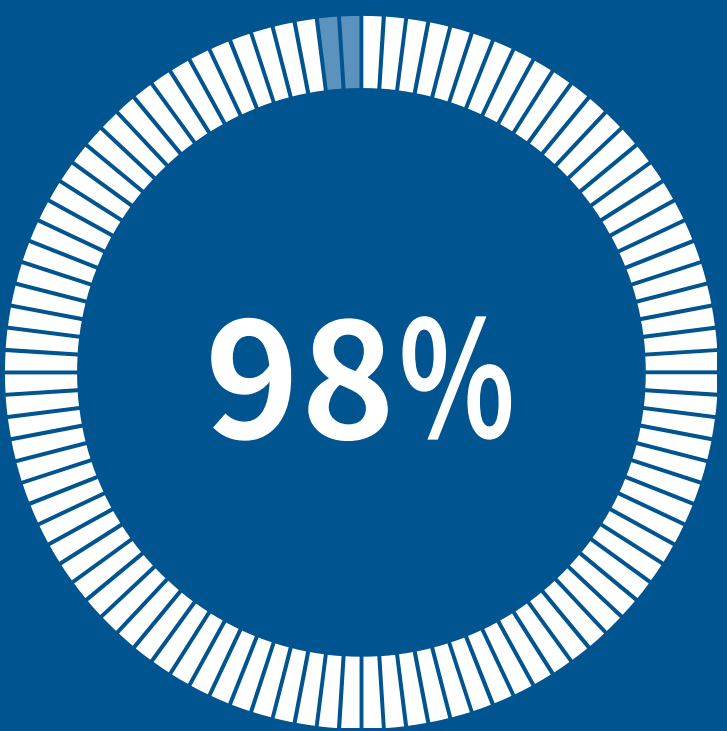
*Cost Per Student is based on October 2024 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

ENGAGEMENT
INFORMATION





PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

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Campus
1011 Union Street Oakland, CA 94607

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BUDGET

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Cost Per Student: \$0*

Architect: Shah Kawasaki Architects
General Contractor: Arntz Builders
Local Business Utilization (LBU): 62%

Central Administrative Center at Cole Campus

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Completed installation of access control and surveillance cameras.
- Relocated EBMUD water meter and striped crosswalks in public right-of-way.
- Architectural photos taken of building interior and exterior.
- Completion of final remaining punchlist items, 10-month HVAC commissioning site visit review, closeout process (including : warranties, O&M manuals, staff training) is underway.
- Staff has moved into the building.

COST & SCHEDULE CHANGES

- None at this time.

UPCOMING WORK

- Mechanical, electrical, plumbing, civil, and landscape punch list work ongoing.
- Continuing preparation for staff occupancy of the building.
- Provide attic stock and maintenance materials to Buildings & Grounds.
- Train staff on use of building systems, including access control, PA system, and audio visual equipment
- Storm water pollution prevention plan is in place and is being monitored.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- Community engagement activities are completed for this project.

SUSTAINABILITY COMPONENTS

- Flow-through storm water management planters
- Underground Bioretention
- High windows and big fans for passive ventilation
- Radiant slab for improved cooling



Figure 1: Completed building exterior

OVERALL PROJECT
PERFORMANCE





OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025

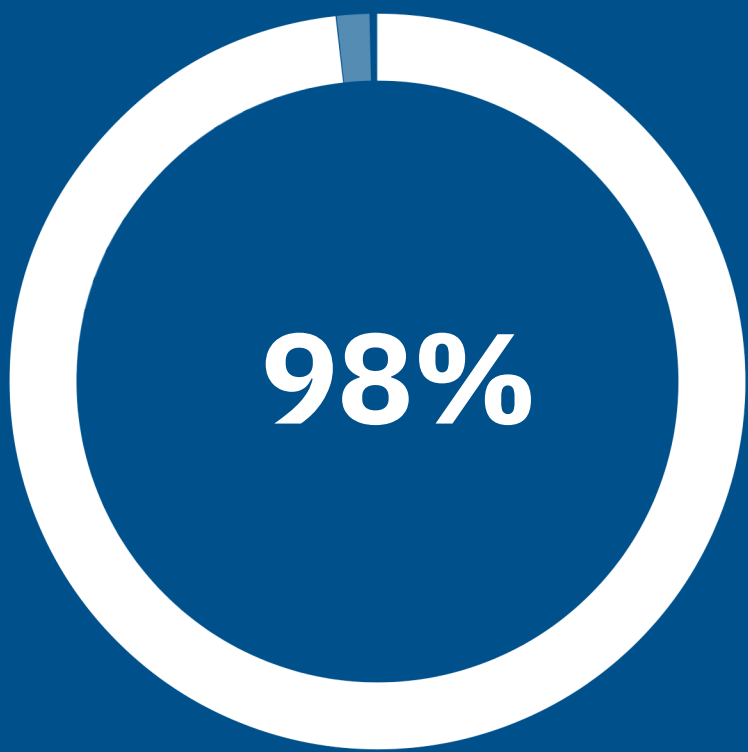
Claremont Middle School

This project includes the construction of a vibrant new cafeteria, fully equipped kitchen, and a versatile stage platform, complete with all necessary support facilities. Additionally, the campus will benefit from a modernized intrusion alarm system for enhanced security, alongside the installation of sleek, full-height permanent walls in three classrooms to optimize space and functionality for students and staff.

OVERALL PROJECT PERFORMANCE



PROJECT COMPLETION PERCENTAGE



PROJECT DETAILS
Claremont Middle School 5750 College Ave,
Oakland, CA 94618
Enrollment: 488
District: 1

Delivery Method: Design Bid Build
Funding Source: Bond Measures B, J, and Y

BUDGET
Planning: \$3 Million
Current: \$21 Million
Cost Per Student: \$43,033*

Architect: S Meek Architecture
General Contractor: Arntz Builders
Local Business Utilization (LBU): 53%

OUSD PROJECT TEAM		LOCATION	PROJECT PHASE START DATES				
	Project Engineer: Chasity Henderson chasity.henderson@ousd.org		PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
	Engagement Specialist: Ray Bermudez ray.bermudez@ousd.org		Q3 2017	Q4 2017	Q2 2022	Q3 2022	August 2024

BUDGET PERFORMANCE

Current Budget: \$21M
Budget Spent (to date): \$18.51M
Remaining Budget: \$2.49M
Total Percentage Used: 88%

ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.

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

ENGAGEMENT INFORMATION



Claremont Middle School

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Performed fire alarm testing February 7th with Buildings & Grounds Fire Alarm Shop.
- Team performed testing on 10 percent of the existing devices and performed battery testing.
- Final Fire alarming test scheduled for 4/25.
- Intrusion work on-going. All closeout docs have almost been complete. Intrusion training remains.

COST & SCHEDULE CHANGES

- Change order 3 is underway and includes the remaining PCOs;
- Currently in the court of facility Leadership for review and signature.

UPCOMING WORK

- Team preparing for integration of the intrusion alarm system into the Fire alarm panel.
- Retest of the fire alarm system to take place once the intrusion alarm system is migrated to the new Bosch panel.
- Closeout ongoing.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Budget increase approved by Board of Education
- Additional change orders are in process

COMMUNITY ENGAGEMENT ACTIVITIES

- Community engagement activities are completed for this project.

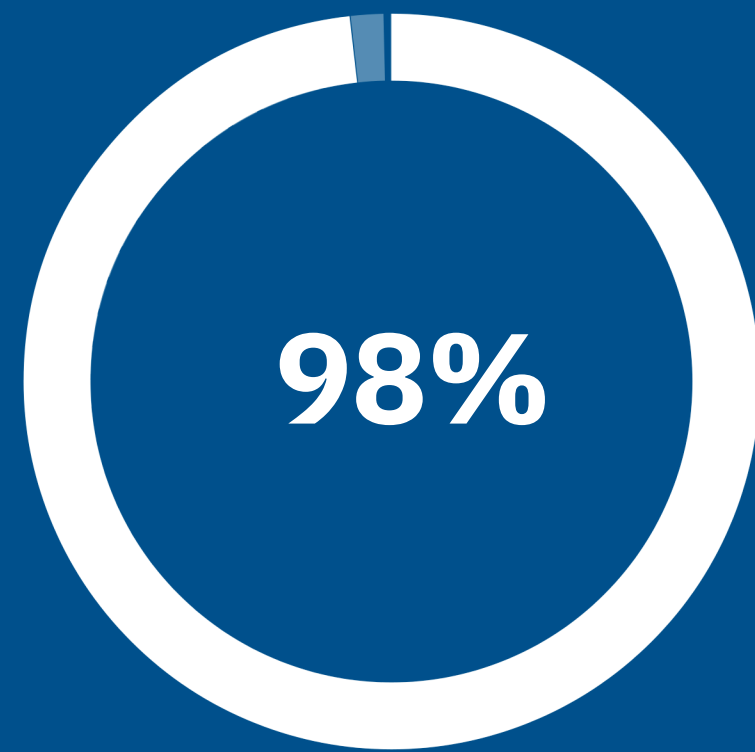
SUSTAINABILITY COMPONENTS

- Flow-through storm water management planters
- Underground Bioretention
- High windows and big fans for passive ventilation
- Radiant slab for improved cooling

OVERALL PROJECT
PERFORMANCE

PROJECT
COMPLETE

PROJECT COMPLETION PERCENTAGE:



PROJECT DETAILS

Claremont Middle School 5750 College Ave,
 Oakland, CA 94618
 Enrollment: 488
 District: 1

Delivery Method: Design Bid Build
 Funding Source: Bond Measures B, J, and Y

BUDGET

Planning: \$3 Million
 Current: \$21 Million
 Cost Per Student: \$43,033*

Architect: S Meek Architecture
 General Contractor: Arntz Builders
 Local Business Utilization (LBU): 53%



Figure 1: Completed multi-purpose room



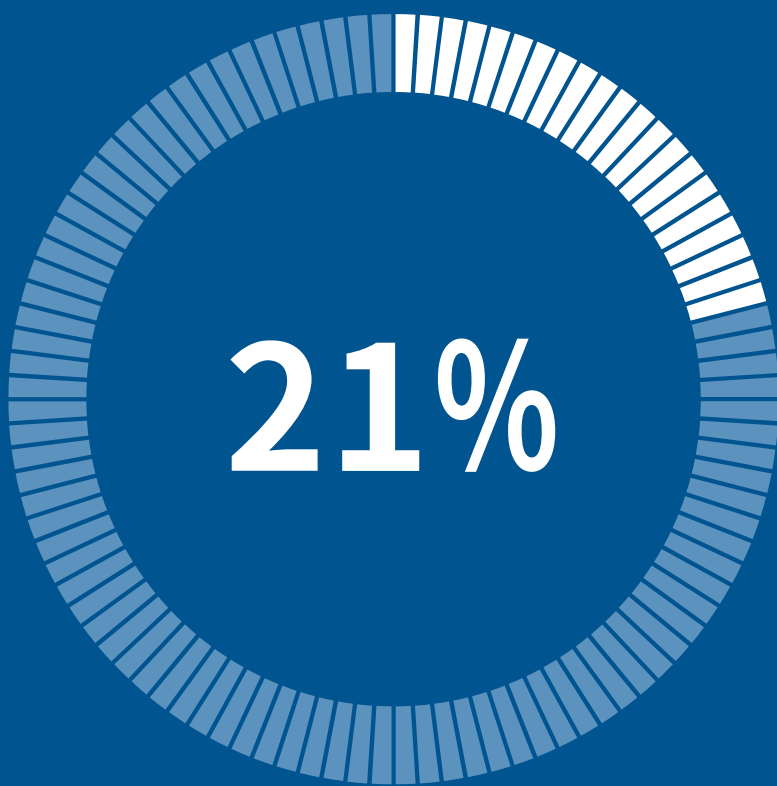
Coliseum College Prep Academy

The project includes the demolition of eight existing portable classroom units and the construction of a two-story building comprising 16 new classrooms. There will be 14 general education classrooms and two fully equipped science laboratories, designed with modern infrastructure to support advanced teaching technologies. The project also entails the construction of a new gymnasium building.

OVERALL PROJECT
PERFORMANCE

NEEDS
ATTENTION

PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

Coliseum College Prep Academy
1390 66th Ave. Oakland, CA 94621
Enrollment: 861
District: 6

Delivery Method: Progressive Design-Build
Funding Source: Bond Measure Y

BUDGET

Planning: \$35.50 Million
Current: \$55 Million
Cost Per Student: \$63,879*

Architect: Noll & Tam
General Contractor: Overaa
Local Business Utilization:(LBU): TBD

OUSD PROJECT TEAM

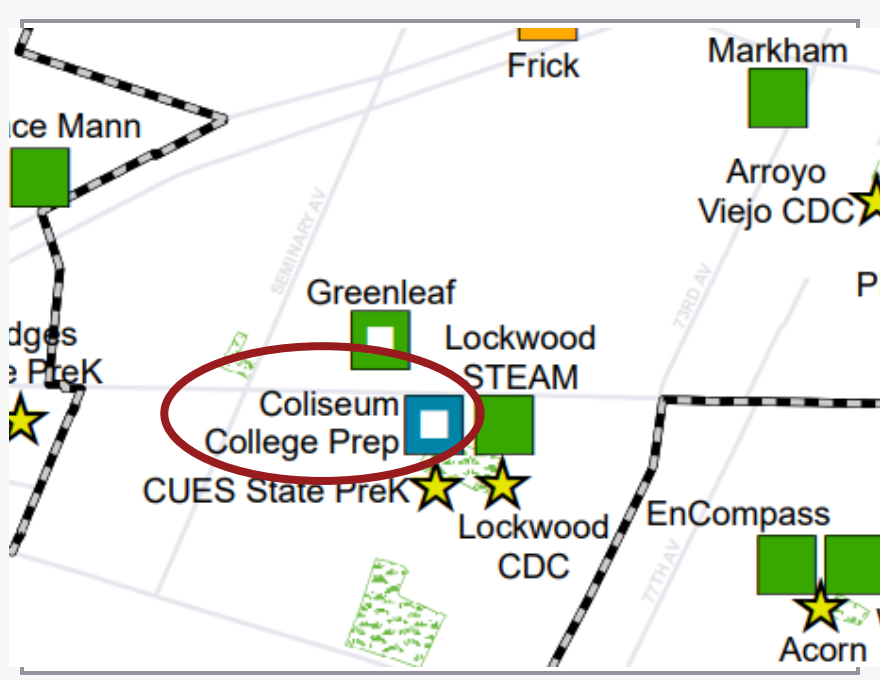


Project Manager:
Ellen Clements
ellen.clements@ousd.org



Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q3 2021	Q3 2023	Q1 2024	Q3 2026	Q4 2027

BUDGET PERFORMANCE

Current Budget: \$55M Budget
Spent (to date): \$2.3M
Remaining Budget: \$52.7M Total
Percentage Used: 4%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

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ENGAGEMENT
INFORMATION



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Coliseum College Prep Academy

OVERALL PROJECT
PERFORMANCE



PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Completed Schematic Design package.
- Completed SD Set page turn with facilities leadership.
- Provided design approval notice to proceed.
- Completed Schematic Design estimate and reconciliation.
- Completed Value Engineering process for Schematic Design submittal.
- Budget reconciliation in March.
- Move planning for summer 2025 in development.

COST & SCHEDULE CHANGES

- Budget increase approved by Board of Education

UPCOMING WORK

- Begin working on preliminary preparation for State approvals of the project.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- The project is over budget at this time. The value engineering process will align scope and budget. Additional funds may be sought.

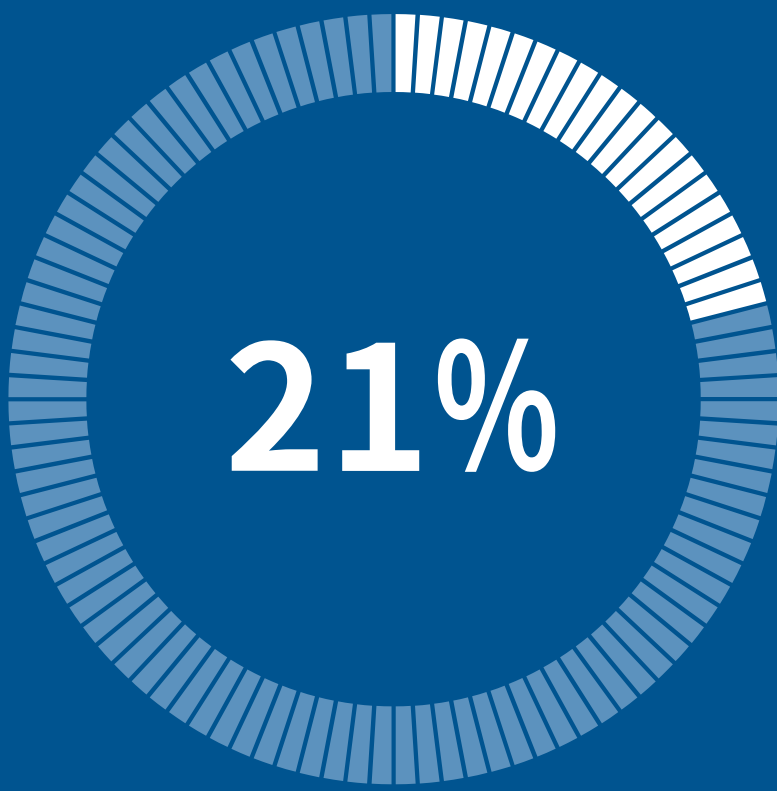
COMMUNITY ENGAGEMENT ACTIVITIES

- January 25, 2026 - Community information session
- April 2025 - Community Spring update communication

SUSTAINABILITY COMPONENTS

- Solar panel installation on the roof of new construction.

PROJECT COMPLETION PERCENTAGE:



PROJECT DETAILS

Coliseum College Prep Academy
1390 66th Ave. Oakland, CA 94621

Enrollment: 861
District: 6

Delivery Method: Progressive Design-Build

Funding Source: Bond Measure Y

BUDGET

Planning: \$35.50 Million
Current: \$55 Million
Cost Per Student: \$63,879*

Architect: Noll & Tam
General Contractor: Overaa
Local Business Utilization:(LBU): TBD



OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025

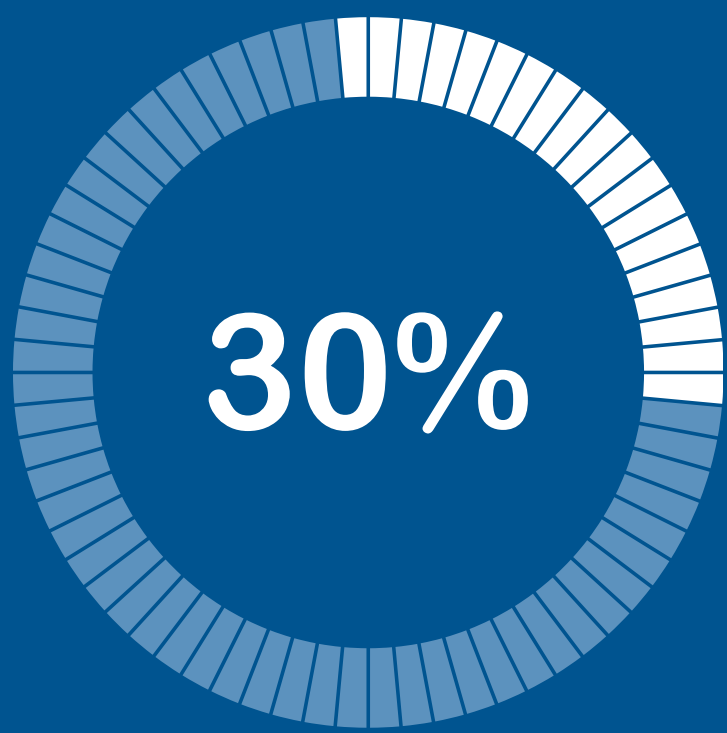
Fremont High School

This project involves the modernization and expansion of the Maxwell Park campus, including the renovation of existing Building A with HVAC and structural upgrades. Additionally, a new two-story building will be constructed in the lower yard, with Building B featuring six new classrooms and six new restrooms, designed to meet current educational and accessibility standards.

OVERALL PROJECT
PERFORMANCE

ON TRACK

PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

Fremont High School
4610 Foothill Blvd.
Enrollment: 1169
District: 5

Delivery Method: Lease-leaseback
Funding Source: Bond Measure J

BUDGET

Planning: \$10 Million
Current: \$10 Million
Cost Per Student: \$12,831*

Architect: HY Architect
General Contractor: Cahill Contractors
Local Business Utilization:(LBU): TBD

OUSD PROJECT TEAM

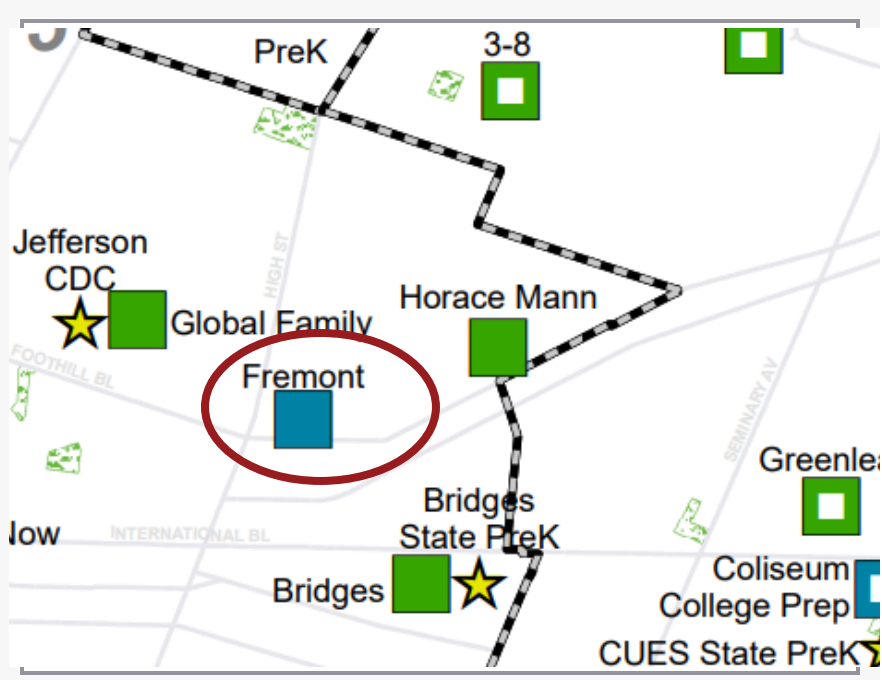


Project Manager:
JaQuan Cornish
jaquan.cornish@ousd.org



Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q3 2023	Q1 2024	Q4 2024	Q1 2025	Q4 2025

BUDGET PERFORMANCE

Current Budget: \$10M Budget
Spent (to date): \$734,485M
Remaining Budget: \$9.27M
Total Percentage Used: 7%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

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ENGAGEMENT
INFORMATION



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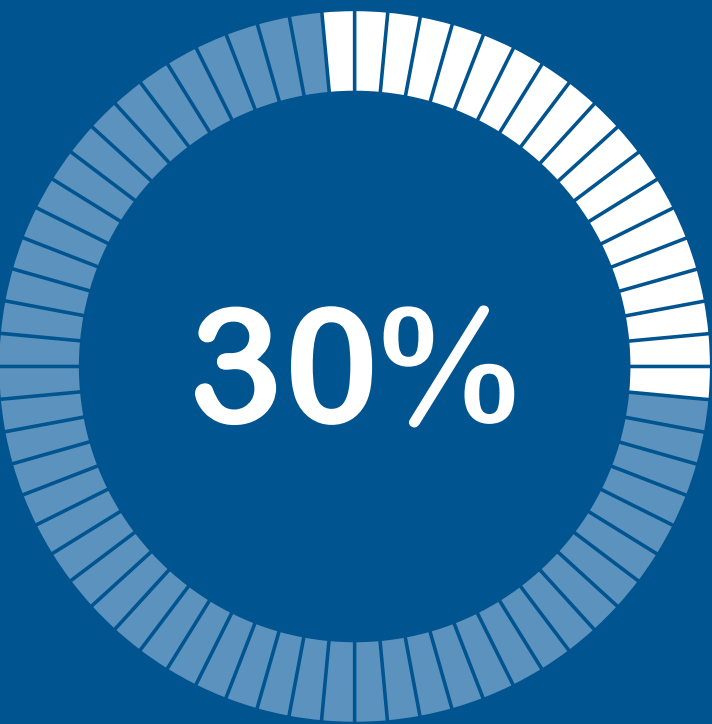


Fremont High School School

OVERALL PROJECT
PERFORMANCE



PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

Fremont High School
4610 Foothill Blvd.

Enrollment: 1169
District: 5

Delivery Method: Lease-leaseback
Funding Source: Bond Measure J

BUDGET

Planning: \$10 Million
Current: \$10 Million
Cost Per Student: \$12,831*

Architect: HY Architect
General Contractor: Cahill Contractors
Local Business Utilization:(LBU): TBD

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Revised GMP received and aiming for May 14 BOE approval.

COST & SCHEDULE CHANGES

- Budget increase approved by Board of Education

UPCOMING WORK

Revised GMP received and aiming for May 14 BOE approval.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- April 2025 - Spring community update

SUSTAINABILITY COMPONENTS

- Bioretention planters
- Outdoor green spaces with landscape irrigation



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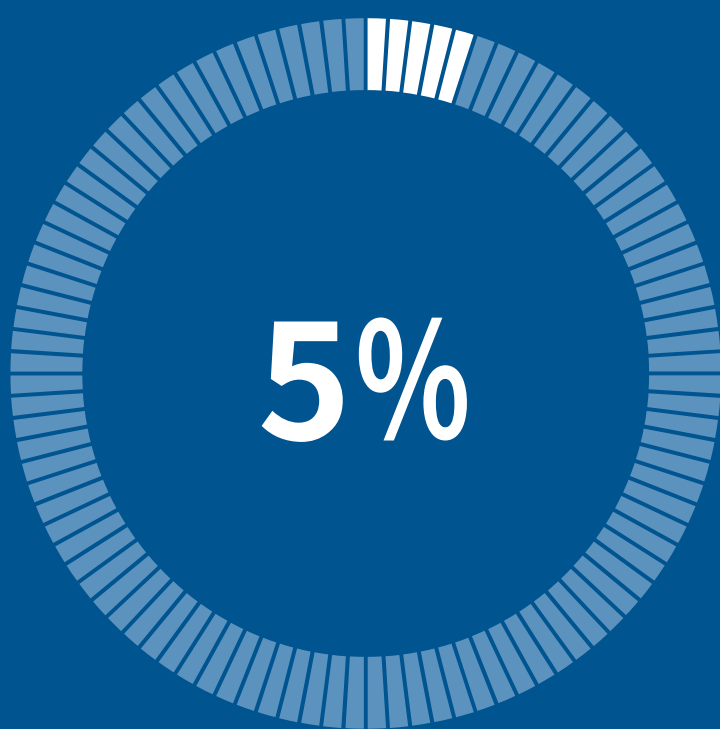
Garfield Elementary School

The project focus is on life safety, accessibility, seismic and structural upgrades, and architectural improvements. It includes site improvements to the playground area, mechanical and plumbing system upgrades or potential full replacement, roof upgrades, and the installation of a temporary housing campus.

OVERALL PROJECT PERFORMANCE

ON TRACK

PROJECT COMPLETION PERCENTAGE



PROJECT DETAILS

Garfield Elementary School
1640 22nd Ave, Oakland, CA 94606

Enrollment: 458
District: 2

Delivery Method: Lease-leaseback
Funding Source: Bond Measure Y

BUDGET

Planning: \$56.08 Million
Current: \$56.08 Million
Cost Per Student: \$123,768*

Architect: Quattrocchi Kwok Architects
General Contractor: Swinerton Builders
Local Business Utilization (LBU): TBD

OUSD PROJECT TEAM

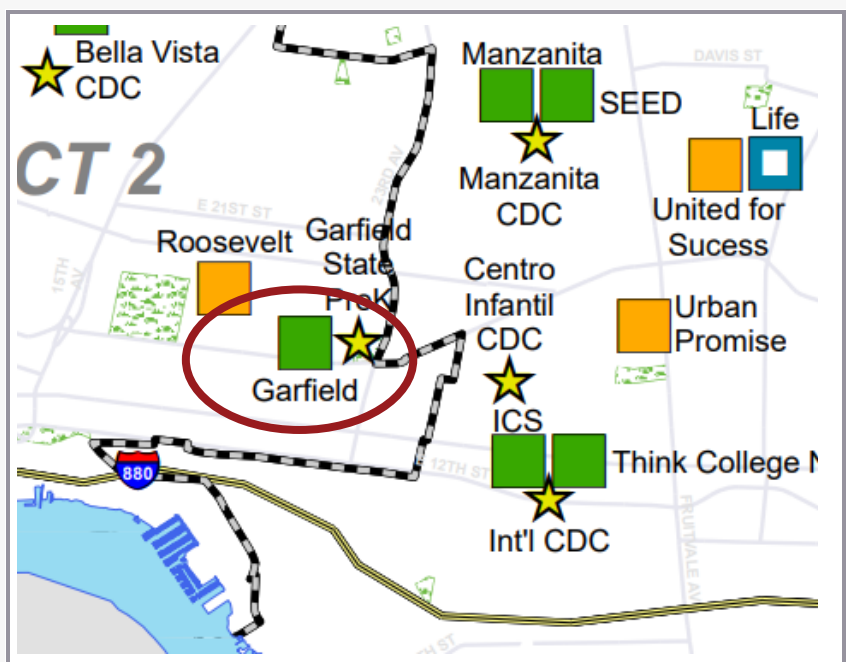


Project Manager:
John Esposito
john.esposito@ousd.org



Engagement Specialist:
Harold Lowe
harold.lowe@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q1 2024	Q2 2024	Q4 2024	Q2 2026	Q2 2028

BUDGET PERFORMANCE

Current Budget: \$56.08 M Budget Spent (to date): \$617,865M
Remaining Budget: \$55.46M
Total Percentage Used: 1%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

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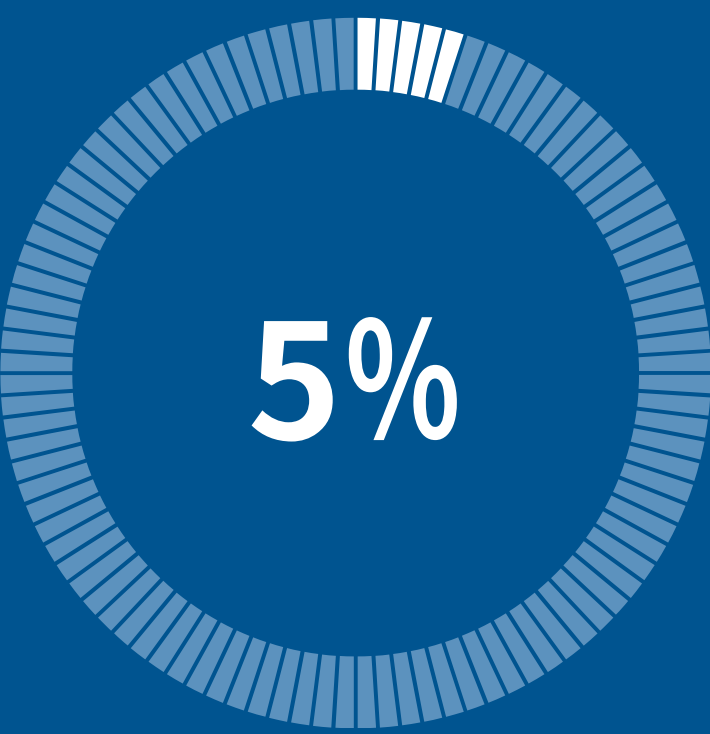
ENGAGEMENT INFORMATION



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PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

Garfield Elementary School
1640 22nd Ave, Oakland, CA 94606

Enrollment: 458
District: 2

Delivery Method: Lease-leaseback
Funding Source: Bond Measure Y

BUDGET

Planning: \$56.08 Million
Current: \$56.08 Million
Cost Per Student: \$123,768*

Architect: Quattrocchi Kwok Architects
General Contractor: Swinerton Builders
Local Business Utilization (LBU): TBD

Garfield Elementary School

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- EDCR registration of Garfield accomplished. This was required to be able to submit plans to DSA.
- Topographic survey of the field adjacent to Garfield where interim housing will be situated has been sent to the architect.
- Received board approval and Sandis has been awarded the contract to scope the plumbing lines at Garfield. Notice to proceed has been issued.
- QKA's electrical sub, EDesignC has provided the required amperage required to provide temporary power for the interim housing.
- Agreement request for the LLB (Swinerton) has been board approved.
- Buildings and Grounds reviewed the 100% DD drawings provided by the architect.
- CHPS meeting with OUSD's sustainability person. CHPS design has been chosen overCHPS verified.
- Hydrant model analysis received and sent to the architect to review.

COST & SCHEDULE CHANGES

- Budget increase approved by Board of Education
- Currently Value Engineering and investigating multiple options for project.

UPCOMING WORK

- LLB contractor to receive permission to proceed.
- Hydrant model analysis report of existing hydrants expected.
- The registered date to submit CD for interim housing is 4/28/2025.
- Awaiting proposal for moving of Claremont MS portables from MM.
- A new estimate is expected from Swinerton for the current scope of the project.
- Destructive testing to occur during spring break.
- Awaiting boring field report from Geotech.
- Surveyor to revisit site to inspect other cleanout areas.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- March 13, 202- 5 School tour for Garfield staff

SUSTAINABILITY COMPONENTS

- All electric heating and cooling for classrooms
- All electric water heating
- Addition of mature trees and landscape irrigation.
- Bio Swales for storm water runoff

OVERALL PROJECT
PERFORMANCE





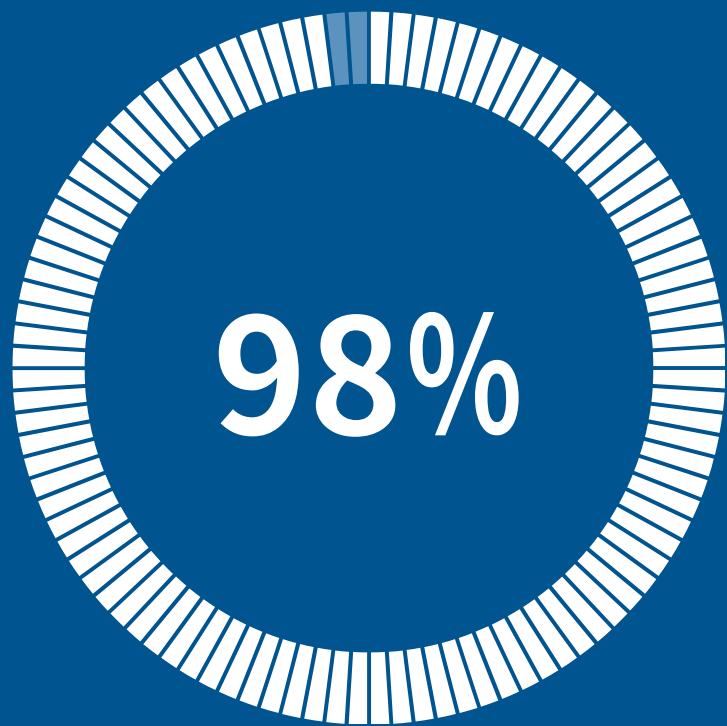
Kaiser Early Childhood Learning Center

The project includes site improvements to the outdoor learning and play area, enhancing both functionality and safety. This includes the modernization of the fire alarm system to meet current codes and standards. Additionally, the scope involves the replacement of the A/C paving adjacent to the school site, along with the installation of new synthetic turf in the play yard to improve durability and provide a safer, more sustainable play environment.

OVERALL PROJECT PERFORMANCE

PROJECT COMPLETE

PROJECT COMPLETION PERCENTAGE



PROJECT DETAILS

Kaiser Early Childhood Learning Center
25 S Hill Ct. Oakland, CA 94618
Enrollment: 30
District: 4

Delivery Method: Design Bid Build
Funding Source: Bond Measures Y, AA, IIEEP Grant

BUDGET

Planning: \$6.55 Million
Current: \$9.09 Million
Cost Per Student: \$218,381*
Architect: Gelfand Partners
General Contractor: Mar Con Builders
Local Business Utilization (LBU): 50%

OUSD PROJECT TEAM

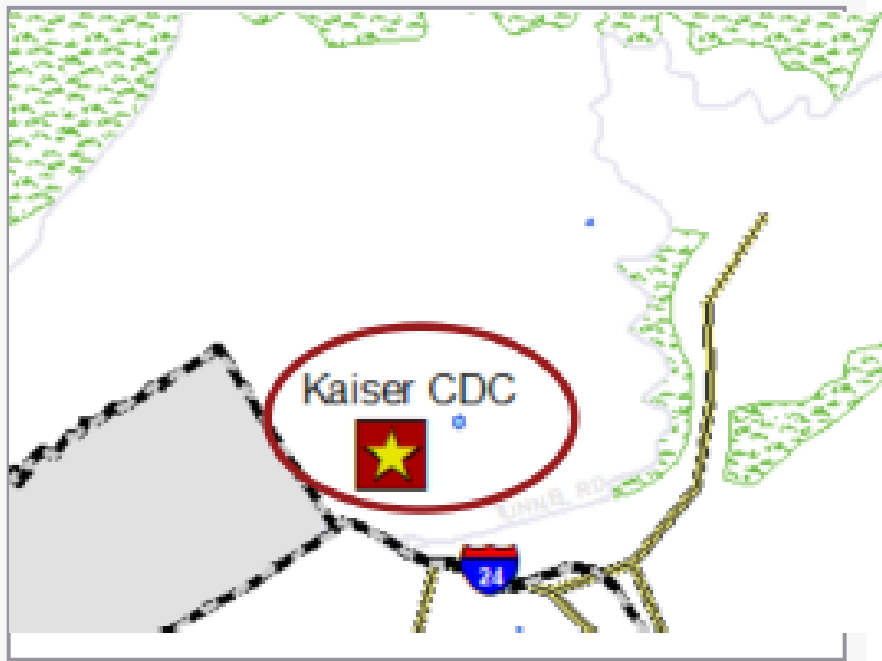


Project Manager:
Victor Manasala
victor.manasala@ousd.org



Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q2 2022	Q3 2021	Q4 2022	Q3 2023	August 2024

OUSD PROJECT TEAM

Current Budget: \$9.09 M
Budget Spent (to date): \$7.31M
Remaining Budget: \$1.79 M
Total Percentage Used: 80%



UNDERBUDGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

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PLANNING	DESIGN	CONSTRUCTION
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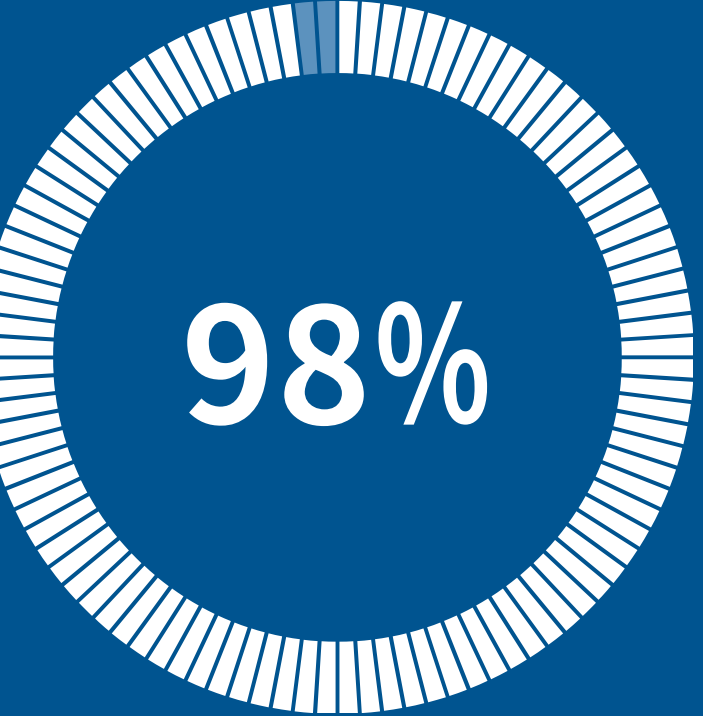
ENGAGEMENT INFORMATION



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



PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

Kaiser Early Childhood Learning Center
25 S Hill Ct. Oakland, CA 94618

Enrollment: 30
District: 4

Delivery Method: Design Bid Build
Funding Source: Bond Measures Y, AA,
IEEEP Grant

BUDGET

Planning: \$6.55 Million
Current: \$9.09 Million
Cost Per Student: \$218,381*

Architect: Gelfand Partners
General Contractor: Mar Con Builders
Local Business Utilization (LBU): 50%

Kaiser Early Childhood Learning Center

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- None at this time.

COST & SCHEDULE CHANGES

- None at this time.

UPCOMING WORK

- Pending DSA certification.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- Community engagement activities are completed for this project.

SUSTAINABILITY COMPONENTS

- Tress and plants added to site
- Irrigation system installed



OVERALL PROJECT
PERFORMANCE





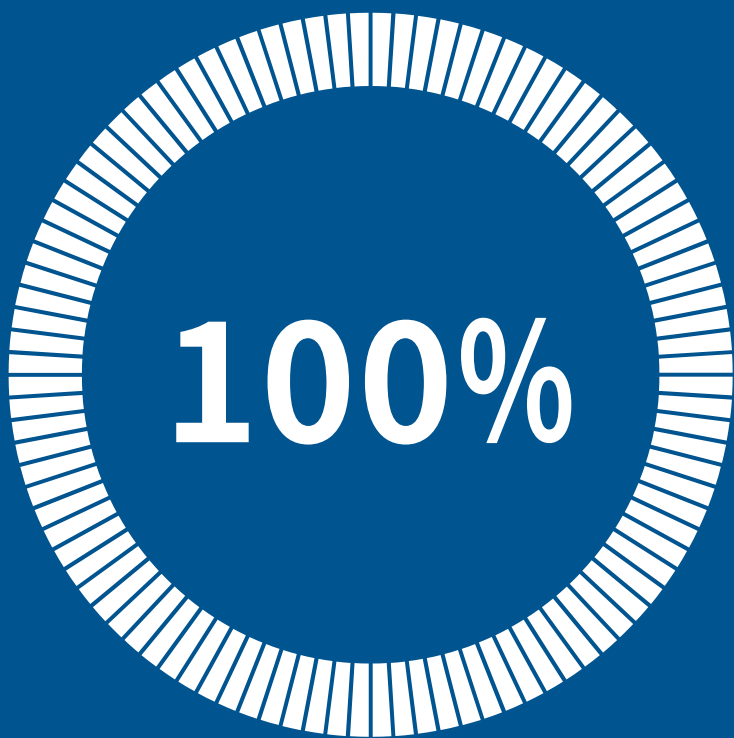
Laurel Child Development Center

The project involves the construction of a new 10,000 SF building containing four preschool classrooms, main lobby, office, conference room, resource room, kitchen and support spaces. Outdoors spaces include play structures, gardens and artificial turf field

OVERALL PROJECT
PERFORMANCE



PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

Laurel Child Development Center
3825 California St, Oakland CA 94619
Enrollment: 59
District: 4

Delivery Method: Design Bid Build
Funding Source: Bond Measures J and Y

BUDGET

Planning: \$6.55 Million
Current: \$9.09 Million
Cost Per Student: \$218,381*

Architect: Gelfand Partners
General Contractor: Mar Con Builders
Local Business Utilization (LBU): 50%

OUSD PROJECT TEAM

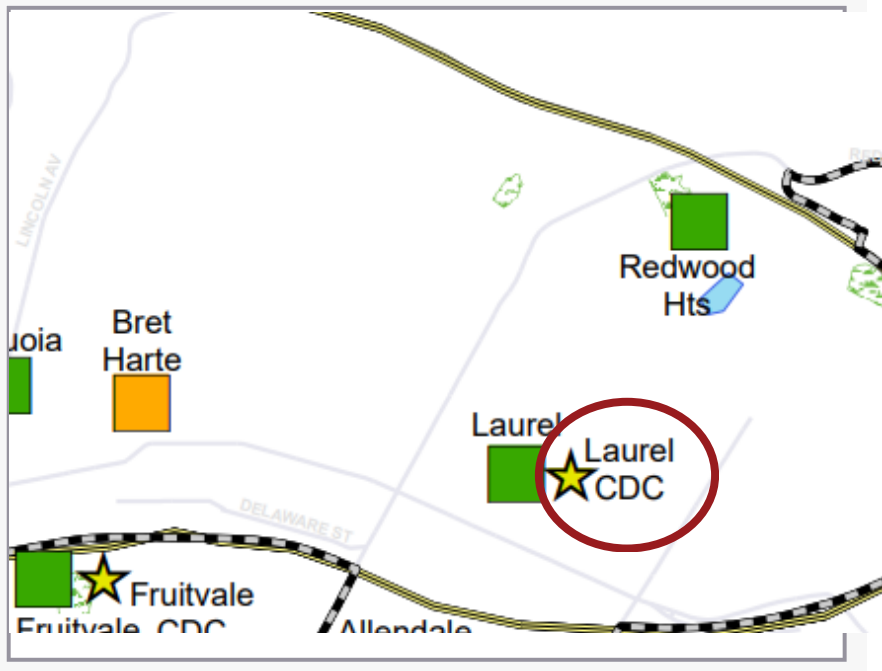


Project Manager:
Mary Ledezma
mary.ledezma@ousd.org



Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q4 2020	Q3 2021	Q2 2022	Q2 2022	August 2024

OUSD PROJECT TEAM

Current Budget: \$9.09 M
Budget Spent (to date): \$7.31M
Remaining Budget: \$1.79 M
Total Percentage Used: 80%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.

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<ul style="list-style-type: none"> Project Advisory Committee Student/Teacher/School Staff Community-wide engagement 	<ul style="list-style-type: none"> Project Advisory Committee <ul style="list-style-type: none"> Concept Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Schematic Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Design Development Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Final Drawings Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide 	<ul style="list-style-type: none"> Groundbreaking Ceremony <ul style="list-style-type: none"> Pre-Construction Phase <ul style="list-style-type: none"> Student/ Teacher/ School Staff Community-wide General Update <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Ribbon Cutting Ceremony

ENGAGEMENT
INFORMATION



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



PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

Laurel Child Development Center
3825 California St, Oakland CA 94619

Enrollment: 59
District: 4

Delivery Method: Design Bid Build
Funding Source: Bond Measures J and Y

BUDGET

Planning: \$6.55 Million
Current: \$9.09 Million
Cost Per Student: \$218,381*

Architect: Gelfand Partners
General Contractor: Mar Con Builders
Local Business Utilization (LBU): 50%

Laurel Child Development Center

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Reconciliation of the last couple of invoices to be paid.

COST & SCHEDULE CHANGES

- None at this time.

UPCOMING WORK

- Pending DSA certification.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- Community engagement activities are completed for this project.

SUSTAINABILITY COMPONENTS

- Tress and plants added to site
- Irrigation system installed

OVERALL PROJECT
PERFORMANCE



Figure 1: Completed play strucutre



OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025

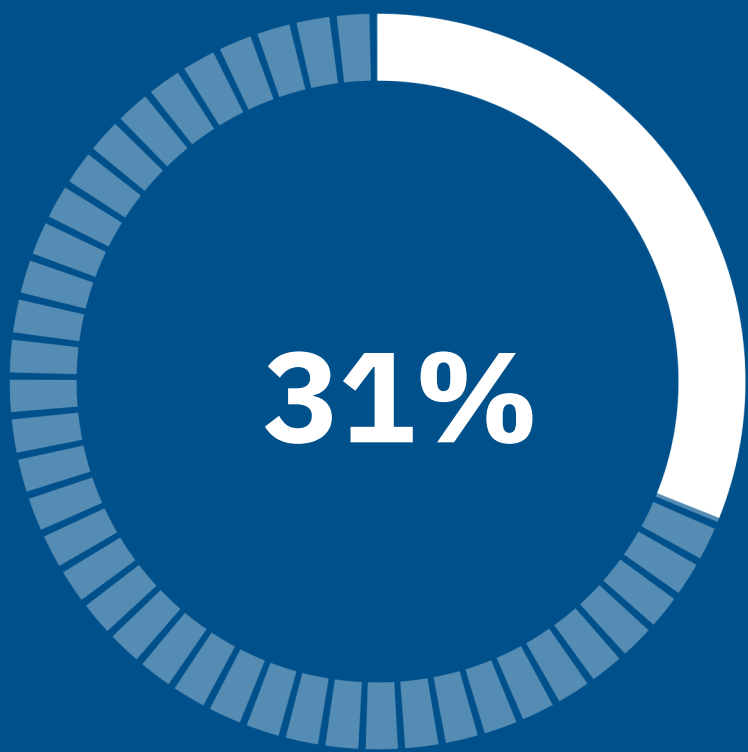
McClymonds High School

This project involves the full modernization of the campus, including essential upgrades to building systems such as plumbing replacement (with lead abatement), seismic improvements, and modernization of heating, electrical, ventilation, and air conditioning systems. Indoor spaces will be refreshed with new flooring, wall treatments, and updates to classrooms, labs, and sports locker rooms, and the cafeteria. Outdoor areas will see the construction of a new grandstand, field and track refresh, field bathrooms and concessions, and updates to the plaza, garden, and expansion of outdoor gathering areas for students. Additional enhancements include an updated front facade and ADA-compliant entrance ramps at the front and back main entrances.

OVERALL PROJECT
PERFORMANCE



PROJECT COMPLETION
PERCENTAGE



PROJECT DETAILS

McClymonds High School 2607 Myrtle St.
Oakland CA 94607

Enrollment: 266
District: 3

Delivery Method: Progressive Design-Build
Funding Source: Bond Measure Y

BUDGET

Planning: \$65 Million
Current: \$92.75 Million
Cost Per Student: \$343,045*

Architect: HKIT Architects
General Contractor: Alten Construction
Local Business Utilization (LBU): TBD

OUSD PROJECT TEAM

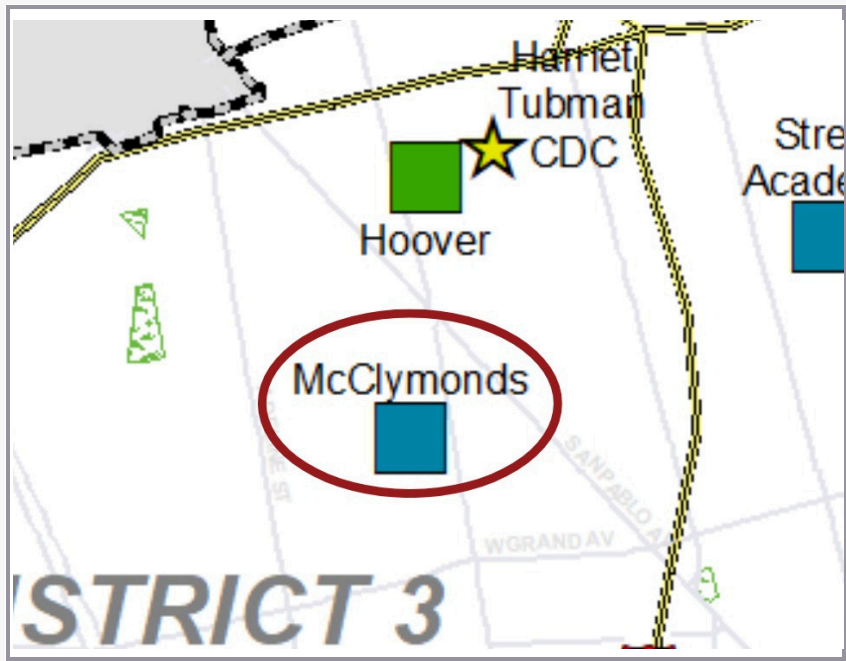


Project Manager:
Nicole Wells
nicole.wells@ousd.org



Engagement Specialist:
Harold Lowe
harold.lowe@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q3 2021	Q3 2023	Q1 2025	Q2 2025	Q3 2027

BUDGET PERFORMANCE

Current Budget: \$92.75M
Budget Spent (to date): \$3.21M
Remaining Budget: \$89.54M
Total Percentage Used: 3%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.

PLANNING	DESIGN	CONSTRUCTION
<ul style="list-style-type: none"> Project Advisory Committee Student/Teacher/School Staff Community-wide engagement 	<ul style="list-style-type: none"> Project Advisory Committee Concept Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Schematic Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Design Development Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Final Drawings Phase: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide 	<ul style="list-style-type: none"> Groundbreaking Ceremony Pre-Construction Phase: <ul style="list-style-type: none"> Student/ Teacher/ School Staff Community-wide General Update: <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Ribbon Cutting Ceremony

ENGAGEMENT
INFORMATION



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

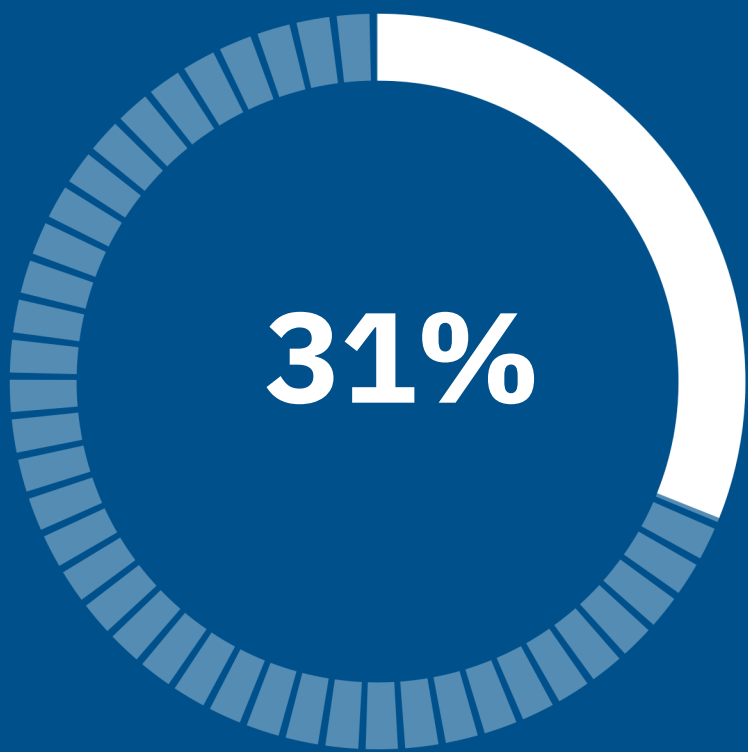


McClymonds High School

OVERALL PROJECT
PERFORMANCE



PROJECT COMPLETION PERCENTAGE



PROJECT DETAILS

McClymonds High School
2607 Myrtle St. Oakland CA 94607
Enrollment: 266
District: 3

Delivery Method: Progressive Design-Build
Funding Source: Bond Measure Y

BUDGET

Planning: \$65 Million
Current: \$92.75 Million
Cost Per Student: \$343,045*

Architect: HKIT Architects
General Contractor: Alten Construction
Local Business Utilization (LBU): TBD

PAST QUARTER'S ACCOMPLISHMENTS

- Completed 100%Construction Documents and Specifications.
- Submitted to DSA for engineer and design review on February 5,2025.
- Review of 100% Construction Documents estimate. Environmental Site Assessment Task 1 completed.
- Preparing to generate reports for state agencies. Selected Commissioning Agent & Deployed RFP/Qs IOR & Special Inspection Services.
- Alten/IT to start sub contractor bidding contracting community outreach.
- Finalized phase 1 moves of teachers and staff.
- Deployed RFP/Qs for moving services contract for Phase 1 moves.
- PG&E Application revised and accepted

COST & SCHEDULE CHANGES

- Budget increase approved by Board of Education

UPCOMING WORK

- Finalize Increment 2 (the grandstand and new restroom buildings) construction documents for submission to DSA.
- Increment 2 constructability reviews by OUSD departments.
- SWPPP Consultant outreach since no responses received to RFP/Q.
- Subcontractor community outreach ongoing.
- Move and logistics planning ongoing.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- February 12,2025 - Ribbon Cutting Ceremony for gymnasium
- March 4, 2025 - End of phase meeting

SUSTAINABILITY COMPONENTS

- All electric heating and cooling for classrooms
- All electric water heating
- Addition of mature trees and landscape irrigation.
- Bio Swales for storm water runoff



Figure 1: New cafeteria design



OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025

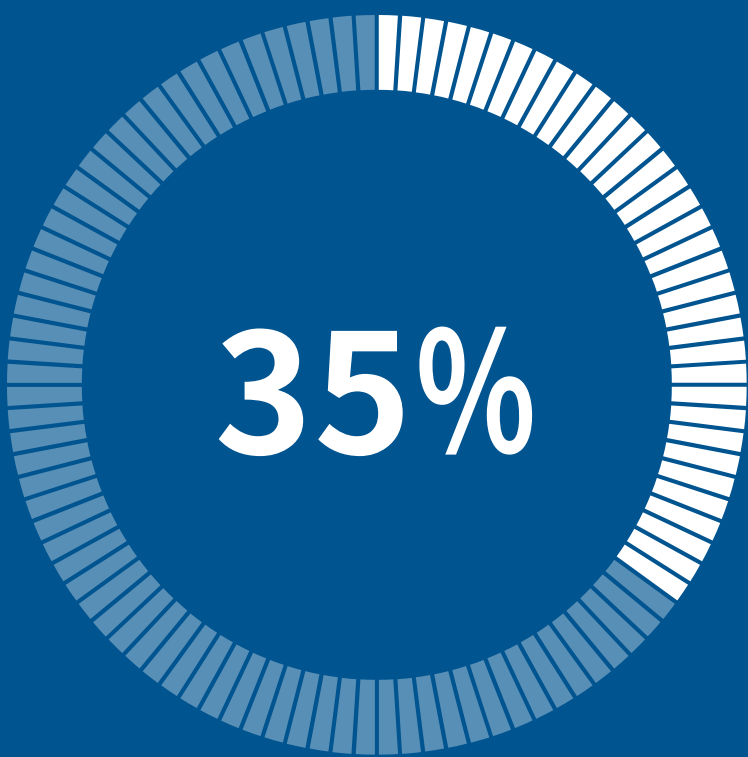
Melrose Leadership Academy

This project involves the modernization and expansion of the Maxwell Park campus, including the renovation of existing Building A with HVAC and structural upgrades. Additionally, a new two-story building will be constructed in the lower yard, with Building B featuring six new classrooms and six new restrooms, designed to meet current educational and accessibility standards.

OVERALL PROJECT PERFORMANCE

ON TRACK

PROJECT COMPLETION PERCENTAGE:



PROJECT DETAILS

Melrose Leadership Academy
4730 Flemming Ave. Oakland, CA 94619
Enrollment: 459
District: 6

Delivery Method: Lease-leaseback
Funding Source: Bond Measure y

BUDGET

Planning: \$49.50 Million
Current: \$36.50 Million
Cost Per Student: \$79,521*

Architect: HKIT Architect
General Contractor: TBD
Local Business Utilization(LBU): TBD

OUSD PROJECT TEAM



Project Manager:
Victor Manasala
victor.manasala.ousd.org



Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q2 2022	Q2 2024	Q4 2024	Q1 2026	Q1 2027

BUDGET PERFORMANCE

Current Budget: \$36.5M
Budget Spent (to date): \$1.45 M
Remaining Budget: \$31.69M
Total Percentage Used: 4%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

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PLANNING	DESIGN	CONSTRUCTION
<ul style="list-style-type: none">Project Advisory CommitteeStudent/Teacher/School StaffCommunity-wide engagement	<ul style="list-style-type: none">Project Advisory Committee<u>Concept Phase:</u> Student/Teacher/School Staff Community-wide<u>Schematic Phase:</u> Student/Teacher/School Staff Community-wide<u>Design Development Phase:</u> Student/Teacher/School Staff Community-wide<u>Final Drawings Phase:</u> Student/Teacher/School Staff Community-wide	<p>Groundbreaking Ceremony</p> <p><u>Pre-Construction Phase</u> Student/ Teacher/ School Staff Community-wide</p> <p><u>General Update</u> Student/Teacher/School Staff Community-wide</p> <p>Ribbon Cutting Ceremony</p>

ENGAGEMENT INFORMATION



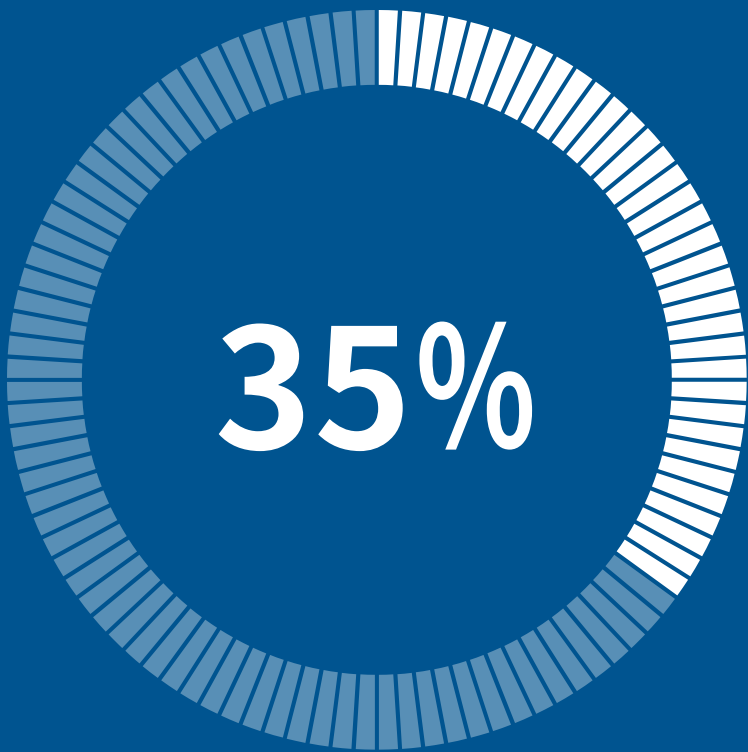
*Cost Per Student is based on October 2024 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

Melrose Leadership Academy

OVERALL PROJECT
PERFORMANCE

ON TRACK

PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

Melrose Leadership Academy
4730 Flemming Ave. Oakland, CA 94619

Enrollment: 459
District: 6

Delivery Method: Lease-leaseback
Funding Source: Bond Measure y

BUDGET

Planning: \$49.50 Million
Current: \$36.50 Million
Cost Per Student: \$79,521*

Architect: HKIT Architect
General Contractor: TBD
Local Business Utilization(LBU): N/A

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Received the complete 100% Design Development package from the architects and reviewed it with the leadership team.
- Obtained the Data Gap Investigation report following the Phase 1 Environmental Site Assessment and initiated the DTSC application process.
- The board approved a contract with Michael Baker International for CEQA consulting services and also approved a Lease-Leaseback agreement with Cahill Contractors to provide pre-construction services.
- Held kickoff meetings with Cahill Contractors and CEQA consultant Michael Baker International.
- Received DTSC application remarks and submitted the CGS application.
- Coordinated a site visit with CMTA for add-alternate scope review, a job walk with Cahill and trade partners for estimating, and a job walk with ACC Environmental for exploratory demolition lab sampling.

COST & SCHEDULE CHANGES

- Budget increase approved by Board of Education

UPCOMING WORK

- Conduct a hazmat investigation for exploratory demo locations and provide the report to Cahill for coordination.
- Meet with school staff and previous school mural artists to discuss the existing mural on the main building's exterior.
- Schedule a site visit with the CEQA consultant team, Michael Baker.
- Review value engineering items and add-alternate scopes with the architect, contractor, and leadership.
- Address DTSC application remarks in coordination with Farallon.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

- January 16,2025 Community Input Session- Design Development
- Q2- PAC Meeting

SUSTAINABILITY COMPONENTS

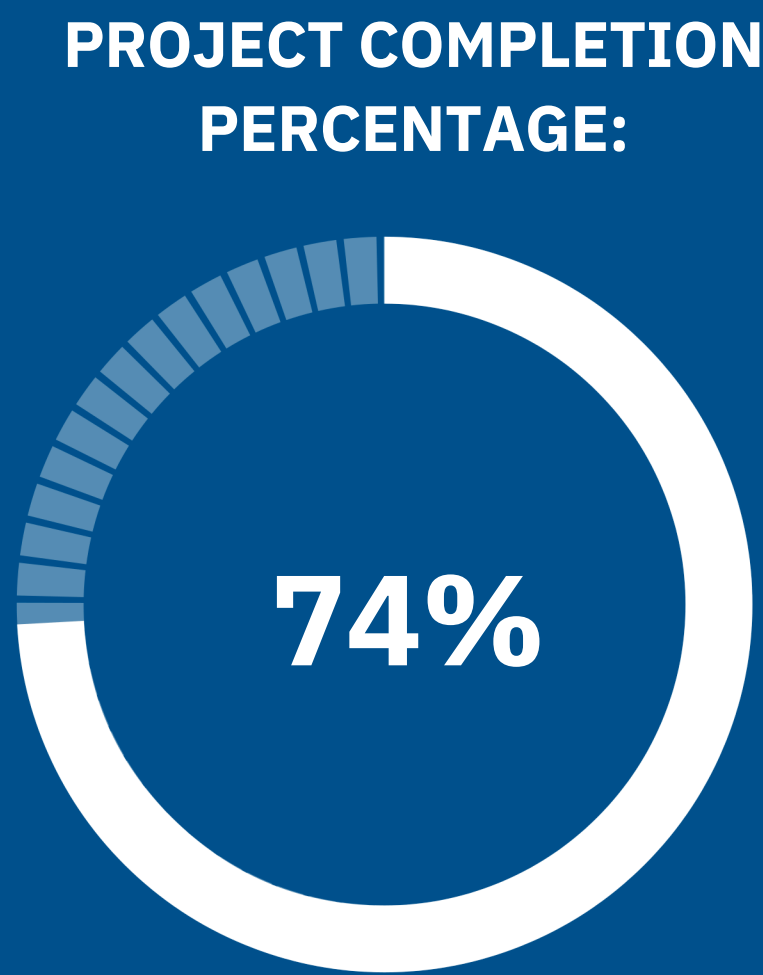
- Roof solar panel installation
- Heat pump installation for heating and cooling



Roosevelt Middle School

This project is a phased construction that involves the modernization of the main building’s interiors, along with structural upgrades to enhance safety and functionality. A new 3,400 SF modular science building will be constructed, and the main building will undergo comprehensive upgrades, including right-sizing of classrooms, mechanical systems (heating, cooling, ventilation), plumbing, re-roofing, and lighting. Additionally, fire, intrusion, and sprinkler systems will be modernized. The scope also includes upgrades to outdoor spaces, site utilities, landscaping, and the garden area to improve campus aesthetics and functionality.

OVERALL PROJECT PERFORMANCE



PROJECT DETAILS

Roosevelt Middle School 1926 E
 19th St, Oakland, CA 94606
 Enrollment: 515
 District: 2

Delivery Method: Lease-leaseback
 Funding Source: Bond Measures B
 and Y

BUDGET

Planning: \$71.60 Million
 Current: \$91.55 Million
 Cost Per Student: \$177,767*

Architect: HKIT Architects
 General Contractor: Overaa
 Local Business Utilization:(LBU):74.5%

OUSD PROJECT TEAM		LOCATION	PROJECT PHASE START DATES				
	Project Manager: Eric Scheuermann eric.scheuermann@ousd.org		PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
	Engagement Specialist: Ray Bermudez ray.bermudez@ousd.org		Q4 2019	Q2 2021	Q1 2023	Q2 2023	Q3 2029

BUDGET PERFORMANCE
Current Budget: \$91.55M Budget Spent (to date): \$12.80M Remaining Budget: \$78.75M Total Percentage Used: 14%
ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW		
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ENGAGEMENT INFORMATION



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



Roosevelt Middle School

OVERALL PROJECT
PERFORMANCE



PROJECT ACTIVITIES

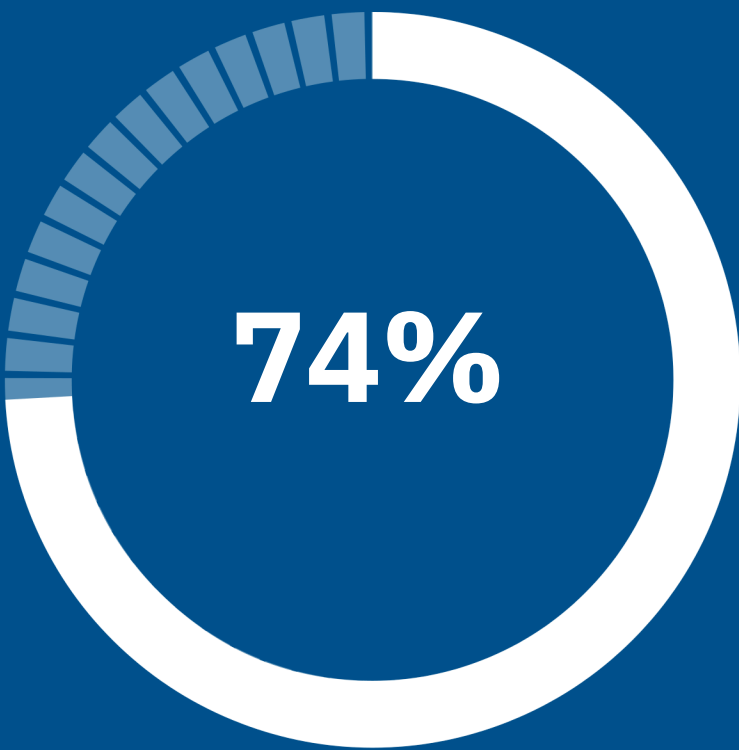
PAST QUARTER'S ACCOMPLISHMENTS

- Roosevelt school principal, Mr. Solomon attended OAC meeting for discussion of safety during construction
 - Scheduled site walk with the school principal.
 - Switchgear resolution for degrading is progressing
 - Mobile Modular completed the leaking water pipe and inspected by the API.
 - Installed PG&E transformer and conduits
- Science Modular
- Electrical rough-in 100%
 - Chain link Fencing 100%
- Interim Housing
- Electrical rough-in 97%
 - Underground domestic water and sewer 98%

COST & SCHEDULE CHANGES

- AED 01 / COR#09 Security Services Part 1 AED 02 / COR#3
- Added Summer Sitework AED 03R / COR#4 Domestic
- water
- Re-Route AED 04 / COR#6 Footing vent re-work T&M
- AED05 / COR#6.1 Polyvent install
- AED 06R1 / COR#12 Additional paving
- AED 07 / COR#13 Mobile modular assistance

PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

Roosevelt Middle School 1926 E
19th St, Oakland, CA 94606

Enrollment: 515
District: 2

Delivery Method: Lease-leaseback
Funding Source: Measure B and Y

BUDGET

Planning: \$71.60 Million
Current: \$91.55 Million Cost
Per Student: \$177,767*

Architect: HKIT Architects
General Contractor: Overaa
Local Business Utilization:(LBU):74.5%

UPCOMING WORK

- Building A
- Site Logistic plan for demolition work
 - Moving plan
- Science Modular
- PG&E Transformer install, PG&E conduits, power startup
 - LV system Fire Alarm startup/testing
 - Remaining sidewalk curb pour District furniture
- Interim Housing
- Electrical trenching/conduits
 - Remaining utility trench backfill compaction testing
 - AC paving portable ramp grind overlay
 - Fire Alarm startup testing

COMMUNITY ENGAGEMENT ACTIVITIES

- March 31, 2025 - Staff engagement
- April 9, 2025 - Construction safety staff engagement
- May 7, 2025 - Pre-construction safety meeting

SUSTAINABILITY COMPONENTS

- Landscape irrigation
- Mechanical heating and ventilation system replacement

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Interim housing increment 2 cost impact
- Portable ramp fix



Figure 1: Interim housing



OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1, 2025

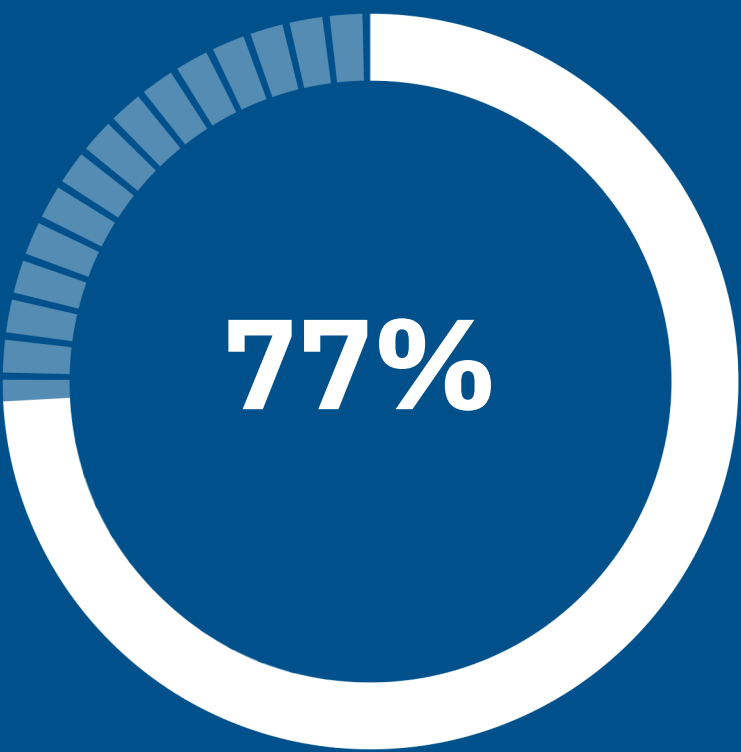
West Oakland Middle School

This project involves the removal of the existing window wall system and replacing with a new, standard commercial aluminum window wall system. The new system will include project windows that comply with the latest California Code requirements for thermal performance and energy efficiency.

OVERALL PROJECT PERFORMANCE



PROJECT COMPLETION PERCENTAGE:



PROJECT DETAILS

West Oakland Middle School
 991 14th St. Oakland, CA 94607

 Enrollment: 165
 District: 3

Delivery Method: Design Bid Build
 Funding Source: Fund 21

BUDGET

Current: \$9.83 Million
 Cost Per Student: \$59,576*

Architect: DSK Architects
 General Contractor: Mar Con Builders
 Local Business Utilization (LBU): N/A

OUSD PROJECT TEAM

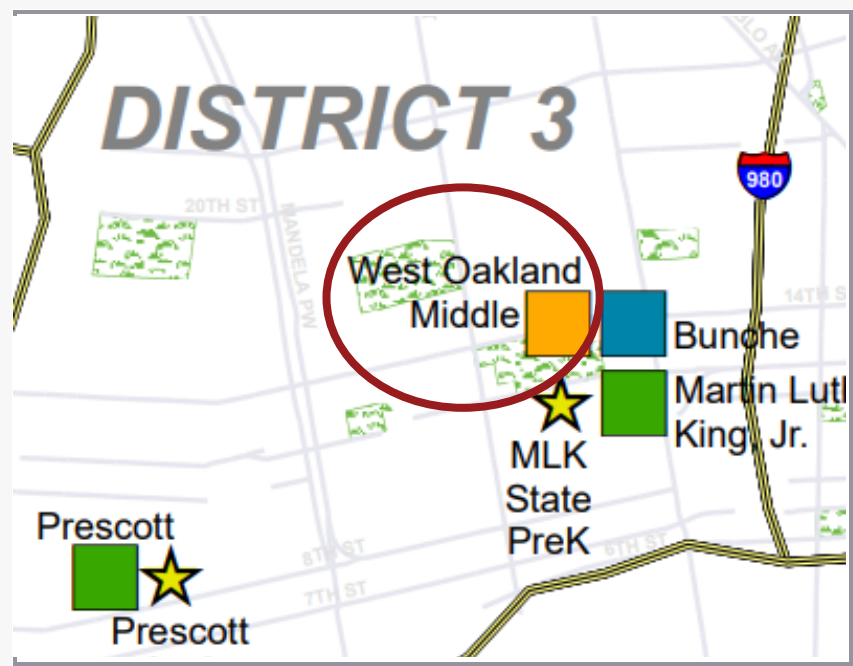


Project Manager:
 Victor Manasala
 victor.manasala@ousd.org



Engagement Specialist:
 Harold Lowe
 harold.lowe@ousd.org

LOCATION



PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q4 2019	Q2 2021	Q1 2023	Q2 2023	Q3 2029

BUDGET PERFORMANCE

Current Budget: \$91.55M
 Budget Spent (to date): \$12.80M
 Remaining Budget: \$78.75M
 Total Percentage Used: 14%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

The following outlines the baseline community engagement process, which includes activities, communications, meetings, and other engagements in accordance with OUSD Board Policy 7155. Please note that additional efforts may have been undertaken based on the specific needs of individual projects or sites. This list is not exhaustive of all engagement activities.

For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.

PLANNING	DESIGN	CONSTRUCTION
<ul style="list-style-type: none"> Project Advisory Committee Student/Teacher/School Staff Community-wide engagement 	<ul style="list-style-type: none"> Project Advisory Committee <u>Concept Phase:</u> <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide <u>Schematic Phase:</u> <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide <u>Design Development Phase:</u> <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide <u>Final Drawings Phase:</u> <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide 	<ul style="list-style-type: none"> Groundbreaking Ceremony <u>Pre-Construction Phase</u> <ul style="list-style-type: none"> Student/ Teacher/ School Staff Community-wide <u>General Update</u> <ul style="list-style-type: none"> Student/Teacher/School Staff Community-wide Ribbon Cutting Ceremony

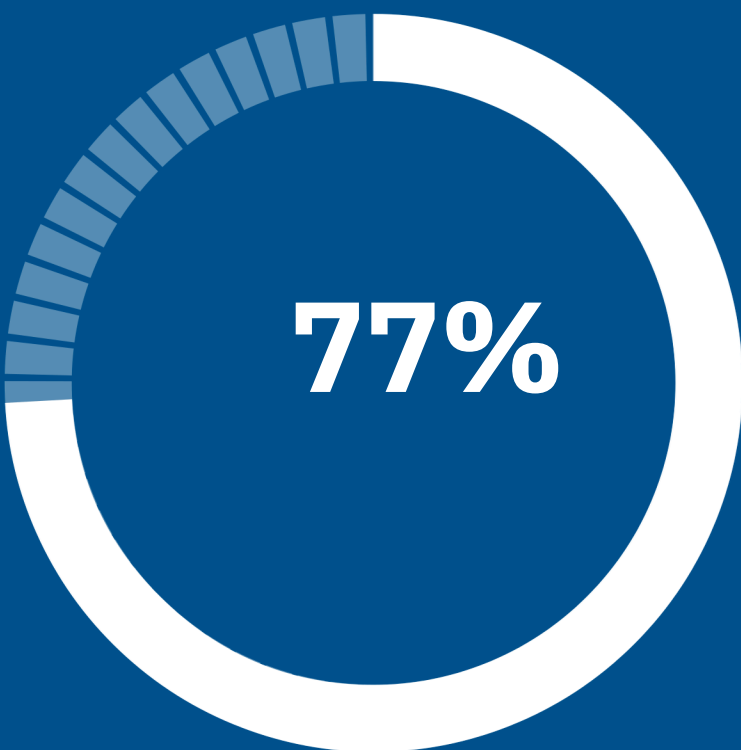
ENGAGEMENT INFORMATION



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



PROJECT COMPLETION
PERCENTAGE:



PROJECT DETAILS

West Oakland Middle School
991 14th St. Oakland, CA 94607

Enrollment: 165
District: 3
Delivery Method: Design Bid Build
Funding Source: Fund 21

BUDGET

Planning: \$6.08 Million
Current: \$9.83 Million
Cost Per Student: \$59,576*

Architect: DSK Architects
General Contractor: Mar Con Builders
Local Business Utilization (LBU): N/A

West Oakland Middle School

PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- Building E :
- Interior work was substantially completed, and staff moved into their respective classrooms and office spaces to start the year.
 - East Elevation exterior is 99% complete, pending punch list items such as paint touch ups.
 - West Elevation exterior is 95% complete, pending paint completion and solar fin install.

- Building F:
- The demolition of the West and East walls was completed, including hazardous materials abatement, with interior protection and weather protections put in place.
 - The concrete curb work was completed, including layout, excavation, formwork, rebar installation, concrete pouring, and finishing.
 - HSS columns were placed vertically on the concrete curb, and secured and welded.
 - Box headers were fabricated

COST & SCHEDULE CHANGES

- None at this time.

UPCOMING WORK

- Building A
- Site Logistic plan for demolition work
 - Moving plan
- Science Modular
- PG&E Transformer install, PG&E conduits, power startup
 - LV system Fire Alarm startup/testing
 - Remaining sidewalk curb pour District furniture
- Interim Housing
- Electrical trenching/conduits
 - Remaining utility trench backfill compaction testing
 - AC paving portable ramp grind overlay
 - Fire Alarm startup testing

COMMUNITY ENGAGEMENT ACTIVITIES

- None at this time.

SUSTAINABILITY COMPONENTS

- High efficiency window system
- Vertical fins to control sunlight and reduce heat

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- None at this time.



Figure 1: Building E- Exterior East elevation

OVERALL PROJECT
PERFORMANCE



Glossary of Terms

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 Documents
CDC	Child Development Center
CEQA	California Environmental Quality Act
CGS	California Geological Survey
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.

DD	Design Development phase
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
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.
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M

Glossary of Terms

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 phase
SF	Square Footage
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.