

Garfield Elementary Facilities Construction Project Updates

Facilities Committee Meeting, February 19, 2026

OUSD Facilities Planning & Management in partnership with
Quattrocchi Kwok Architects



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Our Vision

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.



Our Mission

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.

Facilities 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 inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Ask of the Committee

Approve Resolution to move to the Board of Education: Approval of Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Agenda

1. Project Overview & Status Update
2. Why We're Pivoting: Scope & Challenges
3. Vision for the Future: Full Site Redevelopment
4. Funding Strategy & Budget Update
5. Next Steps



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

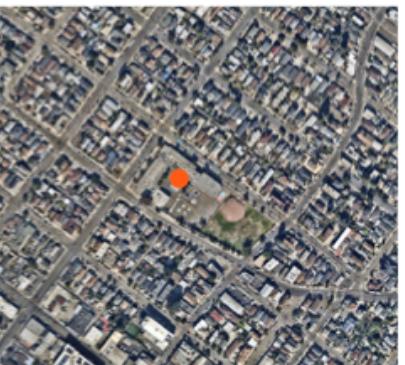
01 Project Overview



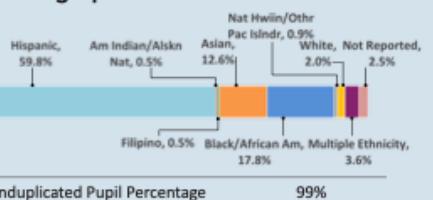


Garfield

Address:	1640 22nd Ave
Site Area:	4.5 Acres
Building Area:	72,800 sf
Board District:	2
Site Type:	Instructional
Occupancy:	District-run School
Programs within campus:	
Garfield Elementary	Elementary
Garfield State PreK	Pre-K
Enrichment Programs on site:	After School
Year of First Construction:	1960
Average Building Age:	62 years



Demographics



Enrollment

Enrollment (2025-26)	445
Family Choice Rate	58.3%
Students in the Attendance Area	680
% Attending from Attendance Area	34.7%
Projected Enrollment (2026-27)	436
Projected Enrollment (2033-34)	413

SY 2033-34 enrollment projection produced by PowerSchool, 2025. These are subject to change every year based on shifts in enrollment

Capacity and Occupancy Rate

Plan Use Capacity (OPSC)	975
Program Use Capacity	939
Scheduled Capacity	624
Special Education Capacity	52



Available Funds

Bond	Bond Measure Y				
OPSC Eligibility (Funding Estimates)	2025 Standard	2025 Unrestricted	2025 Restricted	2028 Cumulative Total	2030 Cumulative Total
	\$597,446	\$0	\$0	\$597,446	\$3,934,811

Upcoming Board-Approved Projects

Modernization project

Information reflects conditions and data available as of January 2026.

DRAFT - 2026 OUSD Facilities Master Plan

Facilities Condition

OVERALL CAMPUS GRADE



CORE BUILDING SYSTEMS

Structure	Deficient
HVAC	Poor
Heating Present	✓
Mechanical Ventilation Present	✗
% Building area air-conditioned	0%
Air quality sensors equipped	Ongoing
Fire Protection	Excellent
Electrical	Fair
Plumbing Overall	Fair
Water Quality Infrastructure	Good
Water Quality Test	Pass

OTHER SYSTEMS

Elevators & Wheelchairs Lifts	Excellent
Exterior Enclosure	Good
Exterior Stairs	Excellent
Roofing	Poor
Site Improvements*	Excellent

*Site improvements include campus circulation, utilities, landscaping, lighting, security, and temporary facilities.

Facilities Condition Needs by Building Systems (2026)

PRESENT REPLACEMENT VALUE (2026):	\$78,100,000
CURRENT DEFICIENCIES (2026):	\$75,060,000
DO NOTHING DEFICIENCY COST (2040):	\$184,815,000

CORE BUILDING SYSTEMS

Structure	\$61,831,000
HVAC	\$4,200,000
Fire Protection	\$216,000
Electrical	\$2,352,000
Plumbing Overall	\$1,827,000
Water Quality Related	\$1,320,000

OTHER SYSTEMS

Elevators & Wheelchairs Lifts	\$0
Exterior Enclosure	\$1,478,000
Exterior Stairs	\$0
Roofing	\$2,423,000
Site Improvements	\$733,000
Portable Replacement Costs	\$337,000

Education Adequacy

OVERALL CAMPUS GRADE



Gathering and dining

OVERALL CAMPUS GRADE

Assembly

Poor

Learning space quality

Classroom

Fair

Campus arrival and public face

Presence

Good

Visibility, access, and security

Safety & Security

Fair

Collaborative common spaces

Community

Poor

Functional layout and adjacencies

Organization

Good

Comfort, light, and air

Environmental Quality

Excellent

Informal learning spaces

Extended Learning

Poor

Investment Framework Recommendations

Please refer to Section 6 for the factors used to determine District-wide Focused or Transformative improvements.



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

Project Budget Overview

	Current and Past Board-Approved Budget	
	Limited Modernization (Spending Plan, June 2020)	Projected Project Budget Escalation (Revised Spending Plan, March 2024)
Current Board Approved Project Budget	\$56.7 M	\$70.7 M
Planning, design, and project oversight costs (25-30% current) These costs cover the planning, design, permits, inspections, and oversight required to deliver a safe, high-quality school building.	\$15.6M (27.5%) 12.7M (22.4%)	\$19.4 M (27.5%) \$14.0 M (19.8%)
Construction Budget	\$44.0 M	\$56.7 M
Estimated Total Project Cost	\$59.6 M	76.1 M
Total Project Budget Needed	\$56.7 M	\$70.7 M
Total Projected Funding Gap	\$2.9 M	\$5.4 M

The planning, design, oversight, and construction estimates were lower than local industry standards for the project when reset for 27.5% and recalculated.



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

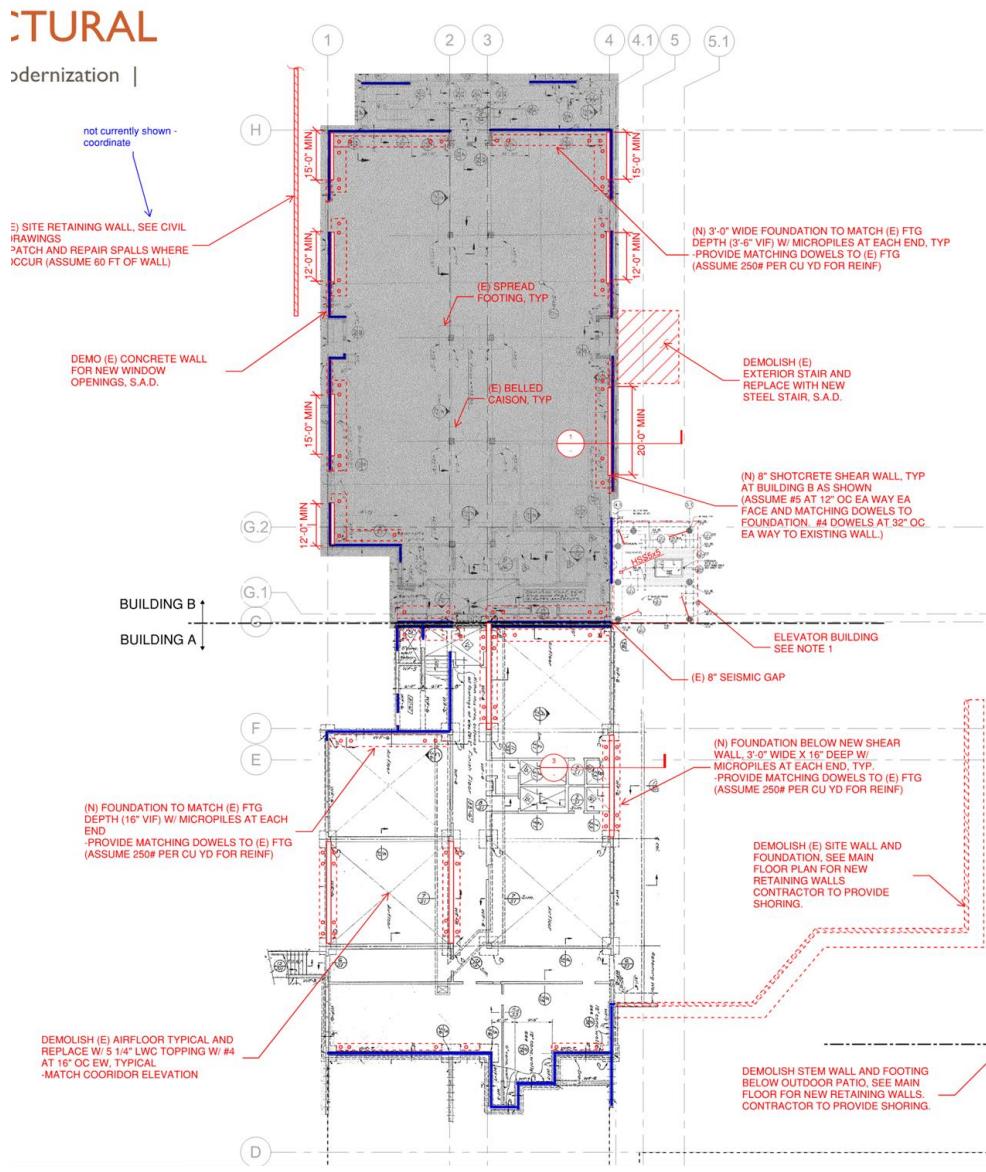
Modernization Project Challenges

1. **Deep Structural Rehabilitation (\$20M-\$25M, 50%-62.5% of Initial Construction Budget)**
 - Significant risk of increased scope and cost
 - Mandatory Structural Upgrade
 - Significant upgrade required to concrete shear walls and foundations
1. **High Temporary Housing (\$12.5M, 31.25% of Initial Construction Budget)**
 - Extensive Temporary portable project needed to house all students on-site during Construction
 - Significant cost, including extensive grading and utility work
1. **Education Specification Compromises (\$7.5M, 18.75% Learning Environment)**
 - Modernization does not address all of the needs
 - Numerous spaces, including classrooms, library and MPR cannot meet requirements within the constraints of the existing building
 - **Does NOT allow the expansion of Pre-K and TK programs on-site, based on new state requirements**
1. **Not Aligned to Sustainability Policy**
 - Would not meet most Title 24 requirements for energy efficiency



1. Structural Rehabilitation

- Significant risk of increased scope and cost
- Mandatory Structural Upgrade
 - *Triggered by cost threshold exceeding 50% of replacement cost*
 - *DSA IR EB-4 process for review, testing and approval*
- Significant upgrade required to concrete shear walls and foundations
 - *New Concrete shear walls and steel braced frames required within the building*
 - *New Concrete footings with micropiles*
 - *Testing of existing materials required for DSA approval*



Structural Floor Plan

2. Temporary Housing

- Significant cost for Temporary Housing
- Extensive Temporary portable project needed to house all students on-site during Construction
 - *30 Portable Classrooms*
 - *Admin*
 - *Kitchen/Serving relocated from Claremont*
 - *4 Portable Restrooms*
- Requires use of adjacent field and most of the blacktop leaving little play area or construction laydown
- Extensive grading and utility work which is removed at the end of the project to replace the fields
- Construction Phasing not feasible, due to significant Structural work



Proposed Temporary Housing Site Plan on Adjacent Field

3. Ed Spec Compromises

- Modernization does not address all of the needs
- Numerous spaces cannot meet requirements within the constraints of the existing building:
 - *Multi-Purpose Room does not allow use for basketball and other sports or bleachers*
 - *Not all Pre-K, TK and K Classrooms meet requirements for area and access to restrooms*
 - *Small TK/K play area with limited separation*
 - *Limited space for Living School Yards and school garden*
- All classrooms are under recommended size with most around 860 square feet
- Renovated Library still does not meet all standards
- Does not allow the expansion of Pre-K and TK programs on-site, based on new State requirements



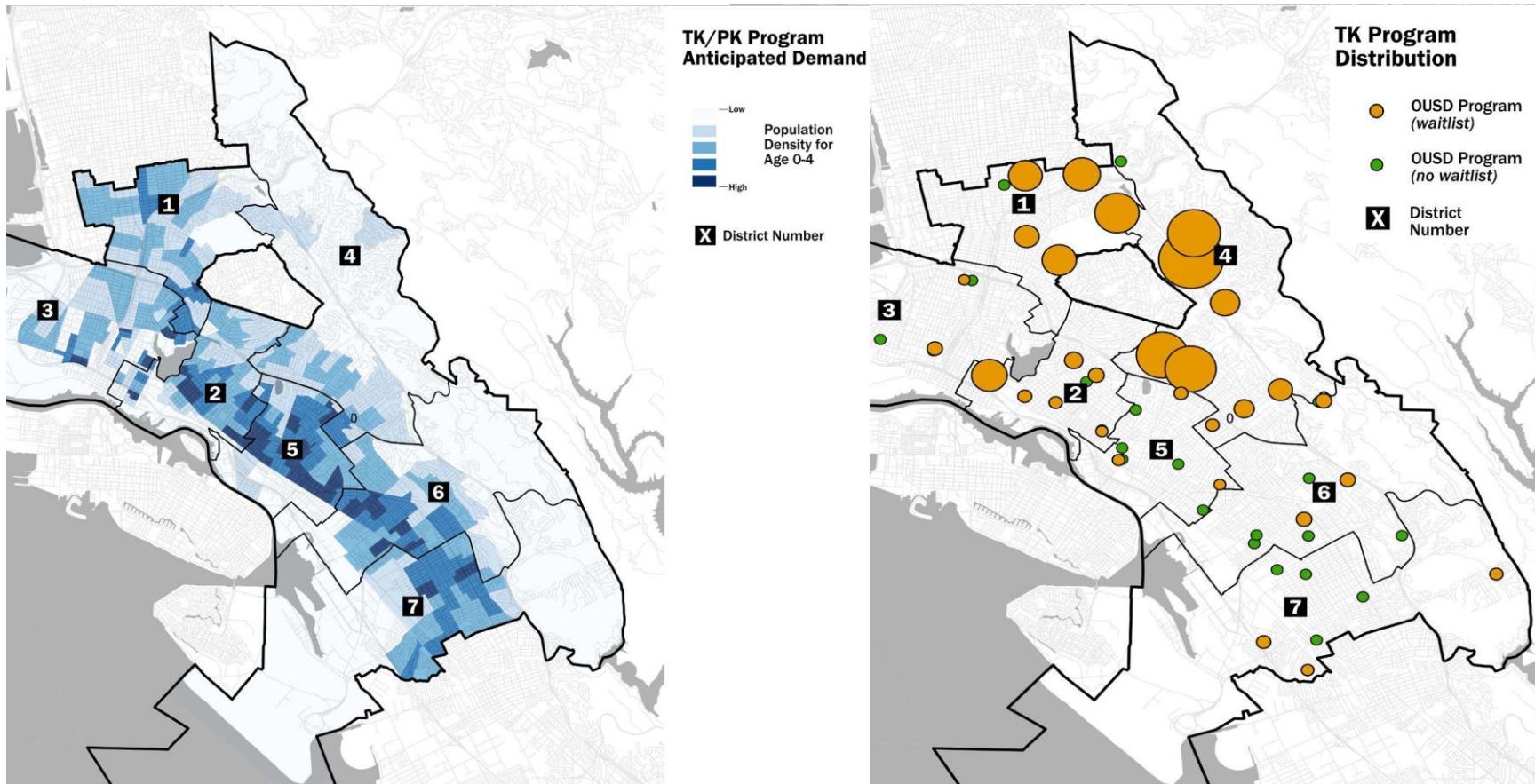
Existing Spaces at Garfield

4. Sustainability Compromises

Category	Modernization	New Construction
Energy Efficiency	Moderate upgrades, constrained by old envelope	Net Zero Energy-ready, fully optimized
HVAC Systems	All-electric equipment, but impacted by insulation gaps	All-electric, high-efficiency, integrated heat pumps
Lighting	Partial LED retrofits	Full LED with occupancy sensors + daylighting
Building Envelope	Partial insulation and old windows retained	Airtight, insulated, Title 24 2025-compliant
Solar Integration	Add-on possible, but costly	Built-in with battery storage
Water Efficiency	Low-flow fixtures only	Includes greywater, rainwater reuse systems
Air Quality & IAQ	Filter upgrades	New ventilation and monitoring systems
Seismic Safety	Retrofit to current code, partial retrofits	Fully compliant, designed for resilience
Infrastructure	Classrooms reconfigured, inefficient layout	Concealed systems, modern layout
Long-Term Costs	Higher due to patchwork upgrades + maintenance	Lowest; efficient systems + durable design

Planning for the Future: Expansion of Early Childhood Learning

The District needs additional capacity for Transitional Kindergarten (TK) for future OUSD Families



Note:

1. US Census Data, 2020 Decennial Census
2. SY24-25 TK Waitlist

Why is this important?

Families who are able to enroll their children in OUSD for Early Childhood Education are more likely to stay with the District boosting enrollment.



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Planning for the Future: Garfield Elementary Future Vision and Impact

The Early Childhood Learning expansion will be integrated into the broader redevelopment of the Garfield Campus. The project scope includes the expansion of early childhood education facilities from **three to seven or more classrooms dedicated to Transitional Kindergarten (TK) and Preschool (PK)**.

This redevelopment will transform Garfield into a full PK through 5th-grade campus, increasing the overall student capacity by an **additional 120 students**.

- Shift from 7+ TK/PK Classrooms to meet the growing demand for early childhood education.
- **Full Site Redevelopment** into a modern, PK-5 campus designed to support the needs of young learners and create a cohesive community-based educational environment.

Supports **140-152 additional students** per year.

- Over next 30 years this will be up to **3,040 students** getting an early launch on high quality learning.
- Over the life of the facility it will serve **11,400 more students in early childhood programming**.

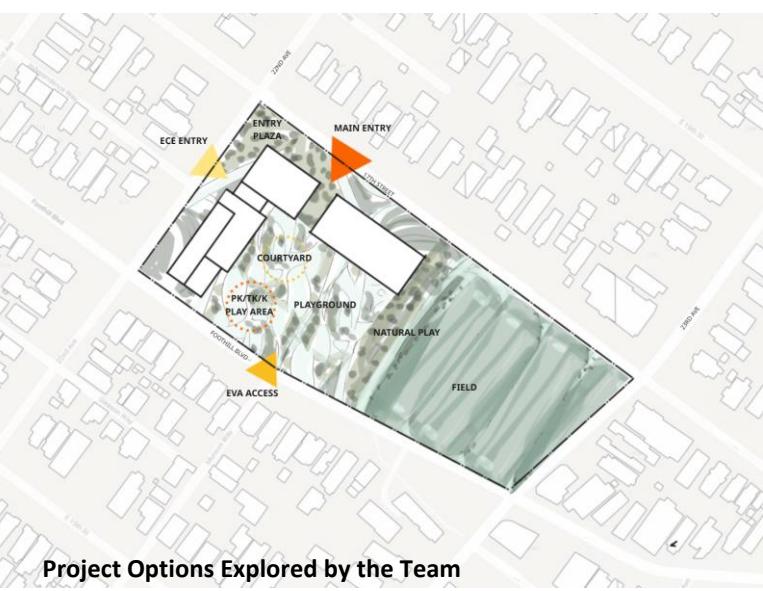
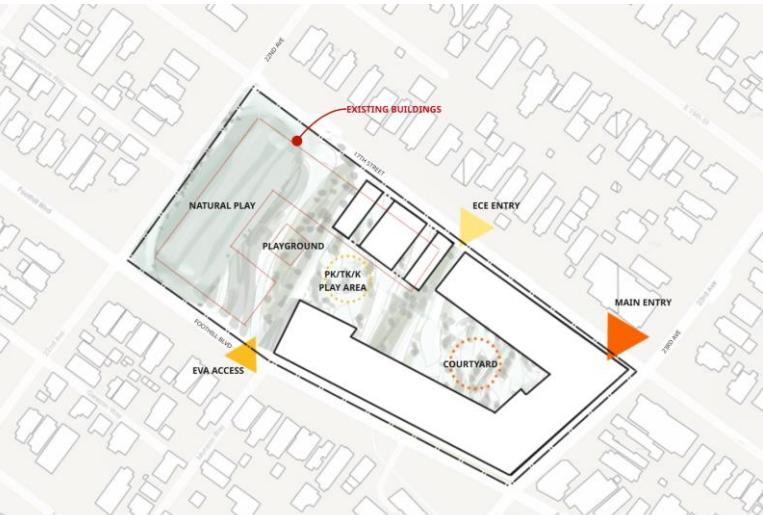


02 Revised Project Scope



Exploring Options for New Campus

- Visited existing similar school campuses
- Evaluated campus replacement options
- Assessed building placement, layout, and number of stories
- Explored construction systems: site-built, modular, prefabrication
- Provided cost and schedule for each option

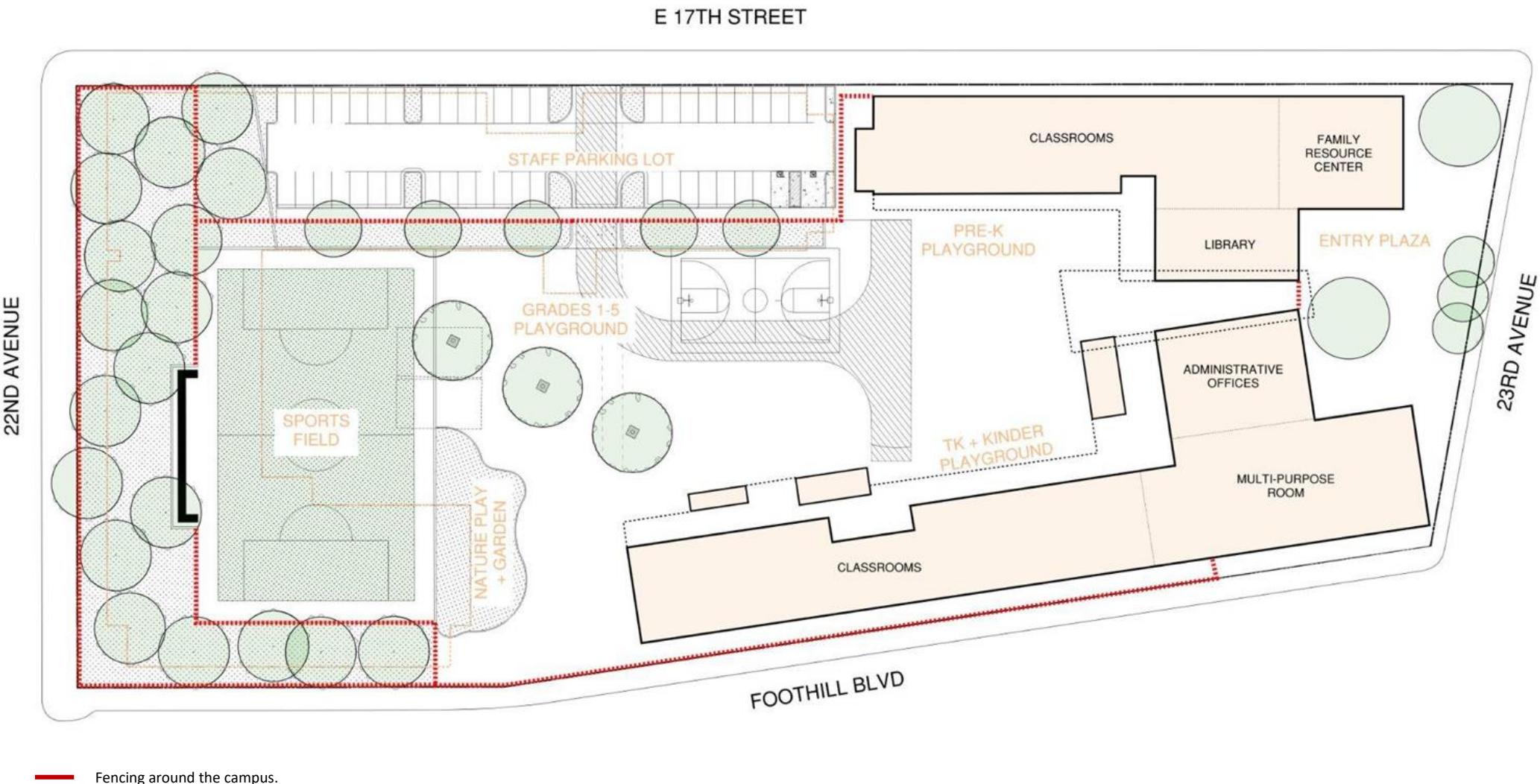


Project Options Explored by the Team

Community Option



Campus Replacement - Proposed Site Layout



— Fencing around the campus.



Campus Replacement - Proposed Program

STANDARD CLASSROOMS	29 TOTAL
Pre-K	3
TK	4
Kindergarten	3
Grades 1 through 5	15
Special Day Classrooms	4
ENRICHMENT CLASSROOMS	2
Music	1
Art	1
LIBRARY	1
includes book stacks and group learning room	
ADMIN OFFICES	1
includes private and shared offices for school staff, rooms for counselors and various student services, conference room, and staff wellness room	
FAMILY RESOURCE CENTER	1
includes family cultural room, pantry, child program room, and offices for FRC staff	

OPSC Planning Capacity

(based on School Facility Planning Guidelines)

675 General Students

- 52 SDC Students

Total: 727 students

Programmatic Capacity:

(based on current OEA contracted maximums)

Total: 676 students

Early Childhood: 152

K-3: 288

4-5: 180

SDC: 56

Proposed Campus Replacement

- **Resilient Structural System and Infrastructure**
 - Wood Framed Structure
 - New mechanical, electrical and plumbing systems
 - Fully-sprinklered building
- **No need for temporary housing**
 - Location of new building allows for existing building to remain functional during construction
- **Addressing modernization compromises**
 - Classroom sizes meet standards and requirements. 29 classrooms for Pre-K through 5th grade, including SPED, art, and music
 - Upgraded library, MPR, and Family Resource Center to meet school needs



03 Budget & Schedule



Supporting the Vision – Investing in Garfield Through State and Local Partnerships

No Impact to Other Bond Projects

- This change **does not reduce or reallocate funds from other Measure Y projects.**
- All **existing bond projects remain funded**, based on the Board approved Spending Plan.
- Additional funding for Garfield could be allocated from other funding sources - OPSC, developer fee, early childhood partnerships, **not** from the Measure Y Spending Plan.

Local Support – Measure C & Oakland Children’s Initiative / First Five (Committed - Not Board Approved)

- In partnership with the Oakland Children’s Initiative (OCI) and First 5 Alameda County, the District have committed targeted funding to support early childhood expansion- **\$19 Million (M).**
- Aligns with Measure C’s vision for expanding access to early learning in high-need neighborhoods.
- These funds ensure that Garfield’s new campus serves as a community hub for young learners and families.

Additional Funding from Other Resources (Facilities Committee-February 19th)

- Other Capital Funds explored with options to provide the estimated \$14.8 M needed to match the OCI investment to complete the rebuild.
- These funds are returned to the District’s Facilities Capital Improvement Fund.
- Staff recommends allocating a portion of these funds to support Garfield’s expanded scope and to help meet the vision for a modern, fully integrated PK-5 campus.

Current Garfield Project Status

	Phase	What happens	Actual Cost
0	Initial Bond Budget Allocation	Develop a preliminary, cost estimate based on an early, broad scope of work. No engagement with the school community occurs at this stage. Subject to escalation based on initial assumptions.	Limited Accuracy Estimate
1	Project Definition	Initiate early discussions with the campus community to define project scope and identify priorities before project launch. Establish a more refined understanding of the project that informs subsequent cost estimates.	
2	Schematic Design (Approx. 100% Completion)	Further refine and tune the project scope to align with the allocated budget. Develop cost estimates using cost-per-square-foot calculations. Provide an updated estimate that reflects the schematic design progress.	
3	Design Development/ Construction Documents (50%) DSA Submittal	Develop detailed material and labor cost estimates. Utilize pre-construction services (e.g., Design Build/Lease Leaseback) to identify potential unforeseen construction conditions. Finalize construction drawings that closely represent the final project scope and submit these to DSA. Establish a final estimate prior to the contracting phase.	
4	Contracting (Publicly Bid) -Actual Labor Costs (Trades) and Constructability Analysis	Conduct a comprehensive constructability analysis and evaluate actual labor costs (trades). Establish a Guaranteed Maximum Price (GMP) that includes a contingency (typically set at 10%) to address unforeseen conditions and change orders. If project costs exceed the contingency, bond contingency funds are utilized. Final costs are contractually locked in, ensuring budget certainty. (Can still have cost overruns based on unforeseen conditions)	Cost Locked In through Contract

Proposed Budget Summary (Design Development)

	Staff Recommendation
	New Construction
Planning, design, and project oversight costs (25-30% current)-27.5% These costs cover the planning, design, permits, inspections, and oversight required to deliver a safe, high-quality school building.	\$28.5M
Construction Budget	\$75.0M
Total Project Cost	\$104.5M
Funding Profile for Project	
Board Approved Measure Y Budget:	\$70.7M
Oakland Children Initiative Committed Funding:	\$19.0M
Developer Fees-Fund 25:	\$5.0M
State Reimbursement Fund 35:	\$9.8M
Total Proposed Funding:	\$104.5M

*Based on QKA Cost Estimate as of June 2025.

** Based on Swinerton Cost Estimate as of December 2025

Project Schedule

PRE-DESIGN AND PLANNING:	Q3 2025
SCHEMATIC DESIGN	Q3 2025 - Q4 2025
DESIGN DEVELOPMENT	Q4 2025 - Q2 2026
CONSTRUCTION DOCUMENTS:	Q2 2026 - Q4 2026
APPROVAL:	Q4 2026 - Q2 2027
NEW BUILDING CONSTRUCTION:	Q1 2027 - Q3 2028
MOVE-IN:	Q3 2028
DEMO + SITE WORK	Q3 2028 - Q2 2029
PROJECT COMPLETION	Q2 2029

Q1: January, February, March
Q2: April, May, June
November, December

Q3: July, August, September
Q4: October,



Initial Renderings of the Proposed New Building

Draft Renderings of the Building Exterior

EXTERIOR VIEW & MATERIAL DESCRIPTION

GARFIELD ES | NEW CONSTRUCTION



PERFORATED
METAL SCREENS AT
BOTH EXTERIOR
STAIR LOCATIONS

GLAZED THIN BRICK AT
ENTRY BREEZEWAY &
RESTROOM

POTENTIAL
LOCATION FOR
MURALS



OAKLAND UNIFIED SCHOOL DISTRICT | FEBRUARY 2026 | 2250.00

Draft Renderings of the Building Exterior

EXTERIOR VIEW & MATERIAL DESCRIPTION

GARFIELD ES | NEW CONSTRUCTION



POTENTIAL LOCATION
FOR MURALS



OAKLAND UNIFIED SCHOOL DISTRICT | FEBRUARY 2026 | 2250.00

QUATTROCCHI KWOK
ARCHITECTS

04 Next Steps



Next Steps - Project Approval Process

We are proposing to advance the Garfield ES project for full campus replacement through OUSD's formal approval process.

Staff will include the updated scope and funding strategy as part of the Spending Plan update for all applicable bond projects. Spending Plan will be updated when major projects currently in DSA are approved.

Key Meetings:

- **January 15, 2026** – Presented at Facilities Committee Meeting
- **February 9, 2026** – Presented at Citizens' Bond Oversight Committee (CBOC) Meeting
- **February 19, 2026** – Facilities Committee vote to recommend approval to the Board
- **March 11, 2026** – Board of Education final approval



THANK YOU Questions?

Additionally, for more information, please reach out:
OUSD Facilities Planning & Management

Preston Thomas, Chief of Systems & Services
Pranita Ranbhise, Executive Director of Planning
Sele Nadel-Hayes, Executive Director of Construction
David Colbert, Director of Construction

<https://www.ousd.org/facilities-planning-management>

OUSD Facilities Design Team

John Esposito, Project Manager

Daniel Ortiz, Project Engineer

Victor Manansala, Construction Manager

Ray Bermudez, Communication Specialist

Architect - Quattrocchi Kwok Architects

Aaron Jobson

Lyanne Schuster

Olivia Asuncion

General Contractor - Swinteron

Jeff Jenco

Nate Hall



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

