



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

CONSTRUCTION UPDATE: West Oakland Middle School – Window Replacement

December 2025

Project Team :

- **Project Manager :** Victor Manansala
- **Project Engineer :** Jorge De Anda
- **Architect :** DSK Architects
- **Contractor :** Mar Con Builders, Inc.

Current Phase :

DSA Closeout - Q4 2025

Project Scope :

- The existing 27 foot high aluminum curtain wall system was removed and replaced with a metal stud framed wall and aluminum window system on the east and west elevations of Buildings E and F.
- Aluminum solar control fins were installed on the west elevations to improve energy efficiency by shading windows from direct sunlight, reducing heat gain, and minimizing glare.
- Related scope included replacing casework, mechanical louvers, relief vents, plumbing, and finishes along the exterior wall.
- Landscape improvements included new plants and trees near the exterior walls along the courtyard and parking lot areas.
- Additional upgrades included restroom accessibility improvements, an elevator car operating panel upgrade, and the installation of fire-rated coiling doors in the electrical rooms of Buildings C and D.

Project Activities : November 2025

- The project is in the Punchlist & Closeout Phase. Punchlist items include work such as paint touchups, floor replacements, and broken glass replacements.
- Landscaping has been completed at the entrance of Building F.
- DSA Inspector has signed off on the elevator car operating panel upgrade and the fire-rated coiling doors in Buildings C/D.
- The DSA 6-PI has been formally submitted by the project inspector.
- The Notice of Completion has been drafted and sent out for signatures.
- All Allowance Expenditure Directives have been approved and finalized to confirm the final construction cost.
- Warranties and Operations & Maintenance documents were submitted by the contractor and reviewed by the project team.



CONSTRUCTION UPDATE: Dr. Marcus A. Foster Leadership Center at Cole Campus

December 2025

Project Team :

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| • Project Manager : | Elena Comrie |
| • Project Engineer : | Christina Stone |
| • Architect : | SKA Architects |
| • Contractor : | Arntz Builders, Inc. |

Current Phase :

DSA Closeout - Q4 2025

Project Scope :

- A new 56,176 GSF two-story Administration building will house Oakland Unified School District (OUSD) Central Office Staff. Site improvements include landscaping, fences, parking lots, and driveways on the 2.6 acre site.
- The 1st floor was built as a shell space for future Tenant Improvement as well as one half of OUSD's Data Center/District-wide Server.
- The 2nd floor is occupied by Academics & Network Superintendents (42 workstations and offices), Business Operations (38 workstations and offices), Talent/Onboarding (including hoteling stations, 42 offices) and a secured office suite (21 workstations and offices) for the Superintendent's staff incl Chief of Staff, Legal, Board of Directors. Shared spaces also include a collaboration room, a break room, 8 reservable conference rooms, Tech Services office, and a large Central Training room.

Project Activities : November 2025

- The project is in the Closeout Phase.
- Building was completed Quarter 4 2024.
- Building was occupied Quarter 1 of 2025.
- HVAC warranty work was scheduled Quarter 4 2025.
- Fire Alarm & Intrusion Alarm Warranty Tests occurred Quarter 4 2025.