



# Program Manager Report

## Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee

October 5, 2023

# AGENDA

- 01** Introductions and Brailsford and Dunlavy (B&D) Overview
- 02** Program Management Services
- 03** Progress to Date
- 04** Questions and Answers





01

TEAM OVERVIEW

# THE B&D TEAM IS THE RIGHT PARTNER FOR OAKLAND UNIFIED.

01

We understand how to navigate participatory design, collaboration, and decision-making at the district level.

02

Our depth of experience extends beyond management of design and construction— and includes planning and development advisory services and community interface.

03

B&D is a national program management leader on K-12 projects.

# TEAM OVERVIEW

Brailsford & Dunlavey's mission is to make **OUSD** the strongest owner possible.



B&D is a 130-person firm, headquartered in DC, with a local office in the Bay area



B&D is a Top 50 Program Management Firm in the US according to *Engineering News-Record*

**30**

Years in the industry

**\$40B+**

In developed projects

**200+**

K-12 projects

**1,500+**

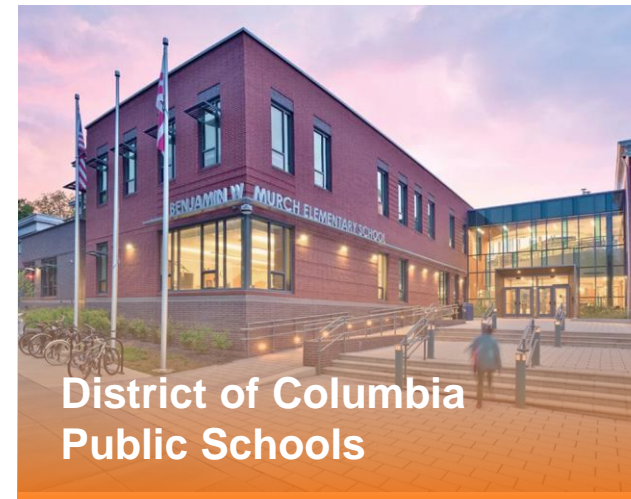
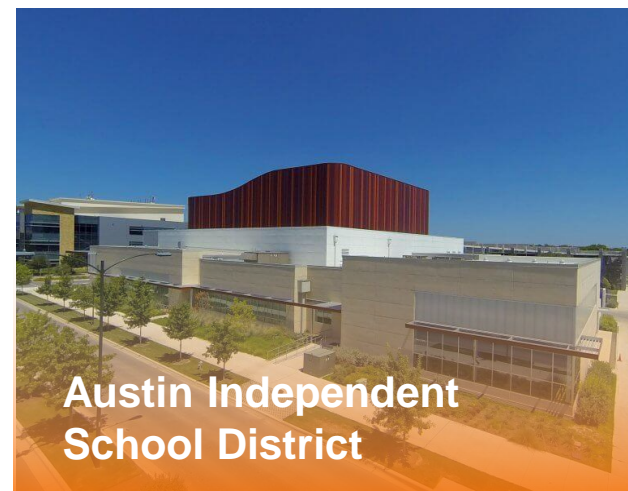
Total projects completed

**50+**

Clients in CA

# SIMILAR PROJECTS

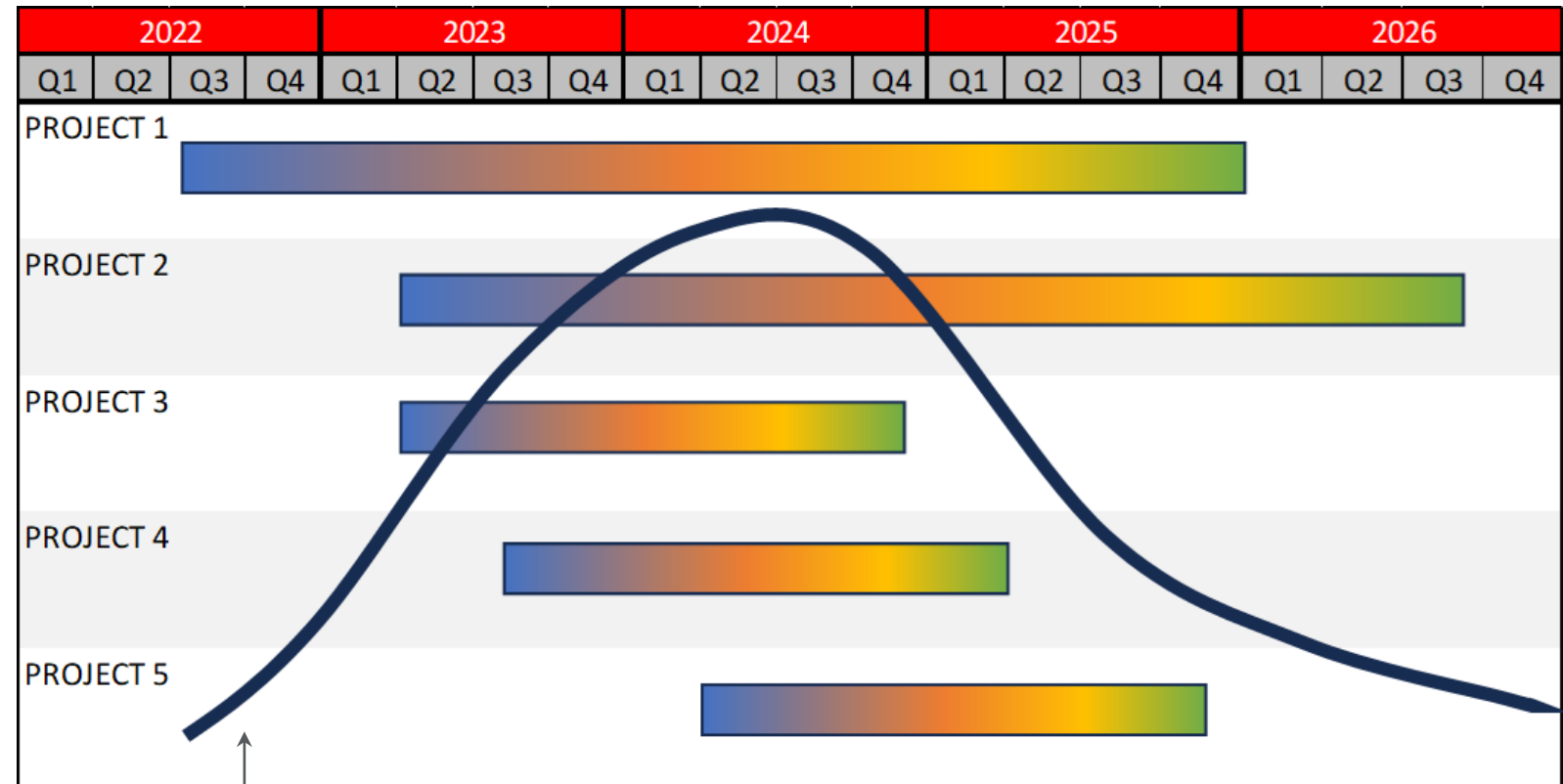
## OUR PROJECT EXPERIENCE



# B&D APPROACH

## Owner Focused Approach

- B&D is a local firm with national expertise focused on supporting OUSD.
- Our team lives in the community and draws on experts to support the OUSD mission as needed instead of placing a full-time staff in a part-time role.
- Our team grows and shrinks with the Bond. We actively monitor staffing needs to ensure proper staffing levels, utilizing only the required experts at the right time to manage cost to the tax payer and District.



• Example: staffing levels rise and fall with program needs and level of support.

# INTRODUCTIONS – B&D TEAM

LEADERSHIP



**Mark Newton**  
Program Executive



**Will Mangrum**  
Program Executive

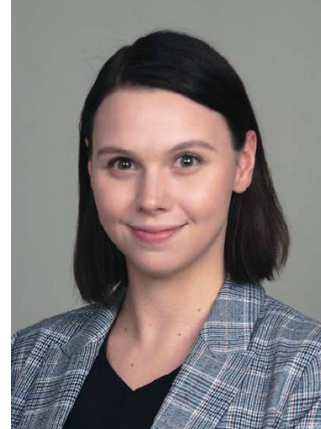


**Ola Gbadamosi**  
Leadership Liaison



**Ty Taylor**  
Program Director

SUPPORT STAFF



**Rachael Romano**  
Communications



**Kyle Brower**  
Project Management



**Hannah Press**  
Sustainability



**Brittney Bennett**  
Communications



**Colland Jang**  
Procurement and  
Consulting Architect



**Karen Summerville**  
Communications



**Emil Vinuya**  
Estimator



**Royce Rippere**  
Project  
Management



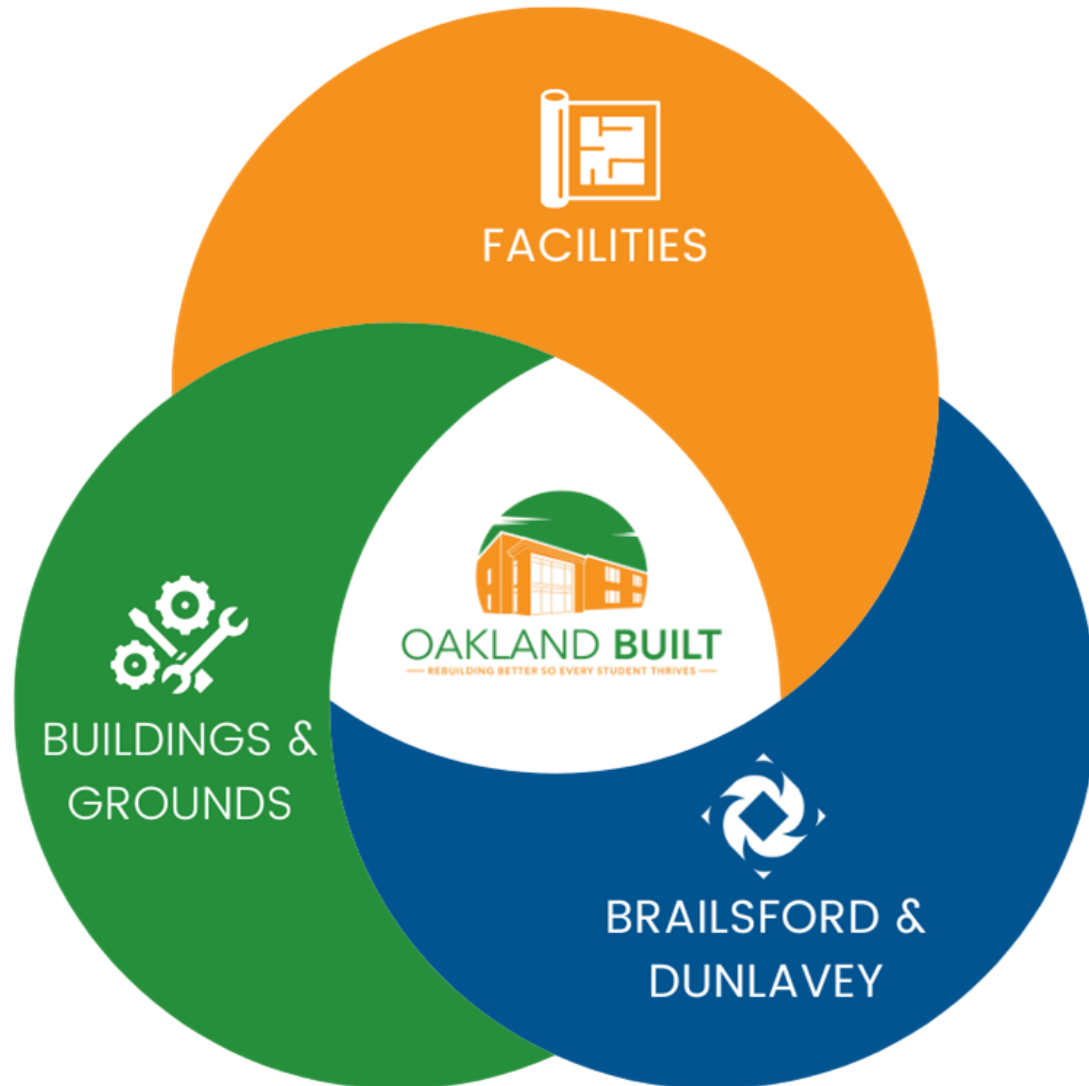
**Moyo Gbadamosi**  
Project Management



**Sonia Punjabi**  
Sustainability



# BOND TEAM



## Construction Management Pool



Play Grounds, KABOOM, Cole, Security/Safety



MLA, Districtwide Initiatives, Solar Installation



Cole, CCPA, McClymonds, Claremont MPR, Solar Installation



Claremont MPR, Solar installation, Roosevelt, Garfield, Security/Safety



02

PROGRAM  
MANAGEMENT SERVICES

# OVERVIEW OF PROGRAM MANAGEMENT

## What is Program Management vs. Project Management

- **Program Managers** support bond capital improvement, risk mitigation, program controls – budget management and development of the master program schedule, procurement support, stakeholder engagement, quality assurance, etc. Program Managers oversee a group of projects, while **project managers** oversee individual projects.
- **Program management** entails maintaining a strategic plan, reconciling the interdependencies, and scheduling multiple capital projects. These projects work in tandem to help an organization achieve its goals. **Project management** focuses on an individual project.
- **Program Managers** must always think holistically, keeping the “big picture” in mind to ensure alignment to the Districts Strategic Implementation Plan as informed by the Facilities Master Plan.

## Our Team Provides

### Program & Project Estimating

We provide expertise in the areas of cost estimating, value engineering, and claims analysis.

### Procurement Support & Estimating

We provide expertise in procurement, bidding, estimating, design, and project management.

### Program & Project Scheduling

We provide program and project scheduling for all major and minor bond activities.

### Education Specifications

Our team of educational planners and professionals provides updates to your Educational Specifications and learning environments.

### Stakeholder Engagement

We provide program and project communications and community engagement support.

### Design Reviews

We provide independent, third-party architectural design review for quality assurance.

# BRAILSFORD & DUNLAVEY'S SCOPE:



Bond planning support, Measure Y spending plan, development of Educational Specifications, design management support, procurement support, facilities master plan support.



Stakeholder Engagement support; Facilities Committee / CBOC presentation preparation, Program and Project Communications and Engagement, Development of the OUSD Facilities new website - <https://www.ousd.org/facilities>



Project Controls; Development of the program master schedule, spending plan support, independent cost estimating services, etc..



Risk Management; Recommendations for appropriate project delivery methods;



Project Collaboration; Provides leadership over a designated portfolio of projects





# OVERVIEW OF PROGRAM MANAGEMENT

**Most large K-12 bond programs have retained the services of a Program Manager.**  
Listed below is a small representative list of school districts using Program Managers:



03

PROGRESS TO  
DATE



# PROGRESS TO DATE

## 01

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Developed the OUSD Facilities new website and branding the “Oakland Built” logo in collaboration with Department Heads (i.e. Facilities, B&G, Custodial, Communications, etc.)

## 02

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In collaboration with OUSD staff, B&D supported the update to the design standards, and the Process and Procedures Manual

## 03

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Developed and updated the Measure Y Master Program Schedule

## 04

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Supported the development of the Measure Y District Wide Initiatives implementation plan

## 05

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Development of the master project budget template





# PROGRESS TO DATE CONT.

## 06

Continue to develop the revised Educational Specifications

## 07

Continue to provide leadership support of the Department's and Boards sustainability initiatives:

- Draft Climate Action Plan
- Continue Districtwide Projects to support Board Climate Emergency Action Plan Resolution
- Solar Initiatives
- Water and Energy Conservation Measures

## 08

Continue to provided procurement support for all professional services request for proposals

## 09

Coordinated the OUSD Facilities 2022 and 2023 Summer HS Internship Programs and hosted interns under both programs.





04

QUESTIONS &  
ANSWERS

**Thank you.**

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FOR MORE INFORMATION.

