



# OUSD Facilities Planning & Management Division

# MEASURE Y BOND PROGRAM

# QUARTERLY REPORT

Quarter 1 2025

Reflects January 1, 2025 - March 30, 2025

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

 [ousd.org/facilities](https://ousd.org/facilities)

 [oaklandbuilt@ousd.org](mailto: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	
<b>Project Completion Percentage</b>	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.
<b>Anticipated Project Schedule</b>	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.
<b>Project Budget Performance</b>	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. <b>Under Budget:</b> Actual spending is below the allocated budget, potentially indicating cost savings or under-spending. <b>On Target:</b> Actual spending aligns with the allocated budget, indicating effective financial management. <b>Over Budget:</b> Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.
<b>Overall Project Performance</b>	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. <b>On Track:</b> The project is progressing as planned, meeting key milestones and objectives. <b>Needs Attention:</b> Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success. <b>At Risk:</b> Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.
<b>Community Engagement Activities</b>	Indicate community engagement activities completed relative to the community engagement process map.
<b>Footnote</b>	*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.

# 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.

PROJECT COMPLETE

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 98%

PROJECT DETAILS

Central Administrative Center at Cole Campus  
1011 Union Street Oakland, CA 94607  
School Enrollment: 0  
District: 0

Delivery Method: Design Bid Build  
Funding Source: Fund 21, Measure J, Measure Y  
Cost Per Student: \$0\*

Architect: Shah Kawasaki Architects  
General Contractor: Arntz Builders, Inc.  
Local Business Utilization (LBU): 62.7%

OUSD PROJECT TEAM	
	<b>Project Manager:</b> Elena Comrie elena.comrie@ousd.org
	<b>Engagement Specialist:</b> Harold Lowe harold.lowe@ousd.org

PROJECT PHASE START DATES				
PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q1 2019	Q3 2019	Q2 2021	Q4 2021	March 2025

BUDGET PERFORMANCE
Planning Budget: \$7M Current Budget: \$62M Budget Spent (to date): \$51.3M Remaining Budget: \$10.7M Total Percentage Used: 83%
<p><b>ON TARGET</b></p>

COMMUNITY ENGAGEMENT OVERVIEW		
In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.		
Scan the QR code in the bottom right corner for past community engagement presentations and information about upcoming engagement opportunities.		
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ENGAGEMENT INFORMATION



# Central Administrative Center at Cole Campus

PROJECT COMPLETE



## OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 98%

## PROJECT DETAILS

Central Administrative Center at Cole Campus  
1011 Union Street Oakland, CA 94607  
School Enrollment: 0  
District: 0

Delivery Method: Design Bid Build  
Funding Source: Fund 21, Measure J, Measure Y  
Cost Per Student: \$0\*

Architect: Shah Kawasaki Architects  
General Contractor: Arntz Builders, Inc.  
Local Business Utilization (LBU): 62.7%

## PROJECT ACTIVITIES

### PAST MONTH'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.
- Staff has moved into the building.
- Mechanical, electrical, plumbing, civil, and landscape punch list work complete.
- Provided attic stock and maintenance materials to Buildings & Grounds.
- Storm water pollution prevention plan is in place has been completed.
- Repaired water pooling in southeast corner of staff parking lot by installing trench drain.

### POTENTIAL COST & SCHEDULE CHANGES

- None at this time.

### UPCOMING WORK

- Provide warranties, guarantees, and owner & maintenance manual to Buildings & Grounds.
- Train staff on use of building systems, including access control, PA system, and audio visual equipment.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

# 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.

PROJECT COMPLETE

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 98%

PROJECT DETAILS

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

Delivery Method: Design Bid Build  
Funding Source: Bond Measures B, J, and Y  
Cost Per Student: \$43,033\*

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

### OUSD PROJECT TEAM

**Project Engineer:**  
Chastity Henderson  
chastity.henderson@ousd.org

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

### PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q3 2017	Q4 2017	Q2 2022	Q3 2022	August 2024

### BUDGET PERFORMANCE

Planning Budget: \$3M  
Current Budget: \$21M  
Budget Spent (to date): \$18.5M  
Remaining Budget: \$2.5M  
Total Percentage Used: 88%

**ON TARGET**

### COMMUNITY ENGAGEMENT OVERVIEW

In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.

Scan the QR code in the bottom right corner for past community engagement presentations and information about upcoming engagement opportunities.

#### PLANNING

- ✓ PAC Engagement Advisory Meeting
- ✓ Student & Teacher/School Community
- ✓ Community-wide Engagement

#### DESIGN

- ✓ PAC Engagement Advisory Meeting
- Concept Phase:**
  - ✓ Student / Teacher/School
  - ✓ community Community-wide
- Schematic Design Phase:**
  - ✓ Student / Teacher/School
  - ✓ community Community-wide
- Design Development Phase:**
  - ✓ Student /Teacher/School
  - ✓ community Community-wide
- Final Drawings Review:**
  - ✓ Student /Teacher/School
  - ✓ community Community-wide

#### CONSTRUCTION

- ✓ Groundbreaking Ceremony
- Pre Construction Phase:**
  - ✓ Student/Teacher/School Staff
  - ✓ Community-wide
- General Update Phase:**
  - ✓ Student/Teacher/School Staff
  - ✓ Community-wide
  - ✓ Ribbon Cutting Ceremony

ENGAGEMENT INFORMATION



# Claremont Middle School

PROJECT COMPLETE

## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

- Scheduled a Final testing for fire alarm devices: B&G Alarm Shop representative will be present to observe items identified in the previous testing were corrected and functioning properly.
- Change Order 3 in progress: Agreement Request was submitted. Anticipate May BOE date.

### POTENTIAL COST & SCHEDULE CHANGES

- Change Order 3 in the amount of \$440,000.
- CO3 includes the remaining outstanding PCOs.

### OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 98%

### PROJECT DETAILS

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

Delivery Method: Design Bid Build  
Funding Source: Bond Measures B, J, and Y  
Cost Per Student: \$43,033\*

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

### UPCOMING WORK

- Completing Fire/Intrusion system
- Completing items identified in first FA Final testing.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

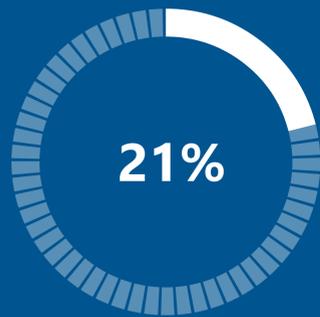
None at this time.

# 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.

ON TRACK

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 30%

PROJECT DETAILS

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

Delivery Method: Progressive Design-Build  
Funding Source: Bond Measure Y  
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:** Raymond Bermudez  
raymond.bermudez@ousd.org

**PROJECT PHASE START DATES**

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

**BUDGET PERFORMANCE**

Planning Budget: \$35.50M  
Current Budget: \$68M  
Budget Spent (to date): \$2.3M  
Remaining Budget: \$65.7M  
Total Percentage Used: 3%

**ON TARGET**

**COMMUNITY ENGAGEMENT OVERVIEW**

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ENGAGEMENT INFORMATION





# Coliseum College Prep Academy



## PROJECT ACTIVITIES

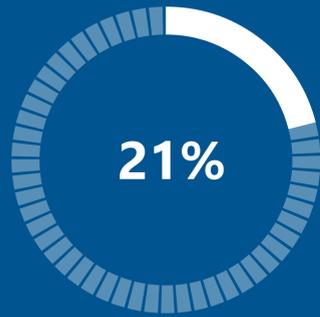
### PAST MONTH'S ACCOMPLISHMENTS

- Design Development meeting with science and gym teachers in March.
- Budget reconciliation in March.
- Move planning for summer 2025 in development.

### POTENTIAL COST & SCHEDULE CHANGES

- We have had three changes to the contract. The first two were to do a value engineering process to ensure we had the best scope for the budget. The third change was to allow the General Contractor, Overaa, to contract early with five of their vendors to purchase some building components early to minimize the expected impacts of tariffs.
- Budget increase improved by the Board of Education.

### OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 30%

### PROJECT DETAILS

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

Delivery Method: Progressive Design-Build  
Funding Source: Bond Measure Y  
Cost Per Student: \$63,879\*

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

### UPCOMING WORK

- In April we will continue working with the state agencies to obtain approval to demolish the existing gymnasium.
- We will also start meeting with the Department of State Architecture to ensure the proposed design will be approved when submitted in October.

### 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.

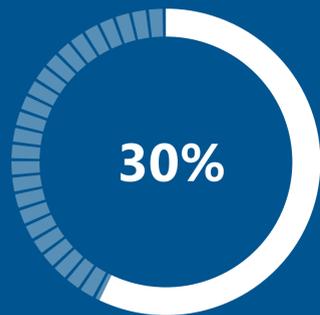
### COMMUNITY ENGAGEMENT ACTIVITIES

- We are working with the school site to schedule meetings for the end of the 2024/5 school year and at the start of the 2025/6 school year.

# Fremont High School

The project involves the demolition of existing portable classroom buildings and the installation of new, single-story modular classroom buildings, designed for improved space utilization and flexibility in educational settings. Additionally the existing elevator system will be modernized to meet current building standards. The re-roofing scope encompasses the removal of the existing roofing materials and the installation of a new, energy-efficient roofing system designed to improve durability and performance. The existing parking lot will be renovated to improve drainage, pavement quality, and accessibility, incorporating ADA-compliant features.

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction Documents  
Phase Completion: 85%

PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Bond Measure J  
Cost Per Student: \$12,831\*

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

OUSD PROJECT TEAM	
	<b>Project Manager:</b> JaQuan Cornish jaquan.cornish@ousd.org
	<b>Engagement Specialist:</b> Ray Bermudez ray.bermudez@ousd.org

PROJECT PHASE START DATES				
PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q2 2023	Q1 2024	Q4 2024	Q2 2025	Q4 2025

BUDGET PERFORMANCE
Planning Budget: \$10M Current Budget: \$15M Budget Spent (to date): \$734,485 Remaining Budget: \$14.3M Total Percentage Used: 5%
<p><b>ON TARGET</b></p>

COMMUNITY ENGAGEMENT OVERVIEW		
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ENGAGEMENT INFORMATION



# Fremont High School

ON TRACK

## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

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

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### UPCOMING WORK

- DSA comments received and expect approval end of April for mid May construction start.

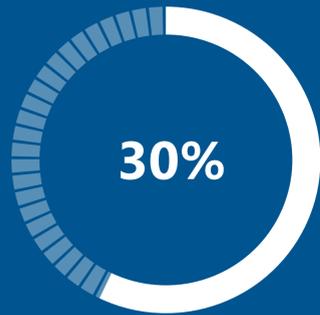
### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

- Community informational letter to go out soon.

## OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction Documents  
Phase Completion: 85%

## PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Bond Measure J  
Cost Per Student: \$12,831\*

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

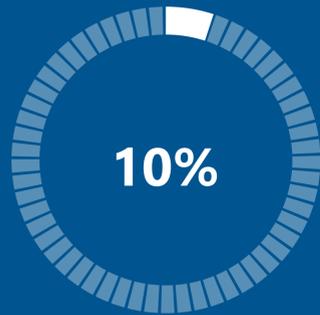


# Garfield Elementary School

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.

ON TRACK

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 75%

PROJECT DETAILS

Garfield Elementary School  
1640 22nd Ave, Oakland, CA 94606  
School Enrollment: 458  
District: 2

Delivery Method: Lease-leaseback  
Funding Source: Measure Y  
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:**  
Ray Bermudez  
ray.bermudez@ousd.org

**PROJECT PHASE START DATES**

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

**BUDGET PERFORMANCE**

Planning Budget: \$56.70M  
Current Budget: \$70.70M  
Budget Spent (to date): \$617,865  
Remaining Budget: \$70.1M  
Total Percentage Used: 1%

**ON TARGET**

**COMMUNITY ENGAGEMENT OVERVIEW**

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ENGAGEMENT INFORMATION





# Garfield Elementary School



## PROJECT ACTIVITIES

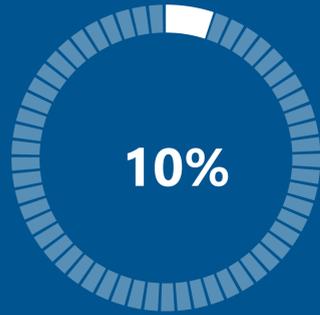
### PAST MONTH'S ACCOMPLISHMENTS

- EDCR registration of Garfield accomplished.
  - DSA received registration for plan review and has assigned DSA #01-122345.
  - Meeting with the LLB contractor, Swinerton met QKA and OUSD team.
- OUSD selected to proceed with CHPS Design.
- Hydraulic model analysis received. EBMUD met with OUSD, QKA, and civil to discuss results. Civil to lower flow demands.
  - Roof coring of buildings A, B, & C completed. Corer to send findings to QKA.
  - Proposal for lease of portables received from Mobile Modular.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 75%

### PROJECT DETAILS

Garfield Elementary School  
1640 22nd Ave, Oakland, CA 94606  
School Enrollment: 458  
District: 2

Delivery Method: Lease-leaseback  
Funding Source: Measure Y  
Cost Per Student: \$123,768\*

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

### UPCOMING WORK

- 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 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

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

### COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

# 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.

PROJECT COMPLETE

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 99%

PROJECT DETAILS

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

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

Cost Per Student: \$218,381\*

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

OUSD PROJECT TEAM	
	<b>Project Manager:</b> Victor Manansala victor.manansala@ousd.org
	<b>Engagement Specialist:</b> Ray Bermudez ray.bermudez@ousd.org

PROJECT PHASE START DATES				
PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q4 2021	Q1 2022	Q4 2022	Q3 2023	August 2024

BUDGET PERFORMANCE
Planning Budget: \$6.55M Current Budget: \$9.09M Budget Spent (to date): \$7.3M Remaining Budget: \$1.8M Total Percentage Used: 80%
<p><b>UNDERSPENT</b></p>

COMMUNITY ENGAGEMENT OVERVIEW		
In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.		
Scan the QR code in the bottom right corner for past community engagement presentations and information about upcoming engagement opportunities.		
<p><b>PLANNING</b></p> <ul style="list-style-type: none"> <li>✓ PAC Engagement Advisory Meeting</li> <li>✓ Student &amp; Teacher/School Community</li> <li>✓ Community-wide</li> </ul>	<p><b>DESIGN</b></p> <ul style="list-style-type: none"> <li>✓ PAC Engagement Advisory Meeting</li> <li> <ul style="list-style-type: none"> <li><b>Concept Phase:</b> <ul style="list-style-type: none"> <li>✓ Student / Teacher/School community</li> <li>✓ Community-wide</li> </ul> </li> <li><b>Schematic Design Phase:</b> <ul style="list-style-type: none"> <li>✓ Student / Teacher/School community</li> <li>✓ Community-wide</li> </ul> </li> <li><b>Design Development Phase:</b> <ul style="list-style-type: none"> <li>✓ Student /Teacher/School community</li> <li>✓ Community-wide</li> </ul> </li> <li><b>Final Drawings Review:</b> <ul style="list-style-type: none"> <li>✓ Student /Teacher/School community</li> <li>✓ Community-wide</li> </ul> </li> </ul> </li> </ul>	<p><b>CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>✓ Groundbreaking Ceremony</li> <li> <ul style="list-style-type: none"> <li><b>Pre Construction Phase:</b> <ul style="list-style-type: none"> <li>✓ Student/Teacher/School Staff</li> <li>✓ Community-wide</li> </ul> </li> <li><b>General Update Phase:</b> <ul style="list-style-type: none"> <li>✓ Student/Teacher/School Staff</li> <li>✓ Community-wide</li> </ul> </li> <li>✓ Ribbon Cutting Ceremony</li> </ul> </li> </ul>

ENGAGEMENT INFORMATION





# Kaiser Early Childhood Learning Center

PROJECT COMPLETE

## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

None at this time.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Closeout  
Phase Completion: 99%

### PROJECT DETAILS

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

Delivery Method: Design Bid Build  
Funding Source: Bond Measure Y, AA, and IEEEP Grant  
Cost Per Student: \$218,381\*

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

### UPCOMING WORK

- Pending DSA certification.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

# 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.

PROJECT COMPLETE

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Complete  
Phase Completion: 100%

PROJECT DETAILS

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

Delivery Method: Design Bid Build  
Funding Source: Bond Measures J and Y  
Cost Per Student: \$296,610\*

Architect: Multistudio  
General Contractor: Arntz Builders Local  
Business Utilization (LBU): 60.5%

### OUSD PROJECT TEAM

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

**Engagement Specialist:**  
Ray Bermudez  
Ray.Bermudez@ousd.org

### PROJECT PHASE START DATES

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

### BUDGET PERFORMANCE

Planning Budget: \$3.50M  
Current Budget: \$17.50M  
Budget Spent (to date): \$16M  
Remaining Budget: \$1.5M  
Total Percentage Used: 91%

**ON TARGET**

### COMMUNITY ENGAGEMENT OVERVIEW

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#### PLANNING

- PAC Engagement Advisory Meeting
- Student & Teacher/School Community Engagement
- Community-wide Engagement

#### DESIGN

- PAC Engagement Advisory Meeting
- Concept Phase:**
  - Student / Teacher/School community
  - Community-wide
- Schematic Design Phase:**
  - Student / Teacher/School community
  - Community-wide
- Design Development Phase:**
  - Student /Teacher/School community
  - Community-wide
- Final Drawings Review:**
  - Student /Teacher/School community
  - Community-wide

#### CONSTRUCTION

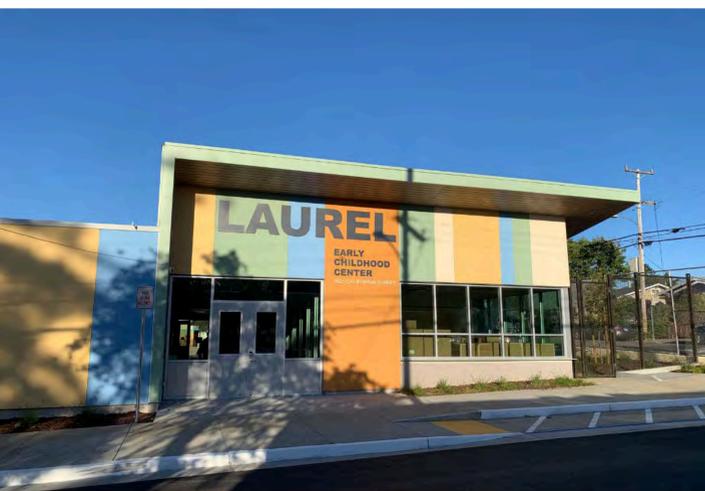
- Groundbreaking Ceremony
- Pre Construction Phase:**
  - Student/Teacher/School Staff
  - Community-wide
- General Update Phase:**
  - Student/Teacher/School Staff
  - Community-wide
  - Ribbon Cutting Ceremony

ENGAGEMENT INFORMATION



# Laurel Child Development Center

PROJECT COMPLETE



OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Complete  
Phase Completion: 100%

## PROJECT DETAILS

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

Delivery Method: Design Bid Build  
Funding Source: Bond Measures J and Y  
Cost Per Student: \$296,610\*

Architect: Multistudio  
General Contractor: Arntz Builders  
Local Business Utilization (LBU): 60.5%

## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

None at this time.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### UPCOMING WORK

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

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

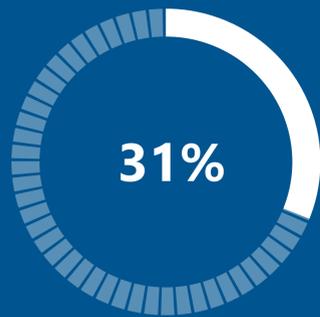


# McClymonds High School

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.

ON TRACK

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Bidding  
Phase Completion: 10%

PROJECT DETAILS

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

Delivery Method: Progressive Design-Build  
Funding Source: Bond Measure Y  
Cost Per Student: \$343,045\*

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

OUSD PROJECT TEAM



**Project Manager/ Construction Manager :** Nicole Wells/ Elena Comrie  
nicole.wells@ousd.org/  
elaina.comrie@ousd.org



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

PROJECT PHASE START DATES

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

BUDGET PERFORMANCE

Planning Budget: \$65M  
Current Budget: \$92.75M  
Budget Spent (to date): \$3.2M  
Remaining Budget: \$89.5M  
Total Percentage Used: 3%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

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PLANNING	DESIGN	CONSTRUCTION
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PAC Engagement Advisory Meeting</li> <li><input checked="" type="checkbox"/> Student &amp; Teacher/School Community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PAC Engagement Advisory Meeting</li> <li><b>Concept Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student / Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Schematic Design Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student / Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Design Development Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student /Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Final Drawings Review:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student /Teacher/School community</li> <li><input type="checkbox"/> Community-wide</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Groundbreaking Ceremony</li> <li><b>Pre Construction Phase:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Student/Teacher/School Staff</li> <li><input type="checkbox"/> Community-wide</li> </ul> </li> <li><b>General Update Phase:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Student/Teacher/School Staff</li> <li><input type="checkbox"/> Community-wide</li> <li><input type="checkbox"/> Ribbon Cutting Ceremony</li> </ul> </li> </ul>

ENGAGEMENT INFORMATION



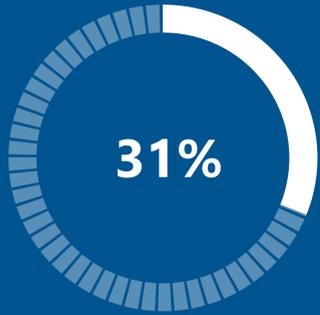


# McClymonds High School

ON TRACK

## PROJECT ACTIVITIES

### OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Bidding  
Phase Completion: 10%

### PROJECT DETAILS

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

Delivery Method: Progressive Design-Build  
Funding Source: Bond Measure Y  
Cost Per Student: \$343,045\*

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

### PAST MONTH'S ACCOMPLISHMENTS

- DSA Resubmission accepted on February 5th.
- Deployed RFP/Qs IOR & Special Inspection Services.
- Alten/HKIT to start sub contractor bidding contracting community outreach.
- Walked with site administration to finalize phase 1 moves of teachers and staff. Provided matrix of phase on moves to district move coordinator.
- Deployed RFP/Qs for moving services contract for all moving through construction phases.
- PG&E application accepted.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### UPCOMING WORK

None at this time.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Finalize Increment 2 (the gradstand and new restroom buildings) construction documents for submission to DSA.
- Increment 2 constructability reviews by OUSD departments.
- SWPPP Consultant outreach since no responses recieved to RFP/Q
- Subcontractor community outreach ongoing.
- Move and logistics planning ongoing.
- Budget increase approve by Board of Education.

### COMMUNITY ENGAGEMENT ACTIVITIES

- 2/12/2025: Gym Ribbon Cutting Ceremony
- 3/4/2025: End of Phase meeting

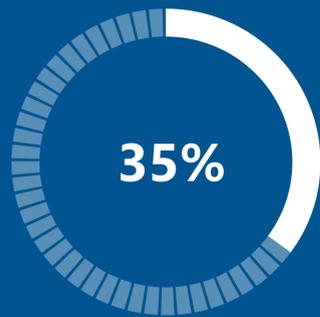


# Melrose Leadership Academy

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.

ON TRACK

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 100%

## PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Bond Measure Y  
Cost Per Student: \$79,521\*

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

### OUSD PROJECT TEAM

**Project Manager:**  
Victor Manansala  
victor.manansala@ousd.org

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

### PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q2 2022	Q1 2024	Q3 2025	Q2 2026	Q3 2028

### BUDGET PERFORMANCE

Planning Budget: \$49.50M  
Current Budget: \$39.50M\*  
Budget Spent (to date): \$1.5M  
Remaining Budget: \$38.0M  
Total Percentage Used: 4%

**ON TARGET**

\*\$36.2M allocated for the Modernization and Expansion scope of work at MLA at Maxwell campus. \$3.32M allocated and spent for ADA ramp and living schoolyard scope of work

### COMMUNITY ENGAGEMENT OVERVIEW

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#### PLANNING

- PAC Engagement Advisory Meeting
- Student & Teacher/School Community Engagement
- Community-wide Engagement

#### DESIGN

- PAC Engagement Advisory Meeting
- Concept Phase:**
  - Student / Teacher/School community
  - Community-wide
- Schematic Design Phase:**
  - Student / Teacher/School community
  - Community-wide
- Design Development Phase:**
  - Student /Teacher/School community
  - Community-wide
- Final Drawings Review:**
  - Student /Teacher/School community
  - Community-wide

#### CONSTRUCTION

- Groundbreaking Ceremony
- Pre Construction Phase:**
  - Student/Teacher/School Staff
  - Community-wide
- General Update Phase:**
  - Student/Teacher/School Staff
  - Community-wide
  - Ribbon Cutting Ceremony

ENGAGEMENT INFORMATION



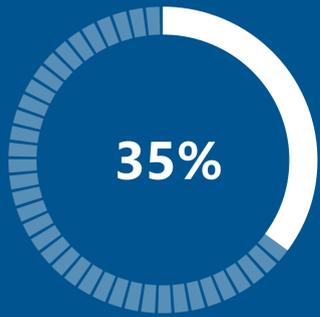


# Melrose Leadership Academy



## PROJECT ACTIVITIES

### OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Design Development  
Phase Completion: 100%

### PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Bond Measure Y  
Cost Per Student: \$79,521\*

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

### PAST MONTH'S ACCOMPLISHMENTS

- Conducted a hazmat investigation for exploratory demo locations and provided the report to Cahill for coordination.
- Conducted a site visit with the CEQA consultant team, Michael Baker, and a site visit with Cahill and demo subcontractor to review exploratory demo work.
- Met with school principal to discuss construction phasing plan and potential phasing moves.
- Addressed DTSC application remarks in coordination with Farallon and resubmitted to DTSC.
- Received 50% CD set from the architect.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### UPCOMING WORK

- Bluebeam session review to be held for the 50% CD set.
- Exploratory demo work to be conducted at the site over spring break.
- Provide updated Environmental Site Assessment to CEQA consultant.
- Architectural team to continue working on Construction Documents Set.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

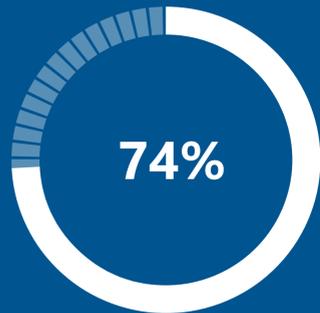
### COMMUNITY ENGAGEMENT ACTIVITIES

- January 16, 2025: Community Input Session- Design Development

# Roosevelt Middle School

This project 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 COMPLETION PERCENTAGE:



Current Phase: Construction  
Phase Completion: 40%

PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Measure B and Y  
Cost Per Student: \$177,767\*

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

**OUSD PROJECT TEAM**

**Project Manager:**  
Eric Scheuermann  
eric.scheuermann@ousd.org

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

**PROJECT PHASE START DATES**

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q4 2019	Q2 2021	Q1 2025	Q2 2023	Q3 2029

**BUDGET PERFORMANCE**

Planning Budget: \$71.60M  
Current Budget: \$91.55M  
Budget Spent (to date): \$12.8M  
Remaining Budget: \$78.8M  
Total Percentage Used: 14%

**ON TARGET**

**COMMUNITY ENGAGEMENT OVERVIEW**

In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.

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<p><b>PLANNING</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PAC Engagement Advisory Meeting</li> <li><input checked="" type="checkbox"/> Student/Teacher/School Community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul>	<p><b>DESIGN</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PAC Engagement Advisory Meeting</li> <li><b>Concept Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student / Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Schematic Design Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student / Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Design Development Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student /Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>Final Drawings Review:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student /Teacher/School community</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> </ul>	<p><b>CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Groundbreaking Ceremony</li> <li><b>Pre Construction Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student/Teacher/School Staff</li> <li><input checked="" type="checkbox"/> Community-wide</li> </ul> </li> <li><b>General Update Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Student/Teacher/School Staff</li> <li><input type="checkbox"/> Community-wide</li> <li><input type="checkbox"/> Ribbon Cutting Ceremony</li> </ul> </li> </ul>
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ENGAGEMENT INFORMATION

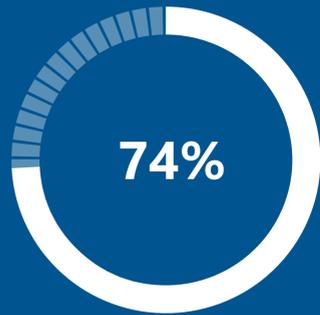


# Roosevelt Middle School

ON TRACK



## OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction  
Phase Completion: 40%

## PROJECT DETAILS

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

Delivery Method: Lease-leaseback  
Funding Source: Measure B and Y  
Cost Per Student: \$177,767\*

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

## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

1. Building A Alteration
  - Ongoing Pre-Construction Meeting
  - Moving plan coordination, finalized move plan.
  - OUSD review of Overaa Bid Proposal
  - Coordinated / schedule w/ Ray engagement meeting Safety Presentation by Overaa to School staff.
2. Science Modular Increment #2
  - Procure (N) staff restroom door hardware privacy lockset.
  - Coordinated & scheduled PG&E Meter install.
  - Roosevelt school principal, Mr. Solomon attended OAC meeting.
  - Switchgear resolution for degrading is progressing.
  - Mobile Modular completed the leaking water pipe and inspected by the API.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

### UPCOMING WORK

- I. Roosevelt Building A Alteration
  - Safety Presentation by Overaa to School Staff on 04/09/2025.
  - Move instruction meeting by OUSD to School Staff 04/09/2025
  - Ongoing Pre-bid proposal preparation
2. Modular Science Increment Increment #2
  - 1. PG&E Transformer install, PG&E conduits, power startup 4/6/25
  - LV system startup / testing - 4/6/25 - 4/12/25
  - Remaining sidewalk curb pour - 4/11/25
  - Punch List - 4/12/25

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Interim housing increment #2 cost impact
- Portable ramp fix
- Reroute of conduit

### COMMUNITY ENGAGEMENT ACTIVITIES

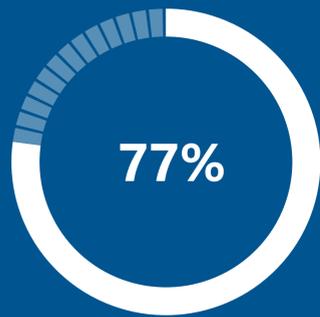
- March 31: Staff Engagement
- April 9: Staff engagement around construction safety
- May 7: Pre Construction meeting for Safety

# 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.

ON TRACK

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction  
Phase Completion: 75%

PROJECT DETAILS

West Oakland Middle School  
99114th St. Oakland, CA 94607  
School Enrollment: 165  
District: 3

Delivery Method: Design Bid Build  
Funding Source: Measure Y  
Cost Per Student: \$59,576\*

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

OUSD PROJECT TEAM	
	<b>Project Manager:</b> Victor Manansala victor.manansala@ousd.org
	<b>Engagement Specialist:</b> Harold Lowe harold.lowe@ousd.org

PROJECT PHASE START DATES				
PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q3 2022	Q4 2022	Q1 2024	Q2 2024	Q2 2025

BUDGET PERFORMANCE
Planning Budget: \$6.08M Current Budget: \$9.83M Budget Spent (to date): \$4.7M Remaining Budget: \$5.2M Total Percentage Used: 47%
<p><b>ON TARGET</b></p>

COMMUNITY ENGAGEMENT OVERVIEW		
In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.		
Scan the QR code in the bottom right corner for past community engagement presentations and information about upcoming engagement opportunities.		
<p><b>PLANNING</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> PAC Engagement Advisory Meeting</li> <li><input checked="" type="radio"/> Student &amp; Teacher/School Community</li> <li><input type="radio"/> Community-wide</li> </ul>	<p><b>DESIGN</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> PAC Engagement Advisory Meeting</li> <li><b>Concept Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="radio"/> Student /Teacher/School community</li> <li><input type="radio"/> Community-wide</li> </ul> </li> <li><b>Schematic Design Phase:</b> <ul style="list-style-type: none"> <li><input type="radio"/> Student /Teacher/School community</li> <li><input type="radio"/> Community-wide</li> </ul> </li> <li><b>Design Development Phase:</b> <ul style="list-style-type: none"> <li><input type="radio"/> Student /Teacher/School community</li> <li><input type="radio"/> Community-wide</li> </ul> </li> <li><b>Final Drawings Review:</b> <ul style="list-style-type: none"> <li><input type="radio"/> Student /Teacher/School community</li> <li><input type="radio"/> Community-wide</li> </ul> </li> </ul>	<p><b>CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li><input type="radio"/> Groundbreaking Ceremony</li> <li><b>Pre Construction Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="radio"/> Student/Teacher/School Staff</li> <li><input type="radio"/> Community-wide</li> </ul> </li> <li><b>General Update Phase:</b> <ul style="list-style-type: none"> <li><input checked="" type="radio"/> Student/Teacher/School Staff</li> <li><input type="radio"/> Community-wide</li> <li><input type="radio"/> Ribbon Cutting Ceremony</li> </ul> </li> </ul>

ENGAGEMENT INFORMATION





# West Oakland Middle School



## PROJECT ACTIVITIES

### PAST MONTH'S ACCOMPLISHMENTS

Building E :

- Solar fins 100% installed.
- Exterior Punchlist walk held on March 5. Items include cleaning roof debris, paint touchups, removing taping and residue, weep holes covering, and louver replacements.
- Interior Punchlist items remaining is broken glass replacement and delivery of window operator poles.

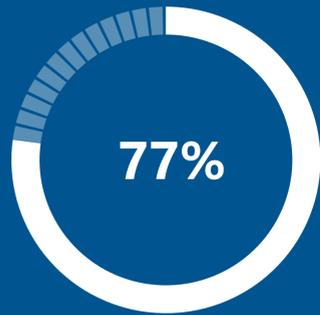
Building F:

- Steel is erect and fireproofed with welded clips.
- Framing is 50% complete.
- Scaffolding installed at West Elevation.

### POTENTIAL COST & SCHEDULE CHANGES

None at this time.

## OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction  
Phase Completion: 75%

## PROJECT DETAILS

West Oakland Middle School  
99114th St. Oakland, CA 94607  
School Enrollment: 165  
District: 3

Delivery Method: Design Bid Build  
Funding Source: Measure Y  
Cost Per Student: \$59,576\*

Architect: DSK Architects  
General Contractor: Mar Con Builders  
Local Business Utilization (LBU): TBD

### UPCOMING WORK

Building E:

- All punchlist items to be completed except for louver and glass replacements.

Building C/D:

- Roll up doors to be installed at electrical room and handrail replacement adjacent.

Building F:

- Framing to be 100% complete.
- Scaffolding to be installed at East Elevation.
- Windows to be delivered on site and begin installation.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

## Glossary of Terms

<b>A/C Paving</b>	Asphalt and concrete paving
<b>ADA</b>	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
<b>B&amp;G</b>	OUSD Building and Ground Department
<b>CBOC</b>	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
<b>CD</b>	Construction Documents
<b>CDC</b>	Child Development Center
<b>CEQA</b>	California Environmental Quality Act
<b>CGS</b>	California Geological Survey
<b>Closeout (Phase)</b>	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.

<b>DD</b>	Design Development phase
<b>DGS</b>	Department of General Services
<b>DSA</b>	Division of State Architect, the permitting authority for OUSD
<b>DTSC</b>	Department of Toxic Substance Control
<b>EBMUD</b>	East Bay Municipal Utilities Division
<b>GMP</b>	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.
<b>IEEEP</b>	<b>Inclusive Early Education Expansion Program</b>
<b>IOR</b>	Inspector of Record
<b>O &amp; M</b>	Operations and Maintenance
<b>PAC</b>	Project Advisory Committee, an OUSD Board required committee for projects over \$5M

## Glossary of Terms

<b>PCO</b>	Proposed Change Order
<b>PG&amp;E</b>	Pacific Gas and Electric Company
<b>Quarter 1 or Q1</b>	The months of January, February, and March
<b>Quarter 2 or Q2</b>	The months of April, May, and June
<b>Quarter 3 or Q3</b>	The months of July, August, and September
<b>Quarter 4 or Q4</b>	The months of October, November, and December
<b>RFQ/P</b>	Request for Qualifications or Proposals
<b>Rough-In</b>	The stage of construction when the various mechanical, electrical, and plumbing lines are laid out, but the final connection is not yet completed.

<b>SD</b>	Schematic Design phase
<b>SF</b>	Square Footage
<b>SWPPP</b>	Storm Water Pollution Prevention Plant
<b>Storefront</b>	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building.