

Melrose Leadership Academy Modernization

September 2024



Project Description: A modernization or expansion of the Maxwell Park campus.

Project Details

Address: 4730 Fleming Ave. Oakland, CA 94619
Delivery Method: Lease-Leaseback
Original Budget: \$49.5 Million
Current Budget: \$36.5 Million
Funding Source: Bond Measure Y
Current Phase: Design
Cost Per Student¹: \$86,085 **Enrollment:** 424
Budget Expended²: \$4,623,743
Project Completion Percentage: 13%

Project Activities

Scope of Work

A new middle school building with upgrades to the main building. Additional work includes plumbing renovations, seismic upgrades, accessibility upgrades, and fire & life safety. Heat pump systems will also be included in the main building.

High-Level Estimated Project Schedule

Design Starts:	Q1 (Jan - Mar) 2024
Bidding Starts:	Q3 (July - Sep) 2024
Construction Starts:	Q1 (Jan - Mar) 2026
Completion:	TBD

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU%:N/A)
Project Manager:	Victor Manansala
Community Specialist:	Ray Bermudez



Exterior of Maxwell Park Campus

¹ Cost Per Student is based on October 2023 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported as of September 2024.

Melrose Leadership Academy Modernization

September 2024



Project Description: New green school yard in partnership with Trust For public Land including new planting areas, resurfaced courts and an addition of turf play field completed in phase 1. In Phase 2 additions of a shade structure on the lower field. An ADA ramp from the upper to lower yard and ADA improvements in the main building bathrooms and entrance ramps.

Project Details

Address: 4730 Fleming Ave. Oakland, CA 94619
Delivery Method: Design Bid Build
Original Budget: \$2.5 Million
Current Budget: \$3.35 Million
Funding Source: Bond Measure Y
Current Phase: Complete
Cost Per Student¹: \$7,900 **Enrollment:** 424

High-Level Estimated Project Schedule

Design Starts:	Q4 (Oct - Dec) 2016
Bidding Starts:	Q2 (Apr- Jun) 2022
Construction Starts:	Q3 (Jul - Sep) 2022
Completion:	Q4 (Oct-Dec) 2023

Project Team

Architect:	Dialog Design
General Contractor:	Redwick Construction
Project Manager:	Nicole Wells

Project Activities

Scope of Work

Phase 1

Resurfacing of entire yard asphalt, colored street bonding and community inspired mural to basketball, volleyball, tetherball and foursquare courts. New basketball poles, backtops, hoops, volleyball court with removable poles and net. New planting areas, trees, plants and benches.

Phase 2

Addition of shade structure in play yard area, lunch tables, and turf play field. ADA ramp from upper to lower field, and ramp layout modification to entrances at front and back of main building. Renovated staff bathroom with ADA improvements. New interior and exterior drinking fountains in main building first floor.



Planting areas and tree additions



Resurfaced asphalt on basketball court



Shade structure in play area

¹ Cost Per Student is based on October 2023 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported as of September 2024.

Manzanita Site Improvement

September 2024



Project Description: Site improvements pursuit in partnership with KABOOM! and Eat Learn Play implementing the Living School Yard standards to create an enjoyable and sustainable play space for students and the community to thrive.

Project Details

Address: 2409 E 27th St, Oakland, CA 94601

Delivery Method: Design-Bid-Build

Original Budget: \$668K

Funding Source: Expanded Learning Opportunities Program (ELOP), KABOOM! & ELP

Current Phase: Closeout

Cost Per Student¹: \$607.91 **Enrollment:** Total 770

Budget Expended²: \$468,089.29

Project Completion Percentage: 98%

Project Activities

Scope of Work

At the lower yard, demolition of existing play structures and provide new play structures for the Manzanita Community School and Manzanita SEED students. Enhancement of yard space with a new nature exploration area and an outdoor gathering space. Scope also includes trees, shrubs, sensory panels, funnel ball and murals.

High-Level Estimated Project Schedule

Design Starts: Q3 (Jul - Sep) 2023

Bidding Starts: Q4 (Oct - Dec) 2023

Construction Starts: Q1 (Jan - Mar) 2024

Completion: Q2 (Apr - Jun) 2024

Project Team

Architect: N/A

General Contractor: KM 106 Construction

Project Manager: Kyle Brower

Community Specialist: Ray Bermudez



Asphalt Yard - Before Demolition



Play Structure Demolition



Asphalt Demolition



New Play Structure & Safety Surfacing



New Nature Exploration Area



New Mural & Outdoor Gathering Space

¹ Cost Per Student is based on October 2023 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported as of September 2024.