



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

 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	
Project Completion Percentage	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.
Anticipated Project Schedule	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.
Project Budget Performance	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. Under Budget: Actual spending is below the allocated budget, potentially indicating cost savings or under-spending. On Target: Actual spending aligns with the allocated budget, indicating effective financial management. Over Budget: Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.
Overall Project Performance	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. On Track: The project is progressing as planned, meeting key milestones and objectives. Needs Attention: Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success. At Risk: Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.
Community Engagement Activities	Indicate community engagement activities completed relative to the community engagement process map.
Footnote	*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	
	Project Manager: Elena Comrie elena.comrie@ousd.org
	Engagement Specialist: 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>ON TARGET</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>PLANNING</p> <ul style="list-style-type: none"> <input type="radio"/> PAC Engagement Advisory Meeting <input type="radio"/> Student & Teacher/School Community <input type="radio"/> Community-wide 	<p>DESIGN</p> <ul style="list-style-type: none"> <input type="radio"/> PAC Engagement Advisory Meeting Concept Phase: <ul style="list-style-type: none"> <input type="radio"/> Student & Teacher/School community <input type="radio"/> Community-wide Schematic Design Phase: <ul style="list-style-type: none"> <input type="radio"/> Student & Teacher/School community <input type="radio"/> Community-wide Design Development Phase: <ul style="list-style-type: none"> <input type="radio"/> Student & Teacher/School community <input type="radio"/> Community-wide Final Drawings Review: <ul style="list-style-type: none"> <input type="radio"/> Student & Teacher/School community <input type="radio"/> Community-wide 	<p>CONSTRUCTION</p> <ul style="list-style-type: none"> <input type="radio"/> Groundbreaking Ceremony Pre Construction Phase: <ul style="list-style-type: none"> <input type="radio"/> Student/Teacher/School Staff <input type="radio"/> Community-wide General Update Phase: <ul style="list-style-type: none"> <input type="radio"/> Student/Teacher/School Staff <input type="radio"/> Community-wide <input type="radio"/> Ribbon Cutting Ceremony

ENGAGEMENT INFORMATION



Central Administrative Center at Cole Campus

PROJECT COMPLETE

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.

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%

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 Manager:
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

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

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

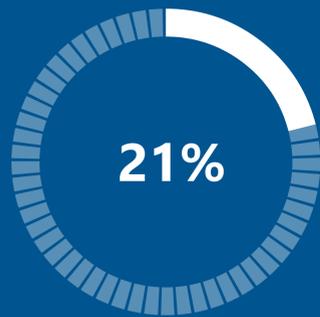
None at this time.

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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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

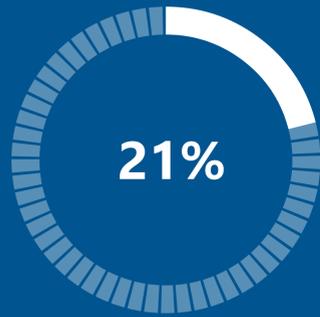


Coliseum College Prep Academy

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

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.

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.

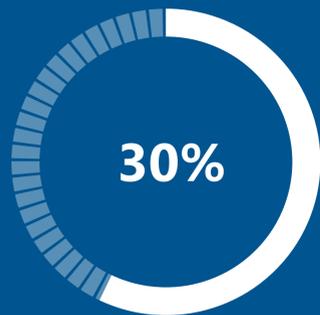
COMMUNITY ENGAGEMENT ACTIVITIES

- 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	
	Project Manager: JaQuan Cornish jaquan.cornish@ousd.org
	Engagement Specialist: 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>ON TARGET</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.

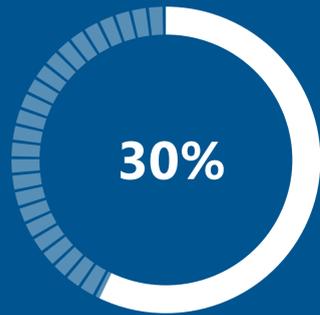
POTENTIAL CHALLENGES & FINANCIAL IMPACTS

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

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

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





Garfield Elementary School



PROJECT ACTIVITIES

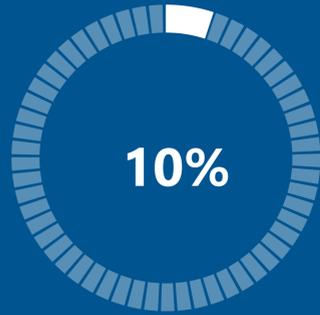
PAST MONTH'S ACCOMPLISHMENTS

- 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	
	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
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%
UNDERSPENT

COMMUNITY ENGAGEMENT OVERVIEW								
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ENGAGEMENT INFORMATION





Kaiser Early Childhood Learning Center

OVERALL PROJECT
PERFORMANCE

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 IEEEP
Grant
Cost Per Student: \$218,381*

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

PROJECT ACTIVITIES

PAST MONTH'S ACCOMPLISHMENTS

N/A.

POTENTIAL COST & SCHEDULE CHANGES

None at this time.

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.ledezmamary.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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- General Update Phase:**
 - Student/Teacher/School Staff
 - Community-wide
 - Ribbon Cutting Ceremony

ENGAGEMENT INFORMATION



Laurel Child Development Center



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.

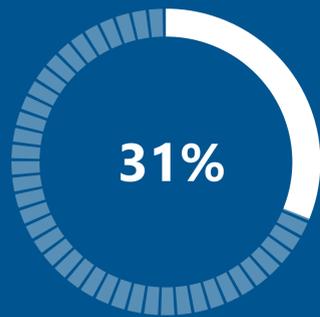


McClymonds High School

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: Nicole Wells nicole.wells@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%
<p>ON TARGET</p>

COMMUNITY ENGAGEMENT OVERVIEW																													
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ENGAGEMENT INFORMATION





McClymonds High School



PROJECT ACTIVITIES

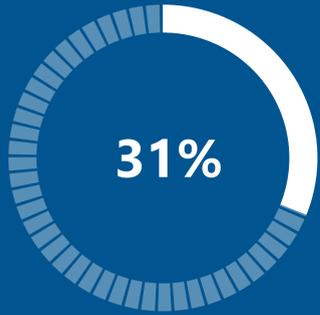
PAST MONTH'S ACCOMPLISHMENTS

- 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.

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

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.

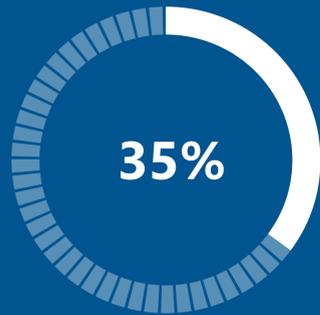
COMMUNITY ENGAGEMENT ACTIVITIES

- 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.

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%
<p>ON TARGET</p>
<small>*\$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</small>

COMMUNITY ENGAGEMENT OVERVIEW																													
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<input type="checkbox"/> Groundbreaking Ceremony																													
Pre Construction Phase:																													
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ENGAGEMENT INFORMATION



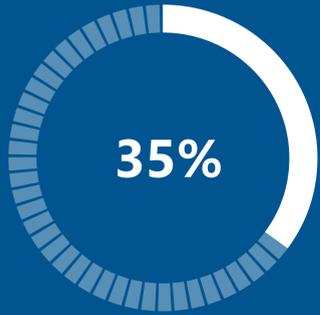


Melrose Leadership Academy



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.

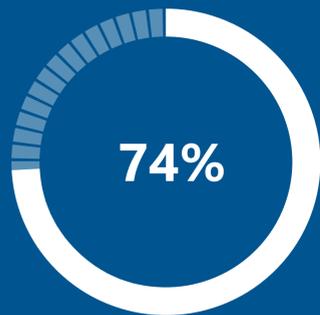
COMMUNITY ENGAGEMENT ACTIVITIES

- 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	Q3 2025	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.

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

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

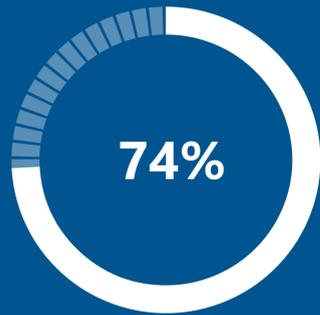


Roosevelt Middle School

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

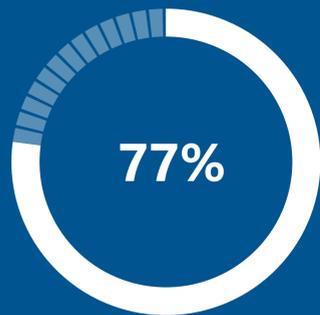
- March 31: Staff Engagement
- April 9: Staff engagement around construction safety
- May 7: Pre Construction meeting for Safety

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



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



Engagement Specialist:
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%



ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

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PLANNING

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



DESIGN

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





West Oakland Middle School

ON TRACK

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.

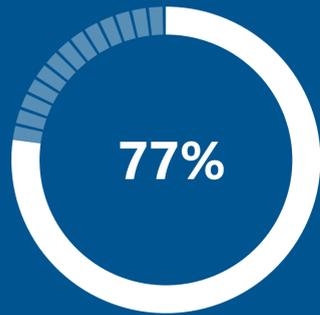
Building F:

- 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

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

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

Glossary of Terms

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

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