



OUSD Facilities Planning & Management presents

# Garfield Elementary Capital Bond Modernization Project

Project Challenges and Next Steps  
Facilities Committee Meeting, June 18,  
2025

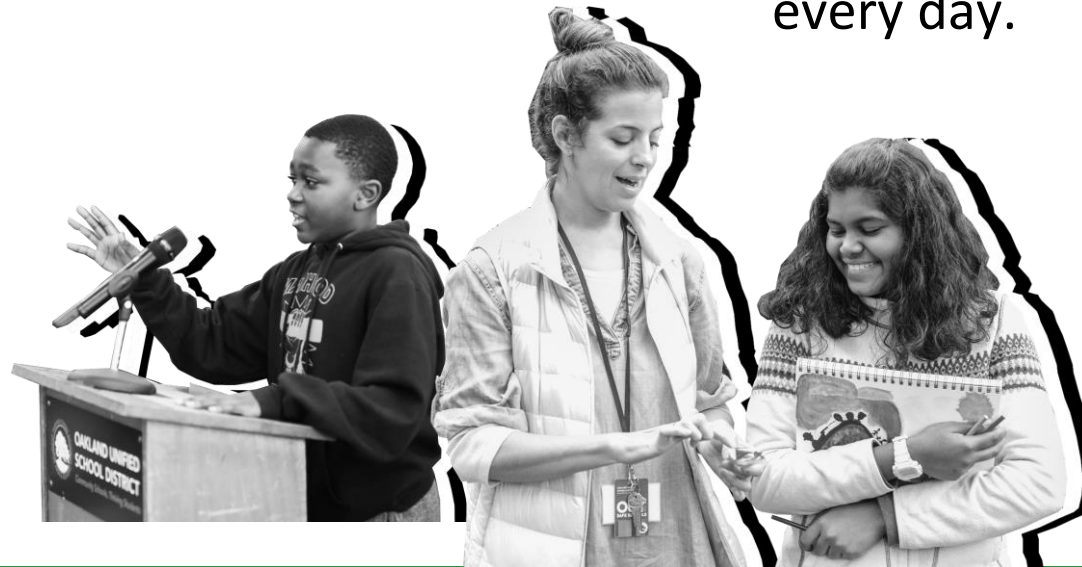


### **Our Vision**

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.

### **Our Mission**

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.





# Agenda

- Existing Modernization Project Scope Overview
- Project Challenges
- Project Budget Analysis
- Next Steps



A photograph of a classroom during a lesson. A teacher stands at the front, pointing at a whiteboard. A large digital screen displays a presentation. Students are seated at desks, some looking at the screen. The room is filled with educational materials, posters, and storage bins.

01

## Modernization Project Overview





## OUSD FACILITIES PLANNING & MANAGEMENT MEASURE BOND MONTHLY REPORT | QUARTER 1 2025

### 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.

OVERALL PROJECT  
PERFORMANCE

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	DESIGN	CONSTRUCTION
<ul style="list-style-type: none"><li><input checked="" type="checkbox"/> PAC Engagement Advisory Meeting</li><li><input checked="" type="checkbox"/> Student/Teacher/School</li><li><input checked="" type="checkbox"/> 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 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></ul></li><li><input type="checkbox"/> Ribbon Cutting Ceremony</li></ul>

ENGAGEMENT  
INFORMATION



*\*As of May 2025:*

Initial Budget:  
**\$56.7M**

Current Budget:  
**\$70.7M**

Encumbered:  
**\$5.9M**

Expended:  
**\$1.9M**

As of March 2025



02

Modernization Project

Challenges

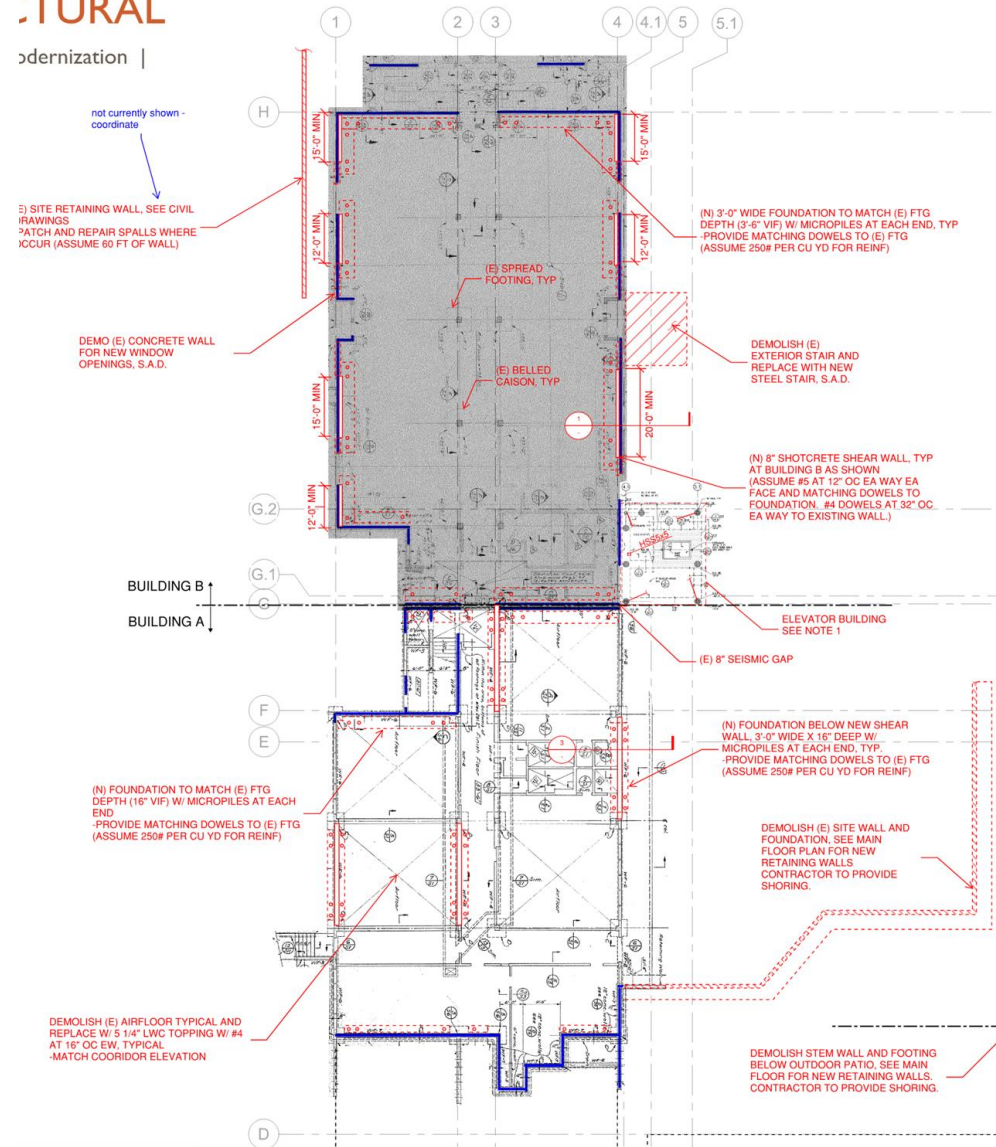


# 1. Structural Rehabilitation

- Significant risk of increased scope and cost
- Mandatory Structural Upgrade
  - Triggered by cost threshold exceeding 50% of replacement cost
  - DSA IR EB-4 process for review, testing and approval
- Significant upgrade required to concrete shear walls and foundations
  - New Concrete shear walls and steel braced frames required within the building
  - New Concrete footings with micropiles
  - Testing of existing materials required for DSA approval

## STRUCTURAL

Modernization |



Structural Floor Plan

## 2. Temporary Housing

- Significant cost for Temporary Housing
- Extensive Temporary portable project needed to house all students on-site during Construction
  - *30 Portable Classrooms*
  - *Admin*
  - *Kitchen/Serving relocated from Claremont*
  - *4 Portable Restrooms*
- Requires use of adjacent field and most of the blacktop leaving little play area or construction laydown
- Extensive grading and utility work which is removed at the end of the project to replace the fields
- Construction Phasing not feasible, due to significant Structural work



Proposed Temporary Housing Site Plan on Adjacent Field



### 3. Ed Spec Compromises

- Modernization does not address all of the needs
- Numerous spaces cannot meet requirements within the constraints of the existing building:
  - *Multi-Purpose Room does not allow use for basketball and other sports or bleachers*
  - *Not all Pre-K, TK and K Classrooms meet requirements for area and access to restrooms*
  - *Small TK/K play area with limited separation*
  - *Limited space for Living School Yards and school garden*
- All classrooms are under recommended size with most around 860 square feet
- Renovated Library still does not meet all standards
- Does not allow the expansion of Pre-K and TK programs on-site, based on new State requirements



Existing Spaces at Garfield



## 4. Modernization Compromises

- Some aspects of the modernization scope have been limited due to budget constraints:
  - *Existing windows to remain and be repainted and repaired but not replaced*
  - *Existing skylights to remain*
  - *Light-control louvers at classroom to be removed and not replaced*
  - *Exterior facade improvements limited to paint and repair meaning the school will look largely the same from the street*
- Structural issues limited width of new windows at Building B and reduced window and skylight area at Building A



Existing Classrooms



# 5. Project Budget Summary

	<u>Original Project Budget:</u> <b>Modernization</b>	<u>Projected Cost Estimate:</u> <b>Modernization</b>	<u>Alternate Option:</u> <b>New Construction</b>
<b>Board Approved Project Budget</b>	<b>\$56.7M</b>	<b>\$70.7M</b> <i>(Current Budget)</i>	<b>TBD</b>
Construction Budget	\$44.0M	\$56.7M	TBD
Design Development Estimate*			
Temporary Housing	\$6,000,000	\$7,800,000	n/a
Bldg Modernization	\$39,600,000	\$51,480,000	TBD
Site Improvements	\$7,500,000	\$9,750,000	TBD
Market Factor Contingency	\$2,650,000	\$3,445,000	TBD
ECE: Pre-K, T-K & K Program Expansion	n/a	n/a	Submitted proposal for OCI additional funding
<b>Construction Sub-Total</b>	<b>\$55,750,000</b>	<b>\$72,475,000</b>	<b>TBD</b>

\*Based on QKA Cost Estimate as of June 2025.  
OCI - Oakland Children's Initiative.

# Next Steps

- Project team conducting tours of projects in Martinez, Fremont and Milpitas to gather best practices and cost-effective approaches
- QKA to evaluate potential campus replacement scenarios including options for building placement and use of modular and prefabricated construction systems
- Swinerton to provide cost and schedule input on scenarios
- OUSD Facilities Team to provide recommendations on preferred scenario to Facilities Committee and Board based on budget, schedule, and constructability options



Test Fits Considerations



# THANK YOU

## Questions?



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
*Community Schools, Thriving Students*

