

## OFFICE OF THE BOARD OF EDUCATION

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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

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### BOARD OF EDUCATION 2026

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**To:** Facilities Committee

**From:** Denise Gail Saddler, Ed.D., Interim Superintendent  
Preston Thomas, Chief Systems & Services Officer  
Pranita Ranbhise, Executive Director, Facilities Planning & Management  
Sele Nadel-Hayes, Executive Director, Facilities Planning & Management  
David Colbert, Director, Facilities Planning & Management

**Meeting Date:** February 19, 2026

**Subject:** Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project.

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### ASK OF THE BOARD:

Adoption by the Board of Education, upon recommendation of the Facilities Committee of Resolution No. 2526-0102 - Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project.

### BACKGROUND:

If approved by the Board, this Resolution effectively converts the current Modernization of Garfield Elementary School to a Full Rebuild of the school facility, including expansion of the early childhood program. This recommendation is being made because, as we proceeded with modernization, it has become evident that a full rebuild, providing a state-of-the-art building, using additional non-bond related funding sources, is attainable and preferable to the long-term programmatic and facilities needs of the district.

Within the 2020 Facilities Master Plan, Garfield Elementary School was identified as a Category 4 site based on its Facilities Condition Index (FCI) and Educational Adequacy Score. Sites in this category are listed in descending order by 2020 FCI, with those closest to 1—indicating the greatest needs—appearing first. Based on 2018 assessment data used in the Master Plan, the total cost to address all facility needs at Garfield ES was initially estimated at \$56,739,528, of which \$21,908,530 (approximately 39%) was initially attributed to seismic upgrades.

### DISCUSSION:

As the project progressed through design, several major challenges were identified that impacted scope, cost, and feasibility.

1. **Structural Rehabilitation:** Required upgrades triggered by exceeding 50% replacement cost include major structural retrofits (shear walls, footings, micropiles) and Division of State Architects (DSA) testing, significantly increasing project scope and complexity.
2. **Temporary Housing Needs:** Housing students on-site requires 30+ portables, extensive grading, and utility work on the adjacent field, eliminating play areas and limiting construction laydown space. Phased construction is not feasible

due to the structural scope, costs impacts, and a significant investment of Bond funds that would not have long-term benefits to the facility project. Interim housing at school sites in close proximity would have larger impacts on community access, transportation, and other logistics.

3. **Educational Specification Gaps:** Existing buildings limit compliance with Ed Specs: undersized classrooms, an inadequate multipurpose room, small TK/K play areas, and limited outdoor learning space. The renovated library remains below standard.
4. **Sustainability Compromises Due to Budget:** Budget constraints have reduced modernization features, including retaining old windows/skylights, removing classroom light-control elements, and limiting exterior improvements to basic paint and repair.

Upon thorough analysis, staff recommends pivoting from a modernization to a full site replacement, aligned with community needs, early learning expansion, and districtwide equity goals. The proposed redevelopment will:

- Expand TK/PK capacity from 3 to 7+ classrooms
- Increase enrollment capacity by 120 students
- Serve over 3,000 additional early learners over 30 years
- Eliminate the need for temporary housing (portables)
- Provide a new library, MPR, Family Resource Center, and 29 classrooms for PK–5

The revised total project budget for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project is \$104,500,000, funded through a combination of local bond, state, and external sources. This includes,

- \$70,700,000 in Measure Y Bond Funds (previously approved with no increase to the authorized allocation),
- \$19,000,000 from the Oakland Children’s Initiative (OCI),
- \$5,000,000 in Developer Fees, and
- \$9,800,000 from the State School Facility Program (Fund 35).

#### **Next Steps:**

- **January 15, 2026** – Presented at Facilities Committee Meeting
- **February 9, 2026** – Presented at Citizens’ Bond Oversight Committee (CBOC) Meeting
- **February 19, 2026** – Facilities Committee votes to recommend approval to the Board
- **March 11, 2026** – Board of Education final approval

#### **FISCAL IMPACT:**

This change in scope does not reduce or reallocate funds from any other Measure Y bond projects. All existing bond-funded projects remain fully funded, based on the current Board-approved Spending Plan. To support the expanded scope for Garfield, additional funding sources were pursued outside of existing bond allocations. Any new funds used to expand Garfield’s project budget will be brought to the Board for review and formal approval.

#### **ATTACHMENT:**

- **Resolution No. 2526-0102** – Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project.
- Presentation: Garfield ES Facilities Construction Project Updates, February 2026
- Approval letter from Oakland Children’s Initiative (OCI) and Alameda County First 5 regarding OCI capital allocation for OUSD Garfield Early Childhood Development Center

**BOARD OF EDUCATION OF  
THE  
OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2526-0102**

**Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project.**

**WHEREAS**, the Board of Education previously approved the Garfield Elementary School Modernization Project as part of the Measure Y Bond Program; and

**WHEREAS**, during design development and site investigation, unforeseen structural, systems, and site conditions were identified that materially impact the feasibility, cost efficiency, and long-term viability of the originally approved modernization scope; and

**WHEREAS**, the originally contemplated modernization approach would have required substantial interim housing expenditures, diverting significant project funds from permanent improvements, and such costs have escalated due to market pressures and emergency demand, including disaster recovery efforts associated with Southern California wildfires; and

**WHEREAS**, transitioning to a full campus rebuild allows the District to minimize interim housing expenditures, using the existing building, and instead direct a greater proportion of total project funds toward permanent, long-term educational infrastructure; and

**WHEREAS**, analysis of lifecycle cost, educational programming needs, early childhood expansion opportunities, and long-term facilities sustainability demonstrates that a full campus rebuild provides greater fiscal responsibility and educational alignment to OUSD's education specifications than continued modernization; and

**WHEREAS**, the revised project scope provides for fully integrated Special Education programming designed to support inclusive instructional models and ensure equitable access to services for all students; and

**WHEREAS**, the revised project includes construction of a new multipurpose room, including a gym and soccer field to support physical education, student wellness, and community use; and

**WHEREAS**, the originally contemplated modernization scope did not fully meet the Oakland Unified School District's Climate Action and Sustainability Policy (BP 711), including long-term energy performance, optimized building envelope standards, integrated renewable energy systems, and comprehensive electrification goals; and

**WHEREAS**, the proposed full campus rebuild will incorporate all-electric, high-efficiency systems; enhanced insulation and ventilation; integrated solar generation; improved indoor air quality; water efficiency measures; and resilient infrastructure design, thereby maximizing on-site renewable energy production, reducing long-term operating costs, advancing the District's sustainability and climate commitments, and strengthening the overall educational facilities portfolio of Oakland Unified School District;

**WHEREAS**, the project design incorporates dedicated staff parking to alleviate parking impacts in the surrounding neighborhood and improve site circulation and safety; and

**WHEREAS**, the new campus will be constructed in full compliance with current building codes and Division of the State Architect (DSA) requirements, providing a safe, modern, and durable educational facility and a valuable community resource for the neighborhood; and

**WHEREAS**, the proposed revised scope includes:

- Full campus rebuild, including 22 K-5 classrooms and 2 arts enrichment classrooms
- Expansion of a comprehensive Early Childhood Education (PK/TK) program to provide 7 new PK/TK classrooms
- Replacement of aging portable classrooms
- Fully integrated Special Education programming with 4 dedicated classrooms
- New multipurpose room, soccer field, and family resource center
- Staff parking improvements
- Alignment with long-term district facilities master planning and enrollment stabilization strategies; and

**WHEREAS**, the revised total project budget is \$104,500,000, funded as follows:

1. Measure Y Bond Funds: \$70,700,000 (previously approved; no increase to Measure Y authorization)
2. Oakland Children’s Initiative (OCI): \$19,000,000
3. Developer Fees: \$5,000,000
4. State School Facility Program (Fund 35): \$9,800,000

**WHEREAS**, the revised project budget does not increase the authorized Measure Y allocation and leverages outside and state funds reimbursement funds to maximize district capital investment;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Education approves the revised scope and total project budget of \$104,500,000 for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project; and

**BE IT FURTHER RESOLVED** that the Superintendent is authorized to proceed with implementation consistent with this approved scope and funding plan that will be incorporated in the next revision of the Measure Y Spending Plan.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE: AYES:

NOES: ABSTAINED:

RECUSE:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on \_\_\_\_\_ 2026.

| Legislative File   |            |
|--------------------|------------|
| File ID Number:    | 25-        |
| Introduction Date: | 02-19-2026 |
| Enactment Number:  |            |
| Enactment Date:    |            |
| By:                |            |

**OAKLAND UNIFIED SCHOOL DISTRICT**

–

Jennifer Brouhard  
President, Board of Education

–

Denise Gail Saddler, Ed.D. Interim Superintendent and  
Interim Secretary, Board of Education

# Garfield Elementary Facilities Construction Project Updates

Facilities Committee Meeting, February 19, 2026

OUSD Facilities Planning & Management in partnership with  
Quattrocchi Kwok Architects



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## 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.



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## Facilities 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 inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.



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## Ask of the Committee

**Approve Resolution to move to the Board of Education:** Approval of Revised Scope, Budget, and Funding Plan for the Garfield Elementary School Rebuild and Early Childhood Education Expansion Project

# Agenda

1. Project Overview & Status Update
2. Why We're Pivoting: Scope & Challenges
3. Vision for the Future: Full Site Redevelopment
4. Funding Strategy & Budget Update
5. Next Steps



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# 01 Project Overview



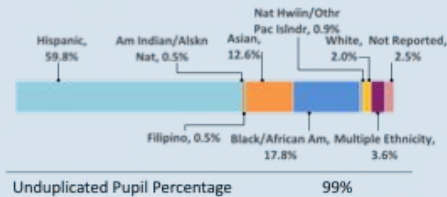


## Garfield

|                              |                     |
|------------------------------|---------------------|
| Address:                     | 1640 22nd Ave       |
| Site Area:                   | 4.5 Acres           |
| Building Area:               | 72,800 sf           |
| Board District:              | 2                   |
| Site Type:                   | Instructional       |
| Occupancy:                   | District-run School |
| Programs within campus:      |                     |
| Garfield Elementary          | Elementary          |
| Garfield State PreK          | Pre-K               |
| Enrichment Programs on site: | After School        |
| Year of First Construction:  | 1960                |
| Average Building Age:        | 62 years            |



### Demographics



### Capacity and Occupancy Rate

|                            |     |
|----------------------------|-----|
| Plan Use Capacity (OPSC)   | 975 |
| Program Use Capacity       | 939 |
| Scheduled Capacity         | 624 |
| Special Education Capacity | 52  |



### Available Funds

| Bond                                 | Bond Measure Y |                   |                 |                       |                       |
|--------------------------------------|----------------|-------------------|-----------------|-----------------------|-----------------------|
| OPSC Eligibility (Funding Estimates) | 2025 Standard  | 2025 Unrestricted | 2025 Restricted | 2028 Cumulative Total | 2030 Cumulative Total |
|                                      | \$597,446      | \$0               | \$0             | \$597,446             | \$3,934,811           |

### Upcoming Board-Approved Projects

Modernization project

Information reflects conditions and data available as of January 2026.

### Enrollment

|                                  |       |
|----------------------------------|-------|
| Enrollment (2025-26)             | 445   |
| Family Choice Rate               | 58.3% |
| Students in the Attendance Area  | 680   |
| % Attending from Attendance Area | 34.7% |
| Projected Enrollment (2026-27)   | 436   |
| Projected Enrollment (2033-34)   | 413   |

SY 2033-34 enrollment projection produced by PowerSchool, 2025. These are subject to change every year based on shifts in enrollment

### PORTABLES

|                                |          |
|--------------------------------|----------|
| Number of Portables            | 2        |
| Median Age                     | 27 Years |
| % of portables beyond lifespan | 100%     |

## DRAFT - 2026 OUSD Facilities Master Plan

### Facilities Condition

OVERALL CAMPUS GRADE

Deficient

#### CORE BUILDING SYSTEMS

|                                 |           |
|---------------------------------|-----------|
| Structure                       | Deficient |
| HVAC                            | Poor      |
| Heating Present                 | ✓         |
| Mechanical Ventilation Present  | ✗         |
| % Building area air-conditioned | 0%        |
| Air quality sensors equipped    | Ongoing   |
| Fire Protection                 | Excellent |
| Electrical                      | Fair      |
| Plumbing Overall                | Fair      |
| Water Quality Infrastructure    | Good      |
| Water Quality Test              | Pass      |

#### OTHER SYSTEMS

|                               |           |
|-------------------------------|-----------|
| Elevators & Wheelchairs Lifts | Excellent |
| Exterior Enclosure            | Good      |
| Exterior Stairs               | Excellent |
| Roofing                       | Poor      |
| Site Improvements*            | Excellent |

\*Site Improvements include campus circulation, utilities, landscaping, lighting, security, and temporary facilities.

### Facilities Condition Needs by Building Systems (2026)

|                                    |               |
|------------------------------------|---------------|
| PRESENT REPLACEMENT VALUE (2026):  | \$78,100,000  |
| CURRENT DEFICIENCIES (2026):       | \$75,060,000  |
| DO NOTHING DEFICIENCY COST (2040): | \$184,815,000 |

#### CORE BUILDING SYSTEMS

|                       |              |
|-----------------------|--------------|
| Structure             | \$61,831,000 |
| HVAC                  | \$4,200,000  |
| Fire Protection       | \$216,000    |
| Electrical            | \$2,352,000  |
| Plumbing Overall      | \$1,827,000  |
| Water Quality Related | \$1,320,000  |

#### OTHER SYSTEMS

|                               |             |
|-------------------------------|-------------|
| Elevators & Wheelchairs Lifts | \$0         |
| Exterior Enclosure            | \$1,478,000 |
| Exterior Stairs               | \$0         |
| Roofing                       | \$2,423,000 |
| Site Improvements             | \$733,000   |
| Portable Replacement Costs    | \$337,000   |

### Education Adequacy

OVERALL CAMPUS GRADE

Fair

|                                   |                       |           |
|-----------------------------------|-----------------------|-----------|
| Gathering and dining              | Assembly              | Poor      |
| Learning space quality            | Classroom             | Fair      |
| Campus arrival and public face    | Presence              | Good      |
| Visibility, access, and security  | Safety & Security     | Fair      |
| Collaborative common spaces       | Community             | Poor      |
| Functional layout and adjacencies | Organization          | Good      |
| Comfort, light, and air           | Environmental Quality | Excellent |
| Informal learning spaces          | Extended Learning     | Poor      |

### Investment Framework Recommendations

Please refer to Section 6 for the factors used to determine District-wide Focused or Transformative improvements.



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# Project Budget Overview

|                                                                                                                                                                                                                | Current and Past Board-Approved Budget                    |                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                                                                                                | Limited Modernization<br>(Spending Plan, June 2020)       | Projected Project Budget<br>Escalation<br>(Revised Spending Plan, March 2024) |
| <b>Current Board Approved Project Budget</b>                                                                                                                                                                   | <b>\$56.7 M</b>                                           | <b>\$70.7 M</b>                                                               |
| <b>Planning, design, and project oversight costs</b> (25-30% current)<br>These costs cover the planning, design, permits, inspections, and oversight required to deliver a safe, high-quality school building. | <b>\$15.6M (27.5%)</b><br><del><b>12.7M (22.4%)</b></del> | <b>\$19.4 M (27.5%)</b><br><del><b>\$14.0 M (19.8%)</b></del>                 |
| <b>Construction Budget</b>                                                                                                                                                                                     | <b>\$44.0 M</b>                                           | <b>\$56.7 M</b>                                                               |
| <b>Estimated Total Project Cost</b>                                                                                                                                                                            | <b>\$59.6 M</b>                                           | <b>76.1 M</b>                                                                 |
| <b>Total Project Budget Needed</b>                                                                                                                                                                             | <b>\$56.7 M</b>                                           | <b>\$70.7 M</b>                                                               |
| <b>Total Projected Funding Gap</b>                                                                                                                                                                             | <b>\$2.9 M</b>                                            | <b>\$5.4 M</b>                                                                |

The planning, design, oversight, and construction estimates were lower than local industry standards for the project when reset for 27.5% and recalculated.

# Modernization Project Challenges

## 1. Deep Structural Rehabilitation (\$20M-\$25M, 50%-62.5% of Initial Construction Budget)

- Significant risk of increased scope and cost
- Mandatory Structural Upgrade
- Significant upgrade required to concrete shear walls and foundations

## 1. High Temporary Housing (\$12.5M, 31.25% of Initial Construction Budget)

- Extensive Temporary portable project needed to house all students on-site during Construction
- Significant cost, including extensive grading and utility work

## 1. Education Specification Compromises (\$7.5M, 18.75% Learning Environment)

- Modernization does not address all of the needs
- Numerous spaces, including classrooms, library and MPR cannot meet requirements within the constraints of the existing building
- **Does NOT allow the expansion of Pre-K and TK programs on-site, based on new state requirements**

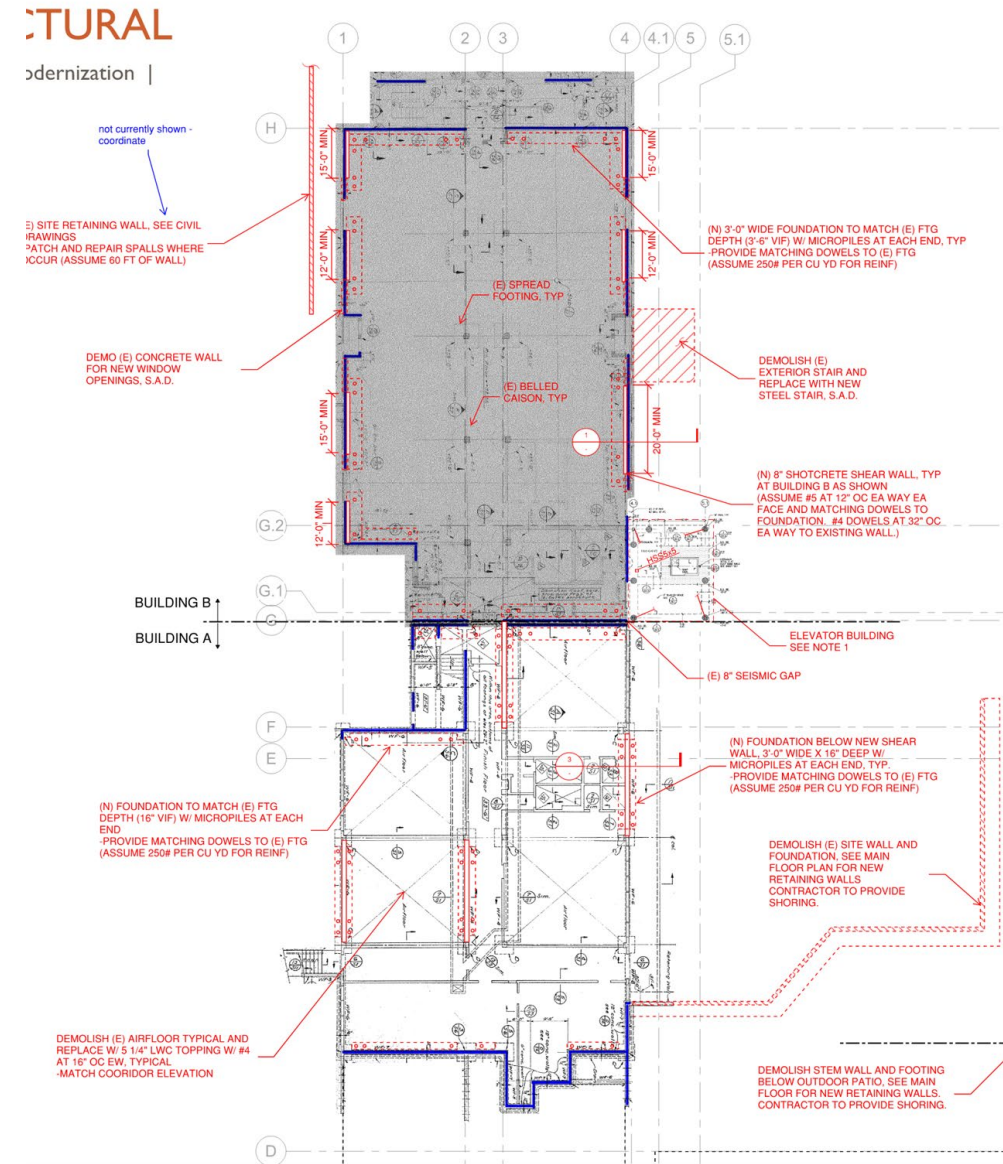
## 1. Not Aligned to Sustainability Policy

- Would not meet most Title 24 requirements for energy efficiency



## 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 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



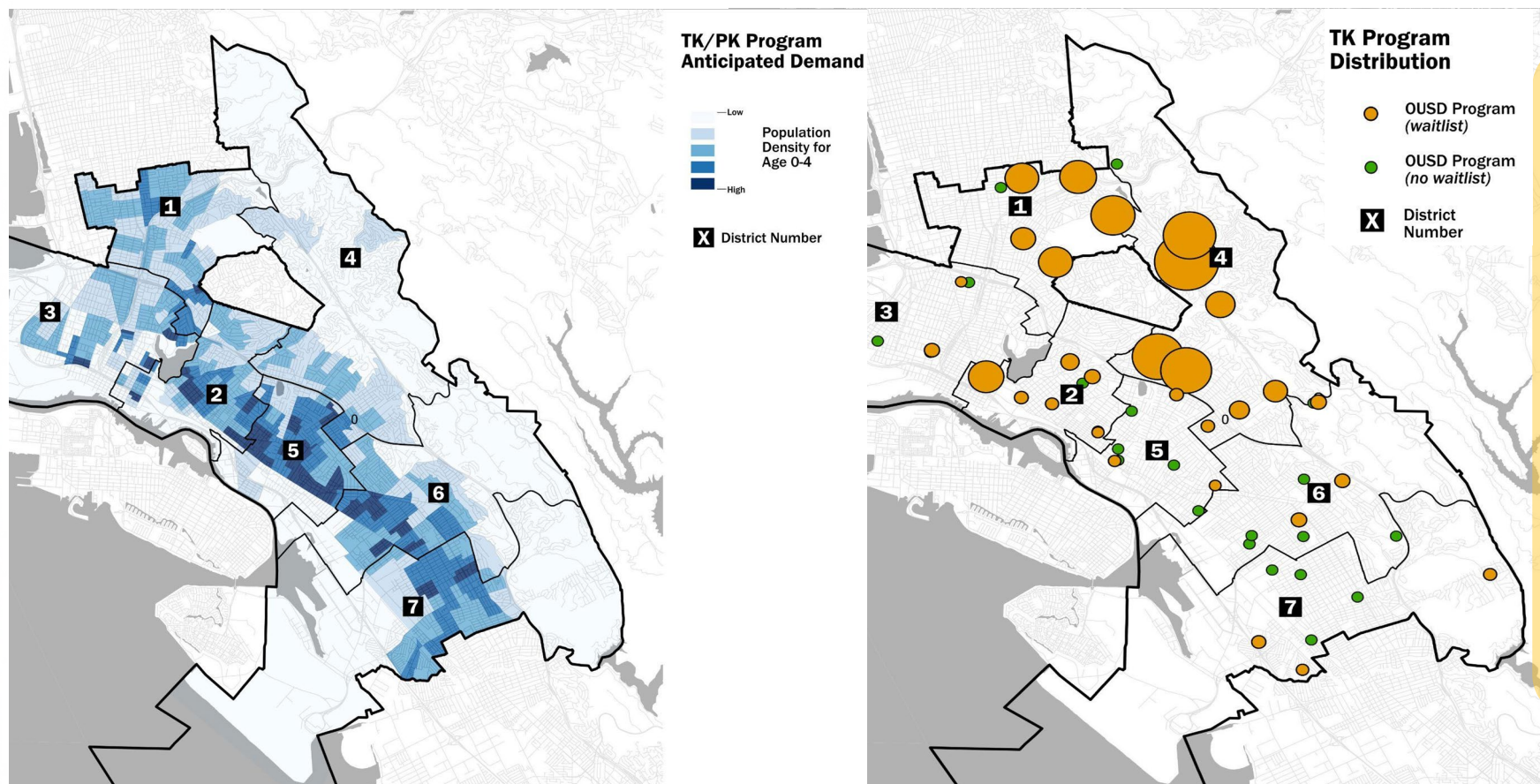
Existing Spaces at Garfield

## 4. Sustainability Compromises

| Category          | Modernization                                           | New Construction                                     |
|-------------------|---------------------------------------------------------|------------------------------------------------------|
| Energy Efficiency | Moderate upgrades, constrained by old envelope          | Net Zero Energy-ready, fully optimized               |
| HVAC Systems      | All-electric equipment, but impacted by insulation gaps | All-electric, high-efficiency, integrated heat pumps |
| Lighting          | Partial LED retrofits                                   | Full LED with occupancy sensors + daylighting        |
| Building Envelope | Partial insulation and old windows retained             | Airtight, insulated, Title 24 2025-compliant         |
| Solar Integration | Add-on possible, but costly                             | Built-in with battery storage                        |
| Water Efficiency  | Low-flow fixtures only                                  | Includes greywater, rainwater reuse systems          |
| Air Quality & IAQ | Filter upgrades                                         | New ventilation and monitoring systems               |
| Seismic Safety    | Retrofit to current code, partial retrofits             | Fully compliant, designed for resilience             |
| Infrastructure    | Classrooms reconfigured, inefficiency layout            | Concealed systems, modern layout                     |
| Long-Term Costs   | Higher due to patchwork upgrades + maintenance          | Lowest; efficient systems + durable design           |

# Planning for the Future: Expansion of Early Childhood Learning

The District needs additional capacity for Transitional Kindergarten (TK) for future OUSD Families



Note:

1. US Census Data, 2020 Decennial Census
2. SY24-25 TK Waitlist

## Why is this important?

Families who are able to enroll their children in OUSD for Early Childhood Education are more likely to stay with the District boosting enrollment.



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# Planning for the Future: Garfield Elementary Future Vision and Impact

The Early Childhood Learning expansion will be integrated into the broader redevelopment of the Garfield Campus. The project scope includes the expansion of early childhood education facilities from **three to seven or more classrooms dedicated to Transitional Kindergarten (TK) and Preschool (PK)**.

This redevelopment will transform Garfield into a full PK through 5th-grade campus, increasing the overall student capacity by an **additional 120 students**.

- Shift from 7+ TK/PK Classrooms to meet the growing demand for early childhood education.
- **Full Site Redevelopment** into a modern, PK-5 campus designed to support the needs of young learners and create a cohesive community-based educational environment.

Supports **140-152 additional students** per year.

- Over next 30 years this will be up to **3,040 students** getting an early launch on high quality learning.
- Over the life of the facility it will serve **11,400 more students in early childhood programming**.

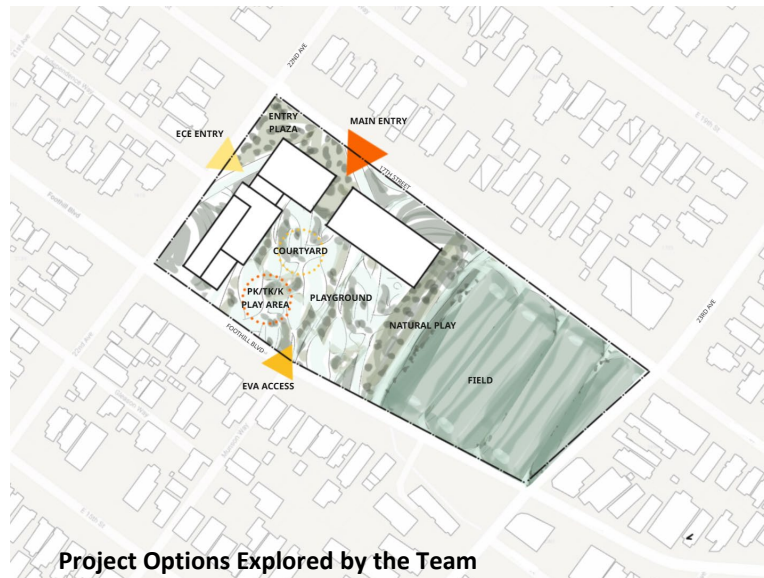
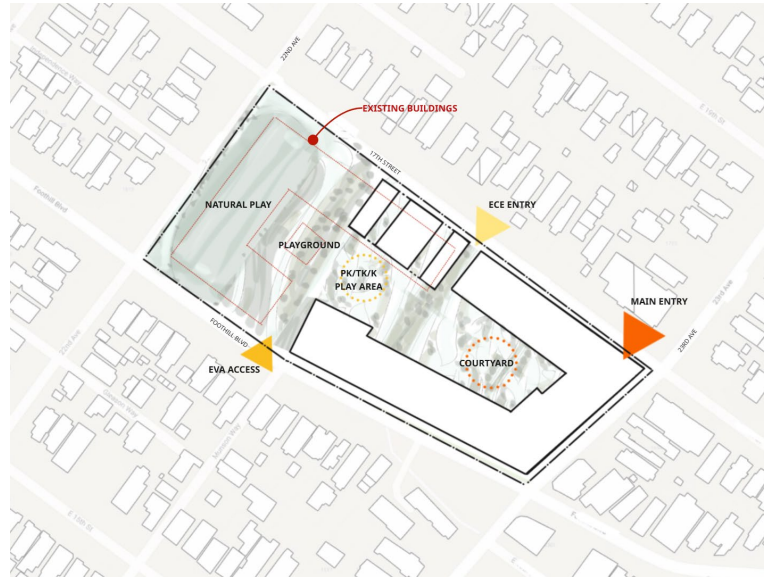


## 02 Revised Project Scope



# Exploring Options for New Campus

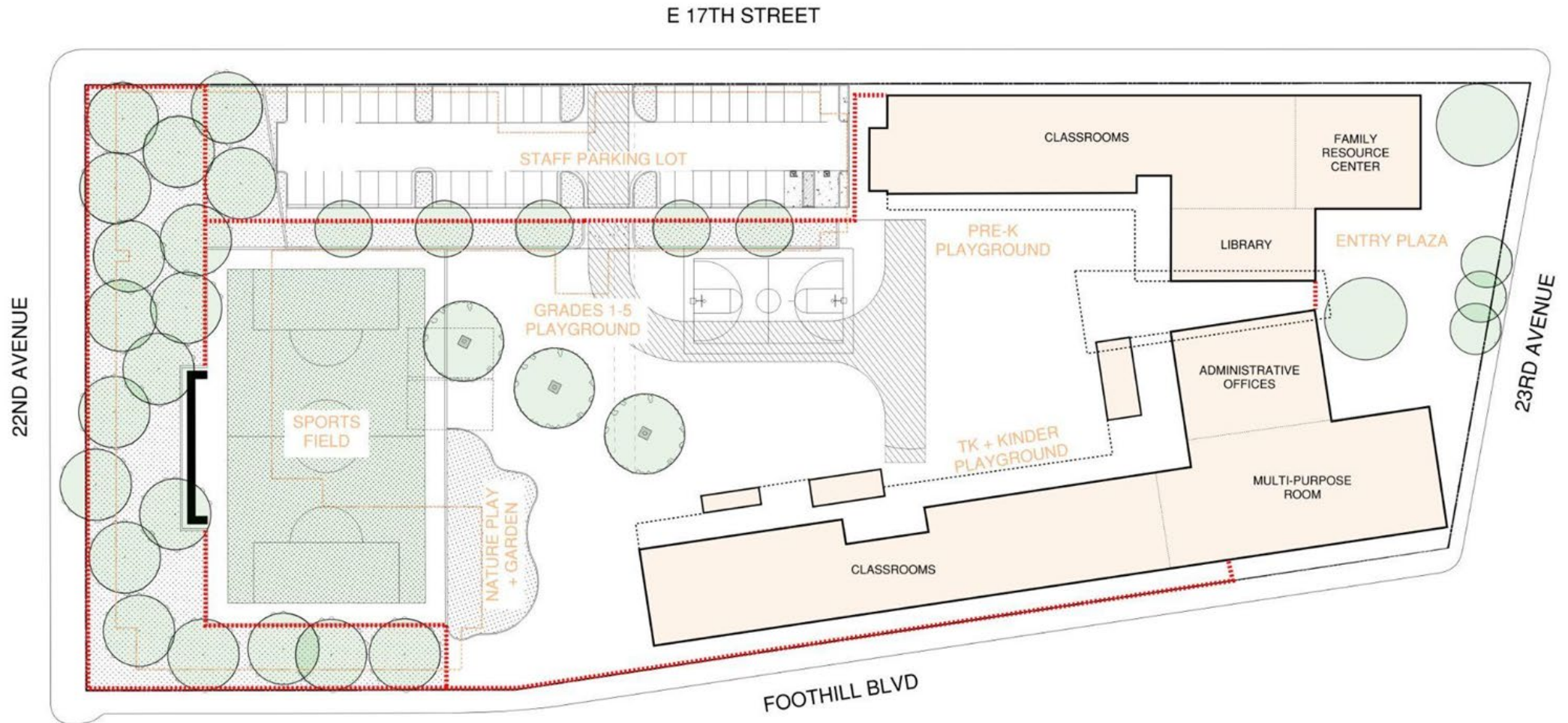
- Visited existing similar school campuses
- Evaluated campus replacement options
- Assessed building placement, layout, and number of stories
- Explored construction systems: site-built, modular, prefabrication
- Provided cost and schedule for each option



Project Options Explored by the Team



# Campus Replacement - Proposed Site Layout



— Fencing around the campus.



# Campus Replacement - Proposed Program

| STANDARD CLASSROOMS                                                                                                                               | 29 TOTAL |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Pre-K                                                                                                                                             | 3        |
| TK                                                                                                                                                | 4        |
| Kindergarten                                                                                                                                      | 3        |
| Grades 1 through 5                                                                                                                                | 15       |
| Special Day Classrooms                                                                                                                            | 4        |
| ENRICHMENT CLASSROOMS                                                                                                                             | 2        |
| Music                                                                                                                                             | 1        |
| Art                                                                                                                                               | 1        |
| LIBRARY                                                                                                                                           | 1        |
| includes book stacks and group learning room                                                                                                      |          |
| ADMIN OFFICES                                                                                                                                     | 1        |
| includes private and shared offices for school staff, rooms for counselors and various student services, conference room, and staff wellness room |          |
| FAMILY RESOURCE CENTER                                                                                                                            | 1        |
| includes family cultural room, pantry, child program room, and offices for FRC staff                                                              |          |

## OPSC Planning Capacity

(based on School Facility Planning Guidelines)

675 General Students

- 52 SDC Students
- Total: 727 students

## Programmatic Capacity:

(based on current OEA contracted maximums)

Total: 676 students

Early Childhood: 152

K-3: 288

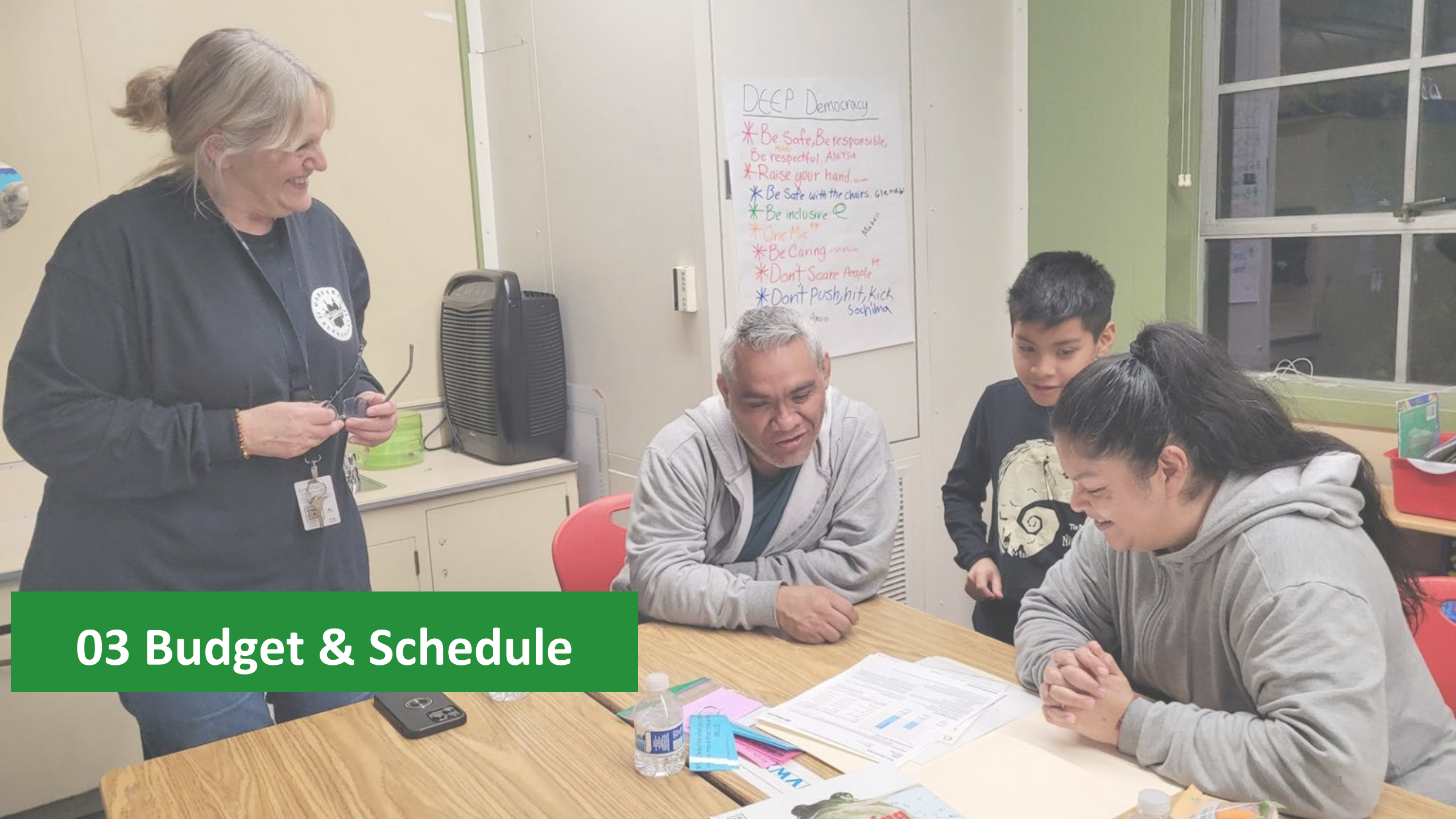
4-5: 180

SDC: 56

# Proposed Campus Replacement

- **Resilient Structural System and Infrastructure**
  - Wood Framed Structure
  - New mechanical, electrical and plumbing systems
  - Fully-sprinklered building
- **No need for temporary housing**
  - Location of new building allows for existing building to remain functional during construction
- **Addressing modernization compromises**
  - Classroom sizes meet standards and requirements. 29 classrooms for Pre-K through 5th grade, including SPED, art, and music
  - Upgraded library, MPR, and Family Resource Center to meet school needs





## 03 Budget & Schedule

### DEEP Democracy

- \* Be Safe, Be responsible, Be respectful. Alaysia
- \* Raise your hand. —
- \* Be Safe with the chairs. Glenadi
- \* Be inclusive. R
- \* One Mic. —
- \* Be Caring. —
- \* Don't Scare People. —
- \* Don't Push, hit, Kick. Sochimma

# Supporting the Vision – Investing in Garfield Through State and Local Partnerships

## No Impact to Other Bond Projects

- This change **does not reduce or reallocate funds from other Measure Y projects.**
- All **existing bond projects remain funded**, based on the Board approved Spending Plan.
- Additional funding for Garfield could be allocated from other funding sources - OPSC, developer fee, early childhood partnerships, **not** from the Measure Y Spending Plan.

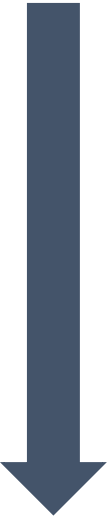
## **Local Support – Measure C & Oakland Children’s Initiative / First Five (Committed - Not Board Approved)**

- In partnership with the Oakland Children’s Initiative (OCI) and First 5 Alameda County, the District have committed targeted funding to support early childhood expansion- **\$19 Million (M).**
- Aligns with Measure C’s vision for expanding access to early learning in high-need neighborhoods.
- These funds ensure that Garfield’s new campus serves as a community hub for young learners and families.

## **Additional Funding from Other Resources (Facilities Committee-February 19th)**

- Other Capital Funds explored with options to provide the estimated \$14.8 M needed to match the OCI investment to complete the rebuild.
- These funds are returned to the District’s Facilities Capital Improvement Fund.
- Staff recommends allocating a portion of these funds to support Garfield’s expanded scope and to help meet the vision for a modern, fully integrated PK–5 campus.

# Current Garfield Project Status

|          | Phase                                                                                                    | What happens                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Actual Cost                                                                         |
|----------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>0</b> | <b>Initial Bond Budget Allocation</b>                                                                    | Develop a preliminary, cost estimate based on an early, broad scope of work. No engagement with the school community occurs at this stage. Subject to escalation based on initial assumptions.                                                                                                                                                                                                                                                                       | <b>Limited Accuracy Estimate</b>                                                    |
| <b>1</b> | <b>Project Definition</b>                                                                                | Initiate early discussions with the campus community to define project scope and identify priorities before project launch. Establish a more refined understanding of the project that informs subsequent cost estimates.                                                                                                                                                                                                                                            |  |
| <b>2</b> | <b>Schematic Design (Approx. 100% Completion)</b>                                                        | Further refine and tune the project scope to align with the allocated budget. Develop cost estimates using cost-per-square-foot calculations. Provide an updated estimate that reflects the schematic design progress.                                                                                                                                                                                                                                               |                                                                                     |
| <b>3</b> | <b>Design Development/<br/>Construction Documents (50%)<br/><br/>DSA Submittal</b>                       | Develop detailed material and labor cost estimates. Utilize pre-construction services (e.g., Design Build/Lease Leaseback) to identify potential unforeseen construction conditions. Finalize construction drawings that closely represent the final project scope and submit these to DSA. Establish a final estimate prior to the contracting phase.                                                                                                               |                                                                                     |
| <b>4</b> | <b>Contracting<br/>(Publicly Bid)<br/>-Actual Labor Costs (Trades)<br/>and Constructability Analysis</b> | Conduct a comprehensive constructability analysis and evaluate actual labor costs (trades). Establish a Guaranteed Maximum Price (GMP) that includes a contingency (typically set at 10%) to address unforeseen conditions and change orders. If project costs exceed the contingency, bond contingency funds are utilized. Final costs are contractually locked in, ensuring budget certainty. <b>(Can still have cost overruns based on unforeseen conditions)</b> | <b>Cost Locked In through Contract</b>                                              |



# Proposed Budget Summary (Design Development)

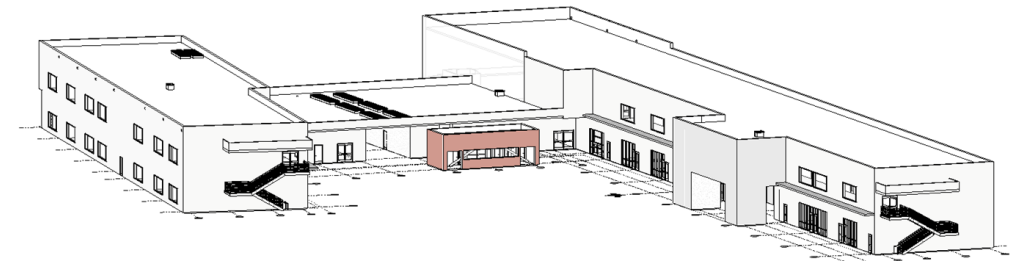
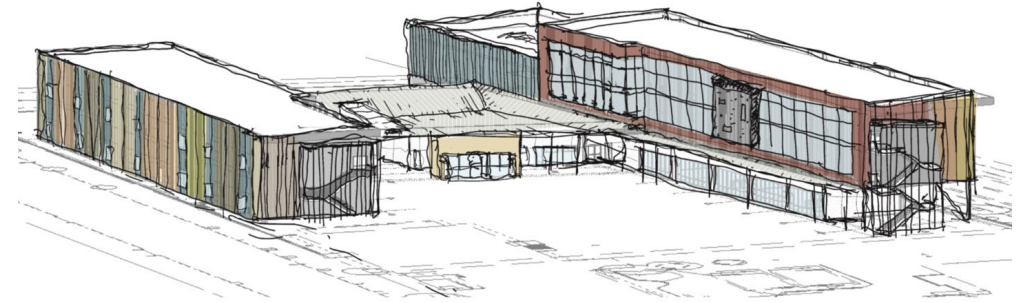
|                                                                                                                                                                                                                      | Staff Recommendation    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|                                                                                                                                                                                                                      | <b>New Construction</b> |
| <b>Planning, design, and project oversight costs (25-30% current)-27.5%</b><br>These costs cover the planning, design, permits, inspections, and oversight required to deliver a safe, high-quality school building. | \$28.5M                 |
| <b>Construction Budget</b>                                                                                                                                                                                           | \$75.0M                 |
| <b>Total Project Cost</b>                                                                                                                                                                                            | <b>\$104.5M</b>         |
| <b>Funding Profile for Project</b>                                                                                                                                                                                   |                         |
| <b>Board Approved Measure Y Budget:</b>                                                                                                                                                                              | <b>\$70.7M</b>          |
| Oakland Children Initiative Committed Funding:                                                                                                                                                                       | <b>\$19.0M</b>          |
| Developer Fees-Fund 25:                                                                                                                                                                                              | \$5.0M                  |
| State Reimbursement Fund 35:                                                                                                                                                                                         | \$9.8M                  |
| <b>Total Proposed Funding:</b>                                                                                                                                                                                       | <b>\$104.5M</b>         |

\*Based on QKA Cost Estimate as of June 2025.

\*\* Based on Swinerton Cost Estimate as of December 2025

# Project Schedule

|                               |                   |
|-------------------------------|-------------------|
| PRE-DESIGN AND PLANNING:      | Q3 2025           |
| SCHEMATIC DESIGN              | Q3 2025 - Q4 2025 |
| DESIGN DEVELOPMENT            | Q4 2025 - Q2 2026 |
| CONSTRUCTION DOCUMENTS:       | Q2 2026 - Q4 2026 |
| APPROVAL:                     | Q4 2026 - Q2 2027 |
| NEW BUILDING<br>CONSTRUCTION: | Q1 2027 - Q3 2028 |
| MOVE-IN:                      | Q3 2028           |
| DEMO + SITE WORK              | Q3 2028 - Q2 2029 |
| PROJECT COMPLETION            | Q2 2029           |



Initial Renderings of the Proposed New Building

Q1: January, February, March  
Q2: April, May, June  
November, December

Q3: July, August, September  
Q4: October,

# Draft Renderings of the Building Exterior

## EXTERIOR VIEW & MATERIAL DESCRIPTION

GARFIELD ES | NEW CONSTRUCTION



GLAZED THIN BRICK AT  
ENTRY BREEZEWAY &  
RESTROOM



POTENTIAL  
LOCATION FOR  
MURALS

PERFORATED  
METAL SCREENS AT  
BOTH EXTERIOR  
STAIR LOCATIONS



OAKLAND UNIFIED SCHOOL DISTRICT | FEBRUARY 2026 | 2250.00

# Draft Renderings of the Building Exterior

## EXTERIOR VIEW & MATERIAL DESCRIPTION

GARFIELD ES | NEW CONSTRUCTION



POTENTIAL LOCATION  
FOR MURALS

MULTIPURPOSE  
ROOM



OAKLAND UNIFIED SCHOOL DISTRICT | FEBRUARY 2026 | 2250.00

## 04 Next Steps



# Next Steps - Project Approval Process

We are proposing to advance the Garfield ES project for full campus replacement through OUSD's formal approval process.

Staff will include the updated scope and funding strategy as part of the Spending Plan update for all applicable bond projects. Spending Plan will be updated when major projects currently in DSA are approved.

## Key Meetings:

- **January 15, 2026** – Presented at Facilities Committee Meeting
- **February 9, 2026** – Presented at Citizens' Bond Oversight Committee (CBOC) Meeting
- **February 19, 2026** – Facilities Committee vote to recommend approval to the Board
- **March 11, 2026** – Board of Education final approval



# THANK YOU

## Questions?

Additionally, for more information, please reach out:  
OUSD Facilities Planning & Management

Preston Thomas, Chief of Systems & Services  
Pranita Ranbhise, Executive Director of Planning  
Sele Nadel-Hayes, Executive Director of Construction  
David Colbert, Director of Construction

<https://www.ousd.org/facilities-planning-management>

### **OUSD Facilities Design Team**

John Esposito, Project Manager

Daniel Ortiz, Project Engineer

Victor Manansala, Construction Manager

Ray Bermudez, Communication Specialist

### **Architect - Quattrocchi Kwok Architects**

Aaron Jobson

Lyanne Schuster

Olivia Asuncion

### **General Contractor - Swinteron**

Jeff Jenco

Nate Hall



**TO:** Jennifer Cabán, Accountability Officer, Oakland Children's Initiative

**FROM:** First 5 Alameda County, Early Education Implementation Partner on behalf of Oakland Unified School District

**SUBJECT:** Approval of OCI Capital Allocation for OUSD Garfield Early Childhood Development Center

**DATE:** 2/10/26

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### **Purpose**

First 5 Alameda County, as the Oakland Children's Initiative (OCI) Early Education Implementation Partner, recommends approval of the Oakland Unified School District's (OUSD) request for Oakland Children's Initiative capital allocations for the early childhood facility project included in the OCI FY 2025–26 Program Plan and Budget: the Garfield Early Childhood Development Center (Garfield Campus).

### **Garfield Early Childhood Development Center – Garfield Campus**

OUSD requests approval of a \$19.0 million OCI capital allocation to support the early childhood component of the Garfield Campus redevelopment. The project will expand early learning capacity from three to seven or more TK and Preschool classrooms, serving approximately 120 additional children annually.

The Garfield Campus serves a high-need community in San Antonio and Fruitvale neighborhoods, and addresses unmet demand, including 100 children on the TK waitlist, across City Council Districts 2 and 5. The project will be delivered through a lease-leaseback structure and leverages OCI (\$19.0 million) and Bond Measure Y (\$71.0 million) funding. The OCI-funded early childhood phase is in design development, with DSA submission expected in the Fall of 2026, and construction anticipated to begin in Q2 (April-June) of 2027. The Early Childhood Development Center and the school are currently projected to open in Fall 2028.



#### Fiscal Year Allocation (OCI Funds)

OCI capital funding for the Garfield Early Childhood Development Center will be expended across multiple fiscal years, consistent with the project's development and construction timeline. Proposed allocations are as follows:

- **Garfield Early Childhood Development Center (\$19.0M total)**
  - FY 2025–26: **\$3.8 million**
  - FY 2026–27: **\$6.9 million**
  - FY 2027–28: **\$8.3 million**

Final fiscal year allocations will align with project milestones and approved schedules.

#### Recommendation

First 5 Alameda County recommends that the OCI Accountability Officer **approve the OCI capital allocation as requested by OUSD** to expand equitable access to early learning and address documented capacity gaps through a long-term, high-quality early childhood facility.

#### Approval Signatures

Per First 5 Alameda County's recommendation, the OCI Accountability Officer approves the Garfield Early Childhood Development Center project.

02/10/2026

Jennifer Cabán, Accountability Officer, Oakland Children's Initiative