



ROOSEVELT MIDDLE SCHOOL ADVISORY COMMITTEE
OAKLAND UNIFIED SCHOOL DISTRICT
MARCH 7, 2022



AGENDA

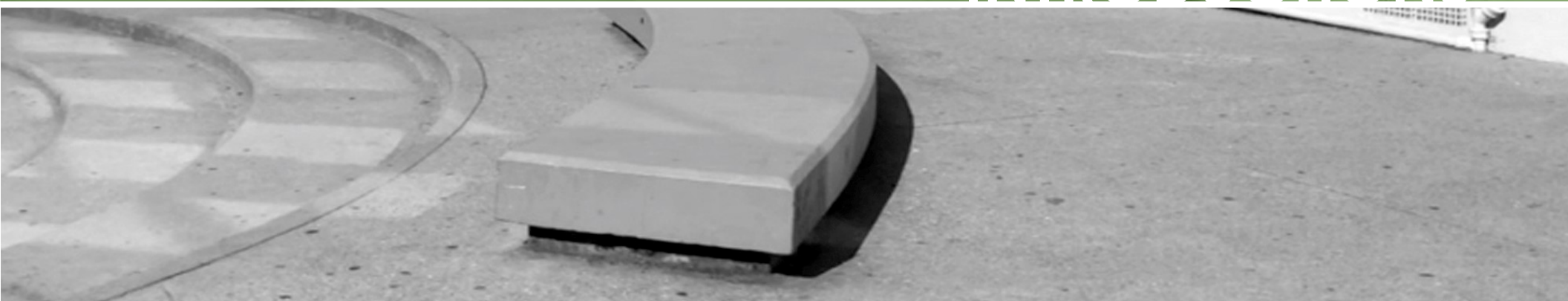
1. Introductions
2. Rolls and Responsibilities
3. Project Overview and Budget
4. Purpose of Project Definition Phase
5. Assessment Primary Findings
6. Top Priorities – Building A Modernization
7. Draft Scenarios – New Building Location & Phasing
8. Key Questions
9. Next Steps

DRAFT



DRAFT

INTRODUCTIONS





DRAFT

ROLLS AND RESPONSIBILITIES



Empowering Creative Community Leaders

EFFORT

A black and white photograph of the facade of Roosevelt Middle School. The image shows two large, fluted columns on either side of a central entrance. Above the entrance is a large, rectangular stone relief sculpture. The entrance itself has a dark frame with multiple glass panes. The text 'DRAFT' is overlaid in large, bold, black letters across the center of the image.

DRAFT

PROJECT OVERVIEW



PROJECT OVERVIEW

EXTENSIVE ASSESSMENT COMPLETED

SUBSTANTIALLY MORE SCOPE THAN BUDGET

INITIAL KEY PROJECT COMPONENTS

Modernize Main Building A
Replace Cafeteria Building B

No Work Gym Building C

PROJECT BUDGET

Construction Cost of \$49 M

Not enough funds for all recommended scope

Includes Phasing and Interim Housing



Roosevelt Middle School's
mission is to empower all
students to be creative
community leaders.

DRAFT

PROJECT DEFINITION PHASE

BE RESPONSIBLE



PROJECT DEFINITION PHASE

ALIGN SCOPE WITH BUDGET

DEVELOP PHASING AND INTERIM HOUSING

School to remain operational and on site during project

IDENTIFY LOCATION OF NEW BUILDING

DRAFT

IDENTIFY AND PRIORITIZE SCOPE AT BUILDING A THAT FITS

WITHIN REMAINING BUDGET



PROJECT DEFINITION PHASE

BUILDING A

\$70 M worth of Recommended Scope

Building A Budget Alone likely less than half that

\$49 M Construction Cost Budget

Have to pay for Interim Housing

Have to pay for New Building to Replace Building B

Remaining Funds for Building A Modernization

DRAFT

The more interim housing there is, the more phases there are,
the longer the project takes, the bigger the new building

The less \$ there is for Building A



PROJECT DEFINITION PHASE

NO FINAL DECISIONS TODAY

DEVELOPING 2 – 3 SCENARIOS FOR COST ESTIMATING

DRAFT

WORK TOWARDS RECOMMENDATION



PROJECT DEFINITION PHASE

INCLUSIVE PROCESS

February – Generating Scenarios and Recommended Scope

March – Receiving Feedback

March – Refine Scenarios and Scope

April – Review Scenarios and Scope

April – Cost Estimating

May – Review Estimates and Scenarios

May – Develop Project Recommendation

DRAFT

seismic upgrades

doors/windows

roofs casework

lighting

site accessibility

safety & security

flooring

fire alarm

restrooms

fencing

ASSESSMENT DRAFT PRIMARY FINDINGS

IT / data network

clock / bell / PA

learning courtyards

acoustics

classroom AV/ sound

exterior painting

finishes tack wall

building accessibility



ASSESSMENT PRIMARY FINDINGS

EXTENSIVE MODERNIZATION NEEDED

Structural Upgrade Needed

Accessibility & Other Code Upgrades Needed

Undersized Classrooms & Classrooms that do not meet current standards

DRAFT

Inadequate Science Classrooms (Type & Quantity)

Classroom Teaching Surfaces & AV need replacement

Aging Systems and Components and Finishes

Lighting, Roofs, Doors, Windows, HVAC

Exterior E



ASSESSMENT PRIMARY FINDINGS

EXTENSIVE MODERNIZATION NEEDED

Structural Upgrade Needed

Accessibility & Other Code Upgrades Needed

Undersized Classrooms & Classrooms that do not meet current standards

DRAFT

Inadequate Science Classrooms (Type & Quantity)

Classroom Teaching Surfaces & AV need replacement

Aging Systems and Components and Finishes

examples Lighting, Doors, Windows, HVAC



ASSESSMENT PRIMARY FINDINGS

EXTENSIVE MODERNIZATION NEEDED

Exterior envelope not in good shape

Administration area layout and location not ideal –

supervision of main entry to school and building

Exposed Infrastructure

Inadequate Ventilation, poor IAQ and thermal comfort

Auditorium is a jewel – which needs major work

Health Center in good shape

Building with 'Good Bones' – High Ceilings

DRAFT



DRAFT

FEEDBACK - TOP PRIORITIES



TOP PRIORITIES - FEEDBACK

DRAFT



TOP PRIORITIES - DRAFT

- 1 Seismic Upgrades
- 2 Accessibility & Code Upgrades
- 3 Fire / Life Safety
- 4 Building Systems / Health
- ? Security
- ? Ed Code / Building Code
- ? District Standards
- ? I.T. / Data / AV
- ? Educational Program
- ? Sustainability / Energy Efficiency
- ? Renovations

DRAFT

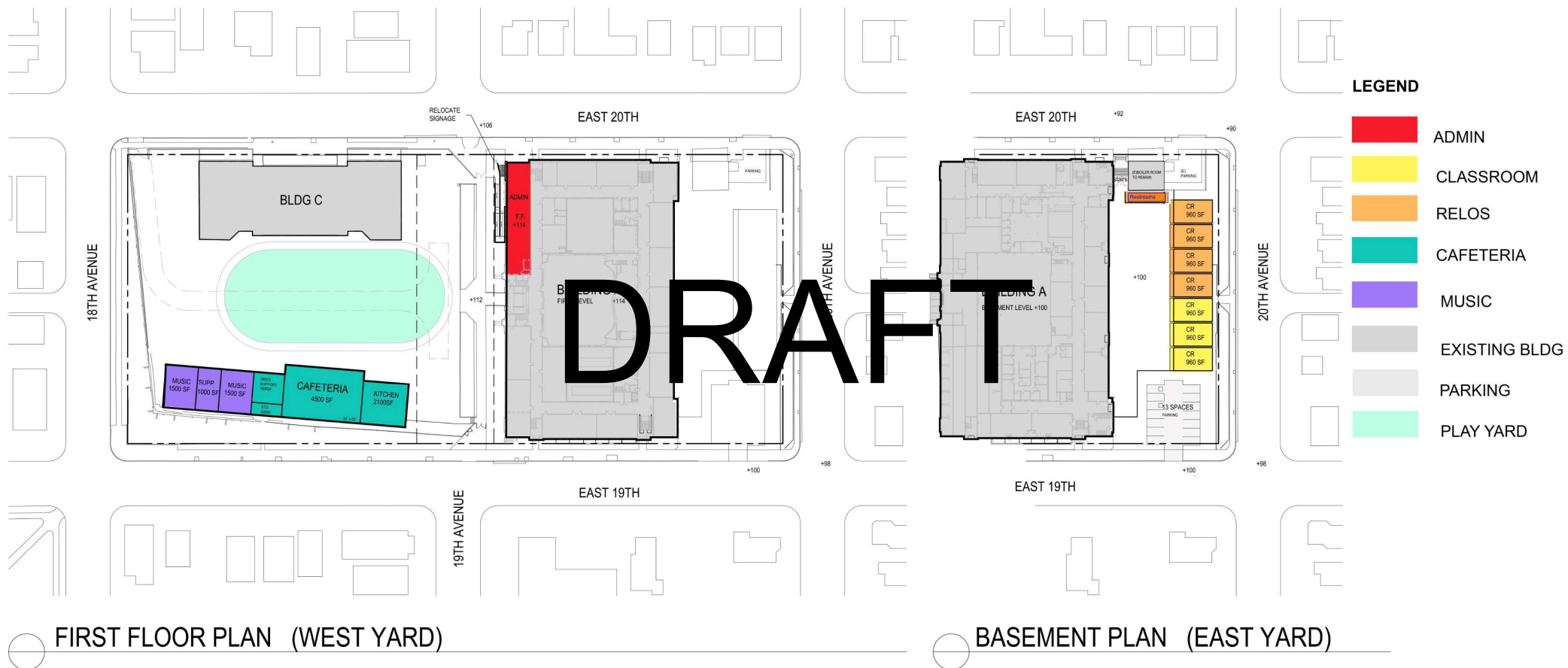
A person is working on a large banner. The banner has a green background with pink floral patterns and a purple vertical stripe on the right. The word 'EFFORT' is written in large white letters on the purple stripe. Below it, a quote is written in green: 'We believe that each one of us must do our best and work our hardest.' The person is wearing a white t-shirt and is focused on their work.

DRAFT

DRAFT SCENARIOS

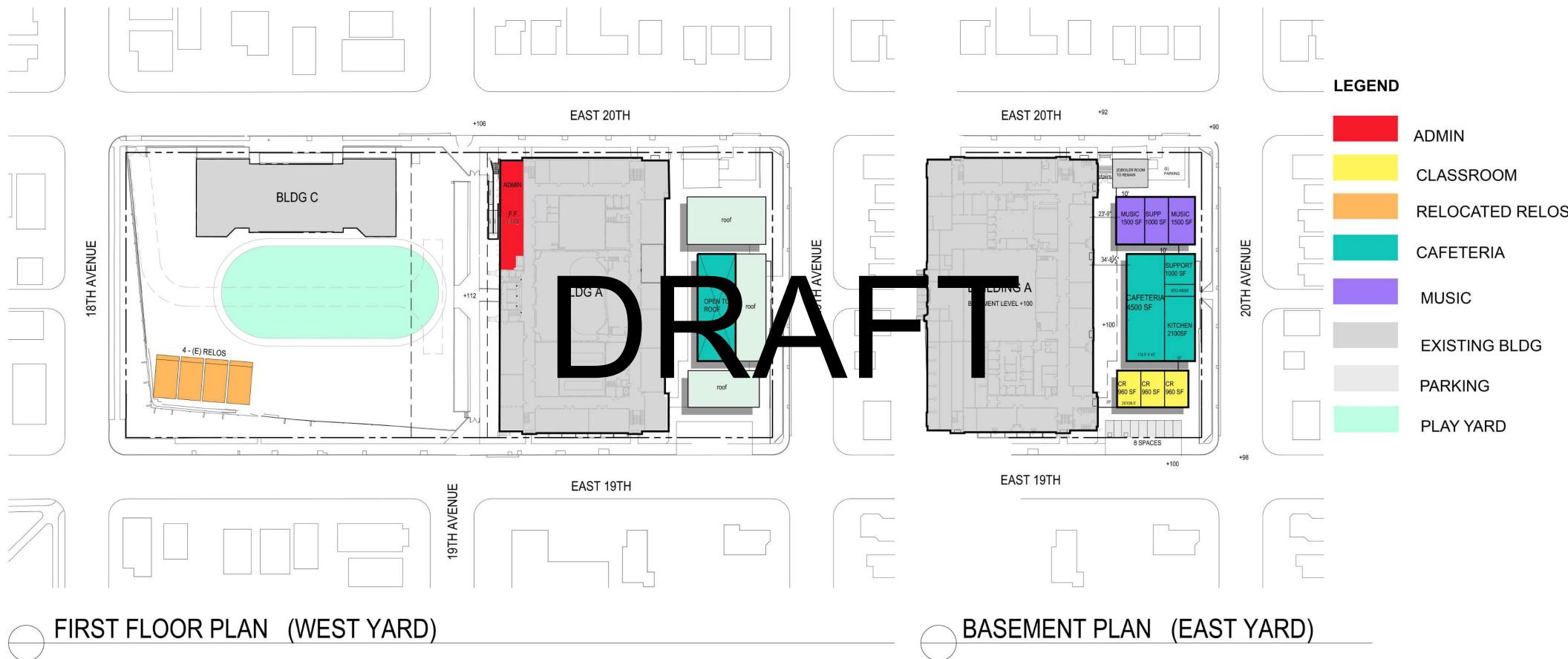


SCENARIO ONE



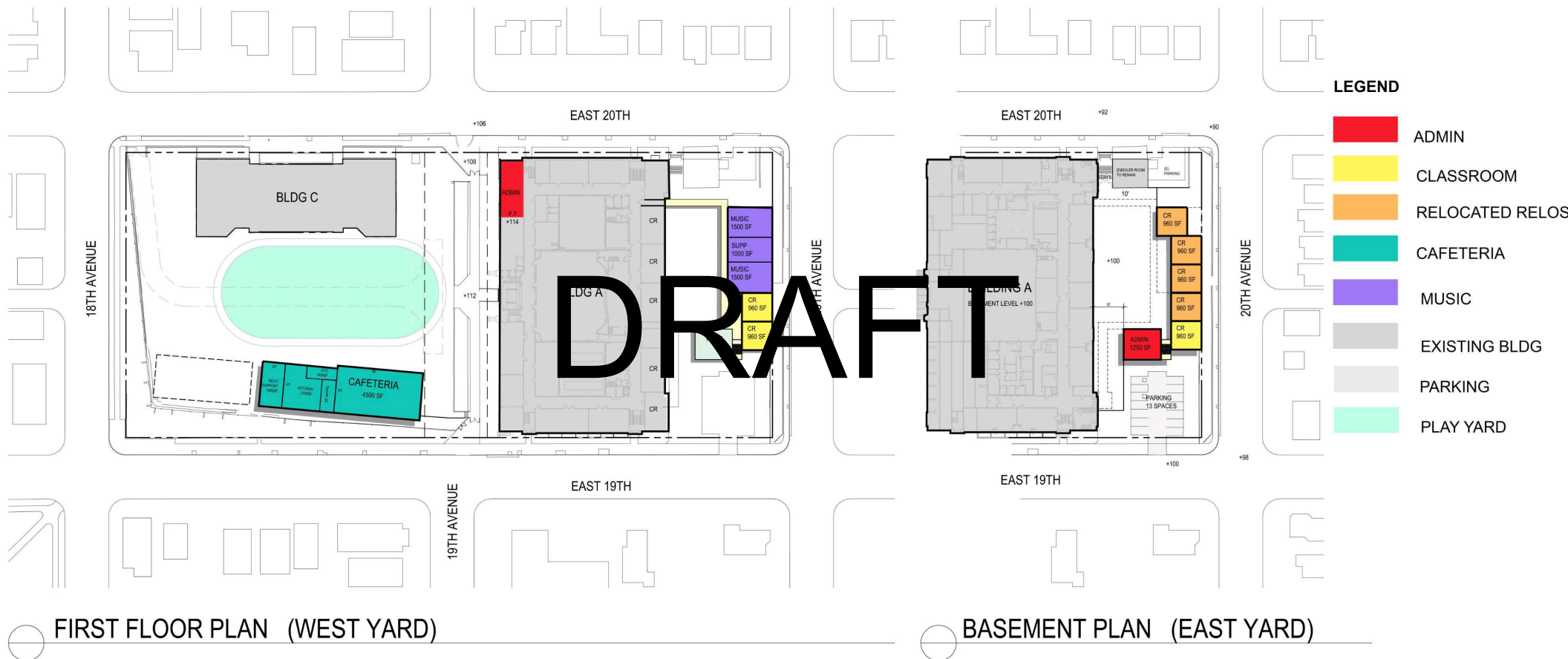


SCENARIO TWO



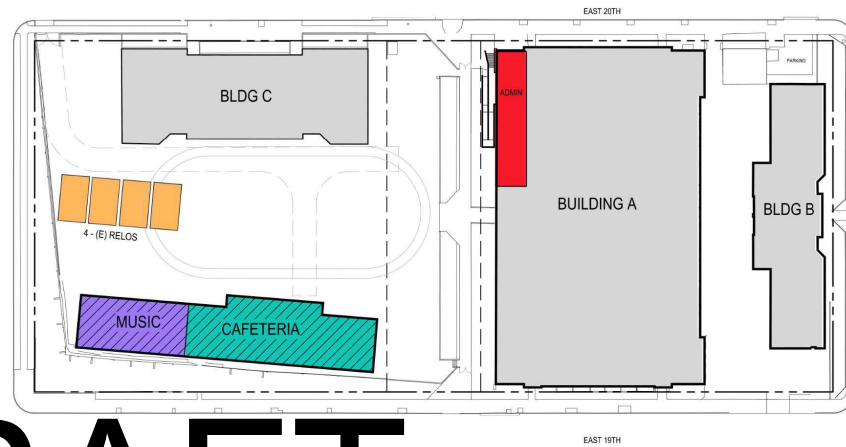
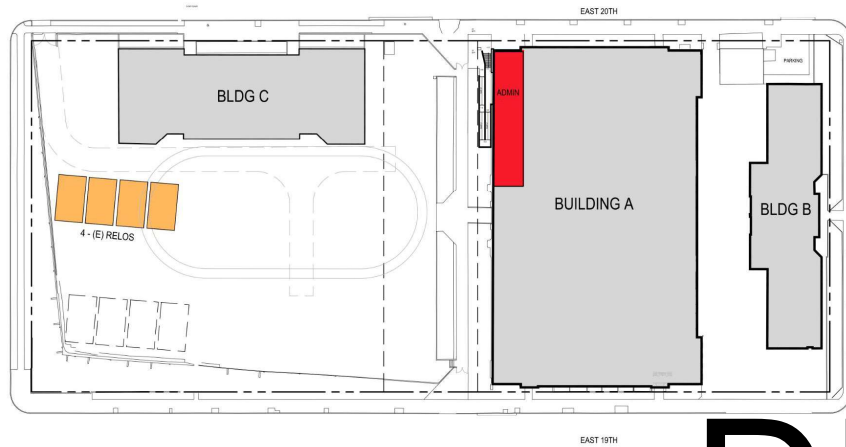


SCENARIO THREE





SCENARIO ONE - PHASING



LEGEND

	ADMIN
	CLASSROOM
	RELOS
	CAFETERIA
	MUSIC
	(E) BLDG
	PARKING
	INTERIM HOUSING
	RENOVATE
	(N) BUILD

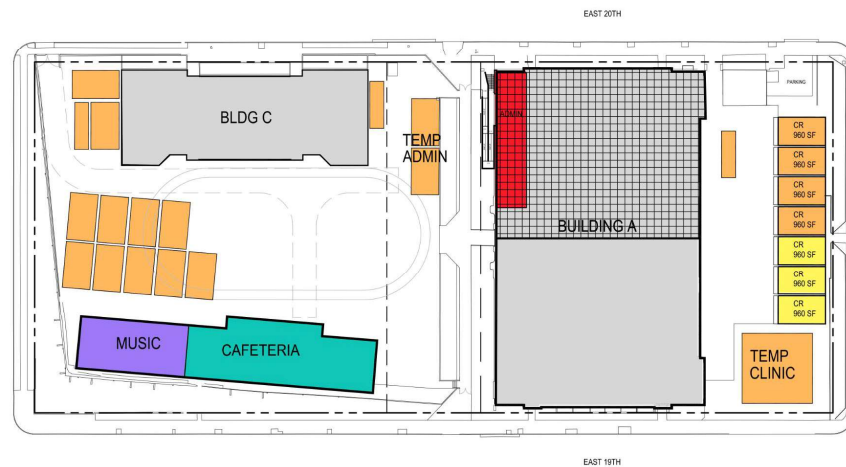
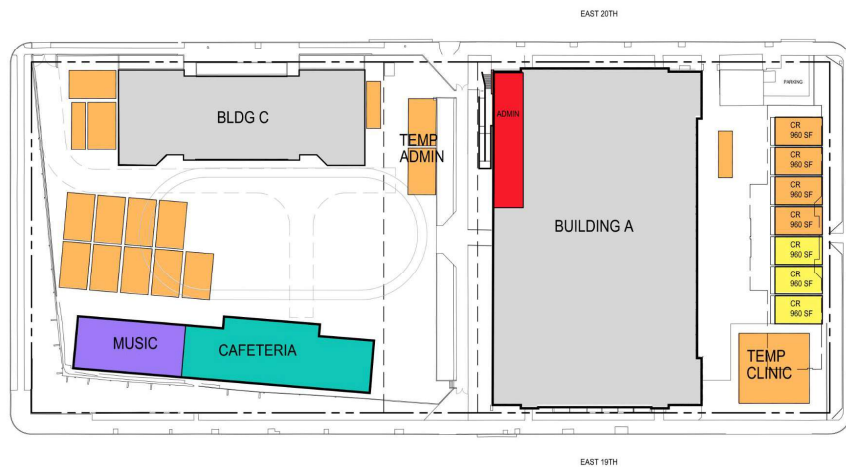
DRAFT

2 months +/-

SCENARIO 1 - PHASE 2

12 months +/-

- BUILD NEW BUILDING (CAFETERIA + MUSIC)



6 months +/-

SCENARIO 1 - PHASE 5

16 months +/-

- RENOVATE HALF BLDG A

SCENARIO 1 - PHASE 1

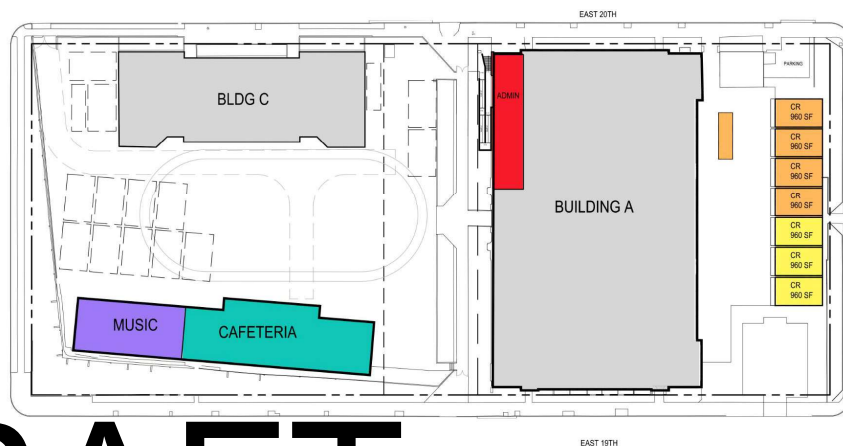
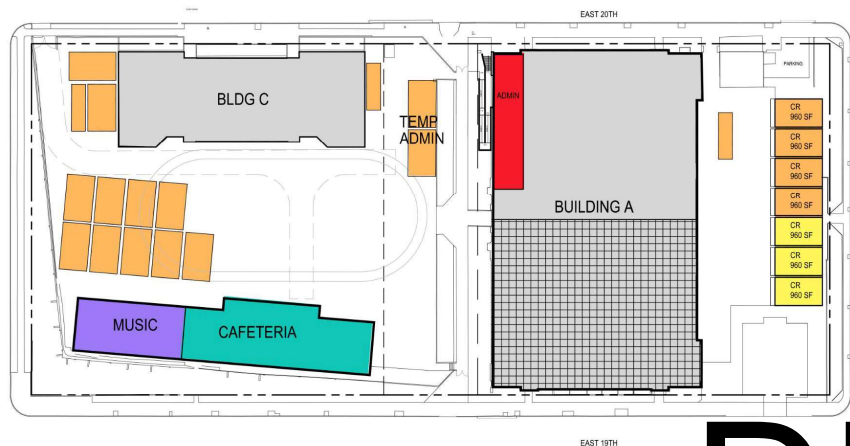
- RELOCATE 4 RELOS WEST YARD, MOVE OUT OF WAY FOR FUTURE BUILDING

SCENARIO 1 - PHASE 3

- REMOVE BLDG B
- TEMP CLINIC ON EAST YARD
- FILL WEST YARD WITH INTERIM HOUSING
- ADD RELOS @ EAST YARD



SCENARIO ONE - PHASING



LEGEND

- ADMIN
- CLASSROOM
- RELOS
- CAFETERIA
- MUSIC
- (E) BLDG
- PARKING
- INTERIM HOUSING
- RENOVATE

DRAFT

10 months +/-

SCENARIO 1 - PHASE 7

3 months +/-

- REMOVE INTERIM HOUSING

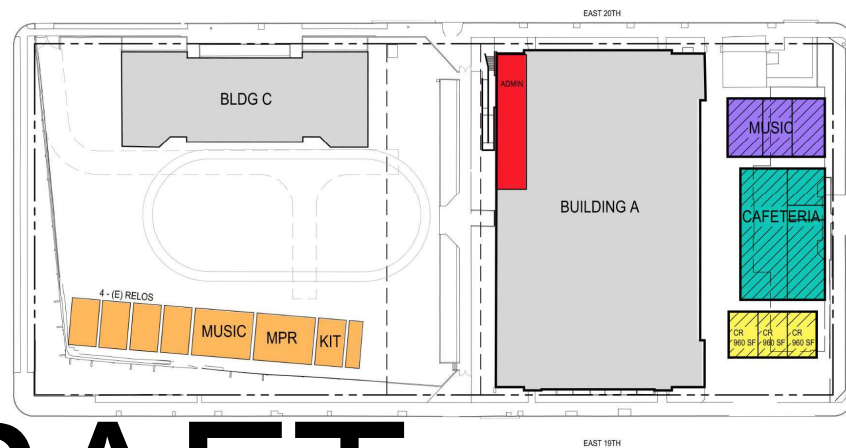
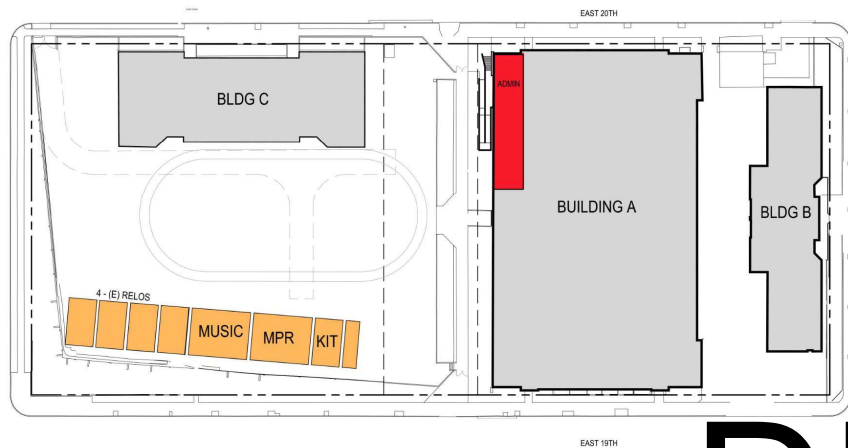
TOTAL 49 months +/-

SCENARIO 1 - PHASE 6

- RENOVATE OTHER HALF OF BLDG A



SCENARIO TWO - PHASING



LEGEND

	ADMIN
	CLASSROOM
	RELOS
	CAFETERIA
	MUSIC
	(E) BLDG
	PARKING
	INTERIM HOUSING
	DEMO
	(N) BUILD

DRAFT

3 months +/-

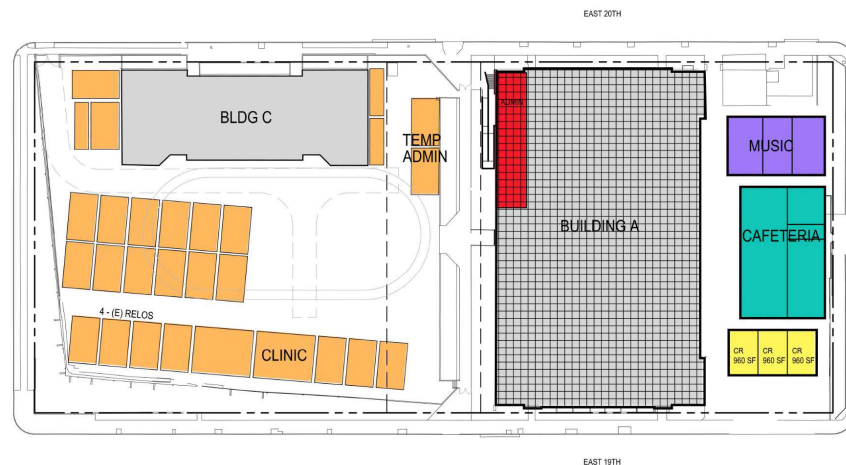
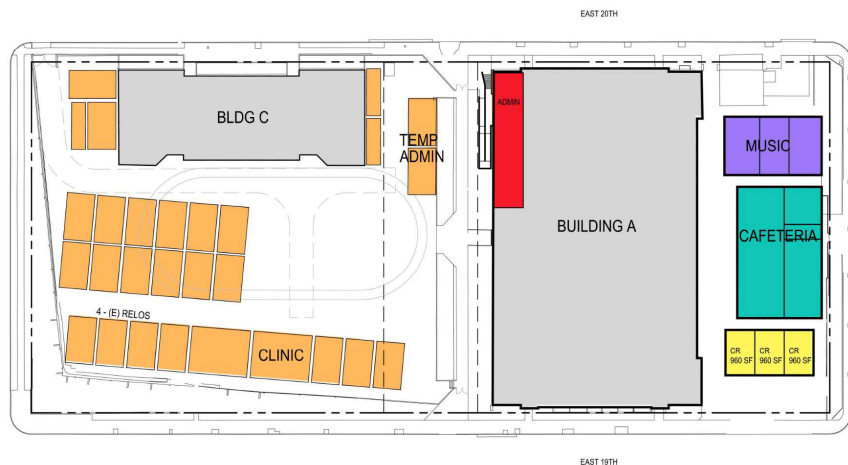
SCENARIO 2 - PHASE 2

15 months +/-

SCENARIO 2 - PHASE 1

- ADD INTERIM HOUSING TO MAKE UP FOR BUILDING B

- DEMO BLDG B AND RELOCATE



Concurrent

SCENARIO 2 - PHASE 4

18 months +/-

SCENARIO 2 - PHASE 3

- REMOVE TEMP KITCHEN, CHANGE MPR TO CLINIC

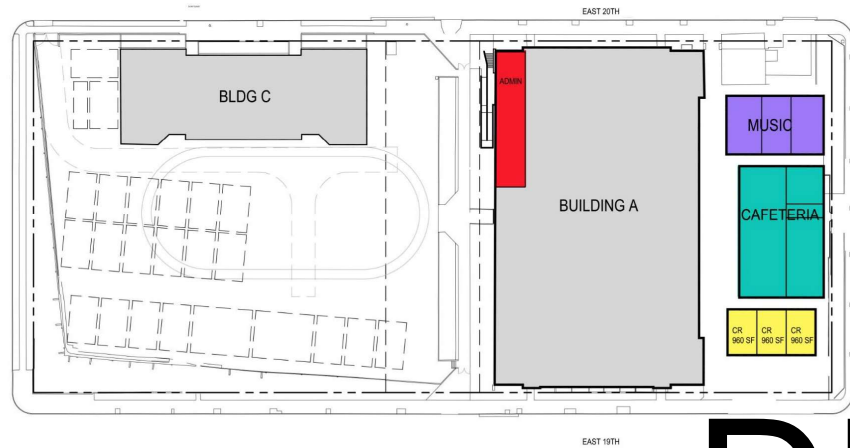
- ADD INTERIM HOUSING

- RENOVATE ALL OF BLDG A

- SET UP TEMP ADMIN



SCENARIO TWO - PHASING



LEGEND

	ADMIN
	CLASSROOM
	RELOS
	CAFETERIA
	MUSIC
	(E) BLDG
	PARKING
	INTERIM HOUSING

month + **DRAFT**

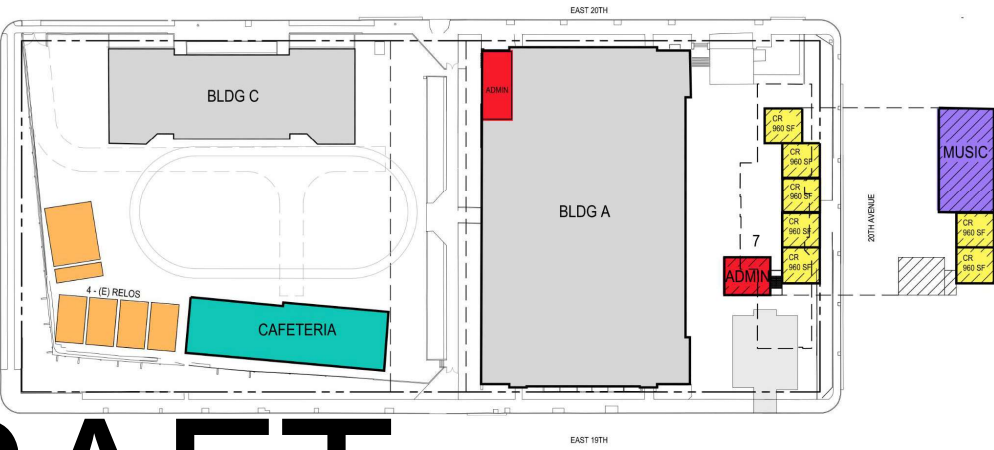
TOTAL 39 months +/-

SCENARIO 2 - PHASE 5

- MOVE IN BLDG A
- REMOVE INTERIM HOUSING



SCENARIO THREE - PHASING



SCENARIO 3 PHASE 1

- BUILD CAFETERIA @ WEST YARD
- BUILD MUSIC INTERIM HOUSING

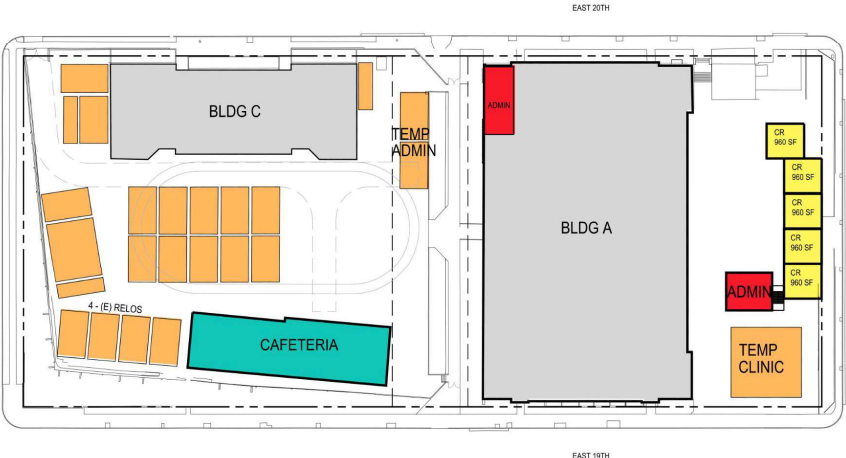
12 months +/-

SCENARIO 3 PHASE 2

- DEMO BLDG B
- BUILD MUSIC, ADMIN, CLASSROOM @ EAST YARD

15 months +/-

DRAFT



SCENARIO 3 PHASE 3

- WEST YARD WITH INTERIM HOUSING
- TEMP CLINIC ON EAST YARD

Concurrent

SCENARIO 3 PHASE 4

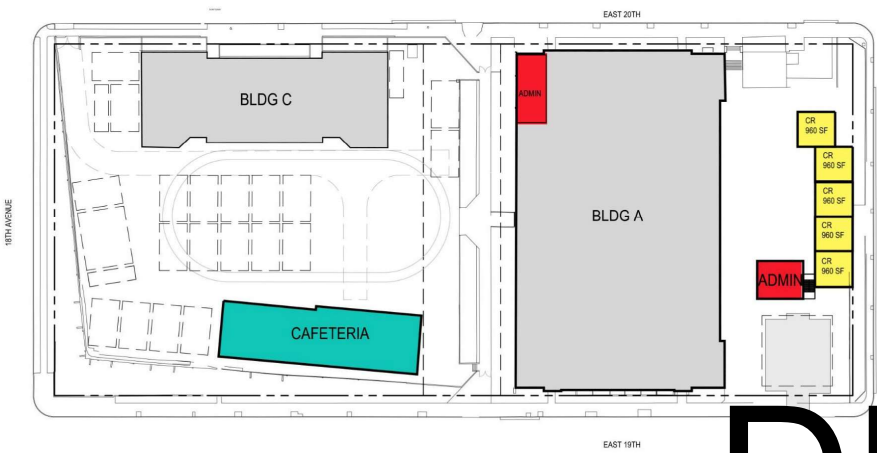
- RENOVATE BLDG A

18 months +/-

LEGEND	
	ADMIN
	CLASSROOM
	RELOS
	CAFETERIA
	MUSIC
	(E) BLDG
	PARKING
	INTERIM HOUSING
	DEMO
	(N) BUILD



SCENARIO THREE - PHASING



LEGEND

- ADMIN
- CLASSROOM
- RELOS
- CAFETERIA
- MUSIC
- (E) BLDG
- PARKING

SCENARIO 3 PHASE 5
- REMOVE INTERIM HOUSING

3 month +/-
DRAFT

TOTAL 48 months +/-



DRAFT

RELIABILITY

We fulfill our commitments
and are timely because we
know that others depend
on us.

KEY QUESTIONS

PATHY

Empowering Creative Community Leaders





KEY QUESTIONS

LOCATION OF ADMINISTRATION

LOCATION OF CAFETERIA

DRAFT

LOCATION OF NEW BUILDING

REPLACE PORTABLES OR NOT

PARKING LOT OR NOT, SIZE OF PARKING LOT

APPROACH TO PHASING



DRAFT

NEXT STEPS