



OAKLAND BUILT
— REBUILDING BETTER SO EVERY STUDENT THRIVES —

Project Advisory Committee Meeting

Melrose Leadership Academy

November 28, 2023



Agenda

1. Engagement Process Overview
2. Student Field Trip at HKIT
3. MLA Student Presentation
4. Project Planning Phase Recap
5. Project Engagement Survey
6. Discussion and Feedback Collection
7. Next Steps

Project Engagement Process and Decision Making



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Board Policy 7155 Overview

Major facilities projects of over \$5M

Project Committee Mission

Develop a communications plan, provide venues for public input, disseminate information, report feedback, plan community at large meetings.

Project Committee Composition

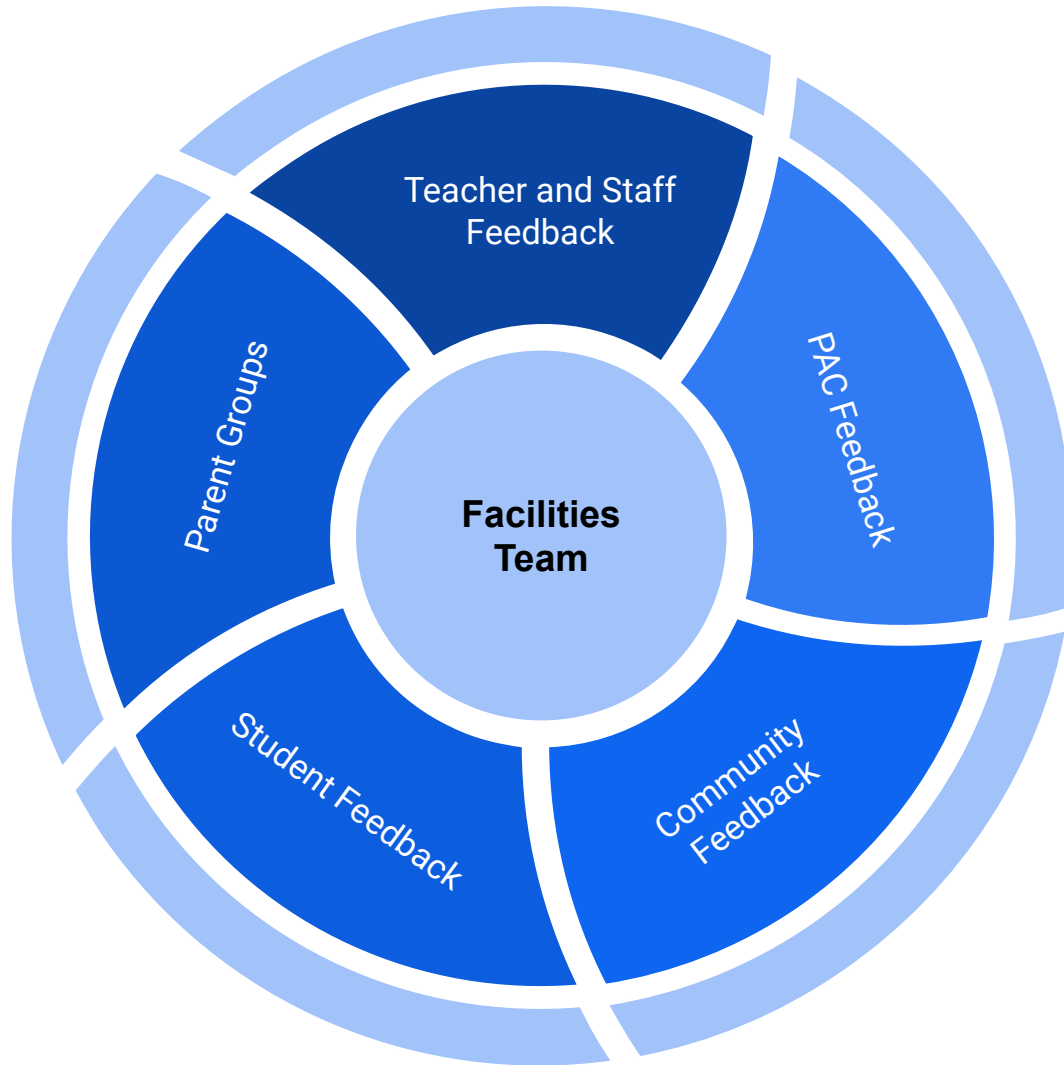
Committee should include: principal, teacher, facilities department rep, PTA rep, student rep, neighborhood group, parent or guardian at large, vested interest groups.

Engagement Plan Elements

Plan should include: publicly available survey, minimum of four public meetings, project website, factsheets, newsletter, project signage, translated materials, community liaison, neighborhood canvassing.

OUSD Facilities Planning & Management makes the final decision for each project phase and is informed by feedback collected from all the project engagement

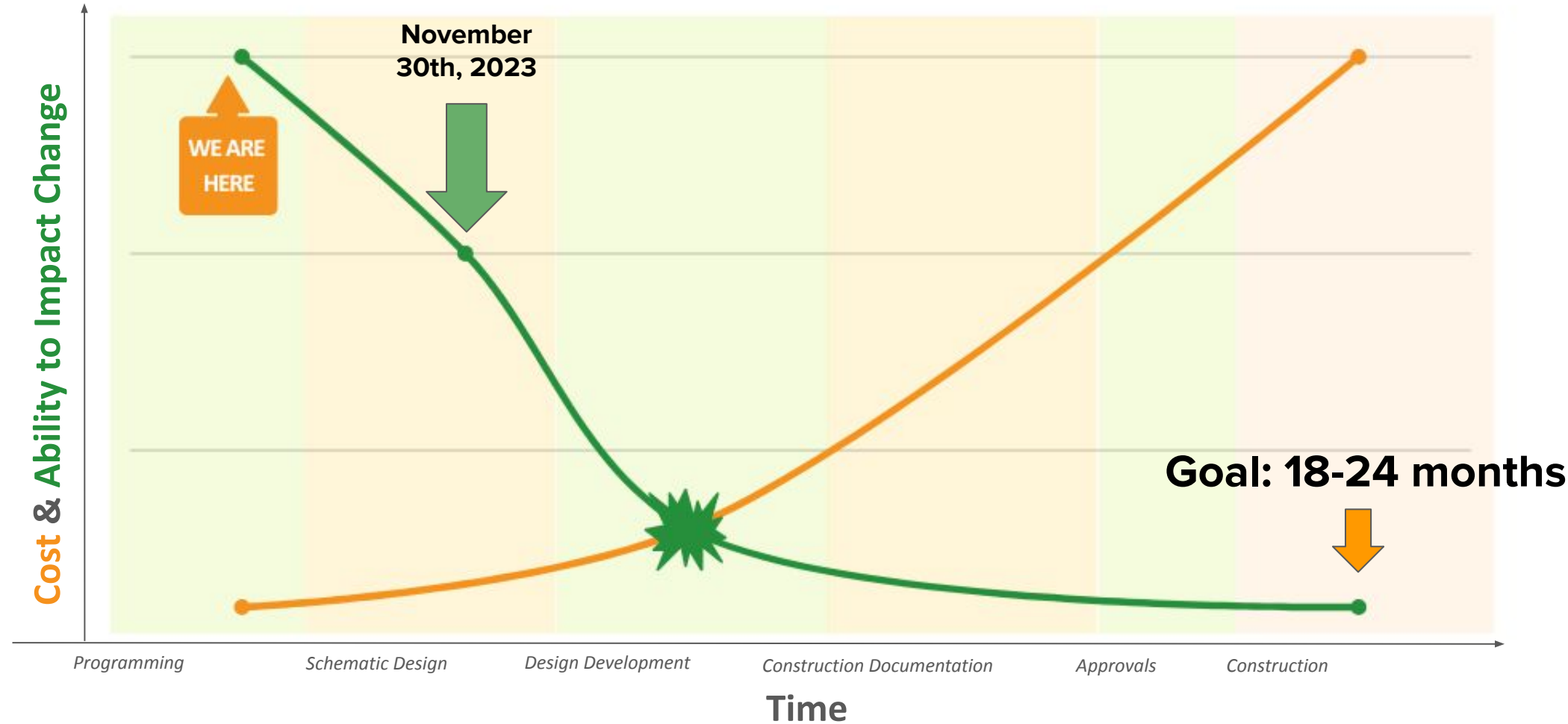
Planning Phase - Engagement Summary



1. Two Site/Leadership Planning meetings - September 28 and October 26, 2023
2. Two meetings with MLA staff and teachers - September 18, 2023 and November 13, 2023
3. One PAC Leadership meeting - September 28, 2023
4. Two community meetings with survey results included- October 5 and 10, 2023
5. One meeting to engage the Spanish-Speaking Families - October 20, 2023
6. One meeting with Friends of the African Diaspora - October 18, 2023
7. Community demographics included parents, teachers, students, staff and community members
8. Flyer and poster distributed, communication shared through OUSD ParentSquare
9. **Engagement survey are being completed by students, staff, PAC and community members are open this week.**

Decision Making in Design & Construction

Time and cost analysis



Engagement Process Overview

This map serves as a guide for stakeholders to understand timeline, activities, and how to engage in the process.



Student Field Trip at HKIT



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Student Field Trip at HKIT - 11/15/2023 Agenda

Establishing Schema

- What is sustainable design? How do we heat and cool buildings?
 - a. What do we already know? What do we want to learn?
- How do buildings use energy?
 - a. What criteria do architects consider when building something new?
 - b. When they are working on an older building?















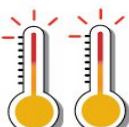










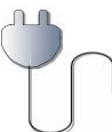






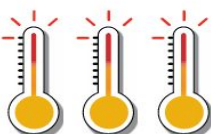



Highlighting the Design Process

- Pros and cons of different systems

Laying the Foundation for Recommendations

- Needs and opportunities at MLA Maxwell & across Oakland

Heating and Air Conditioning Options

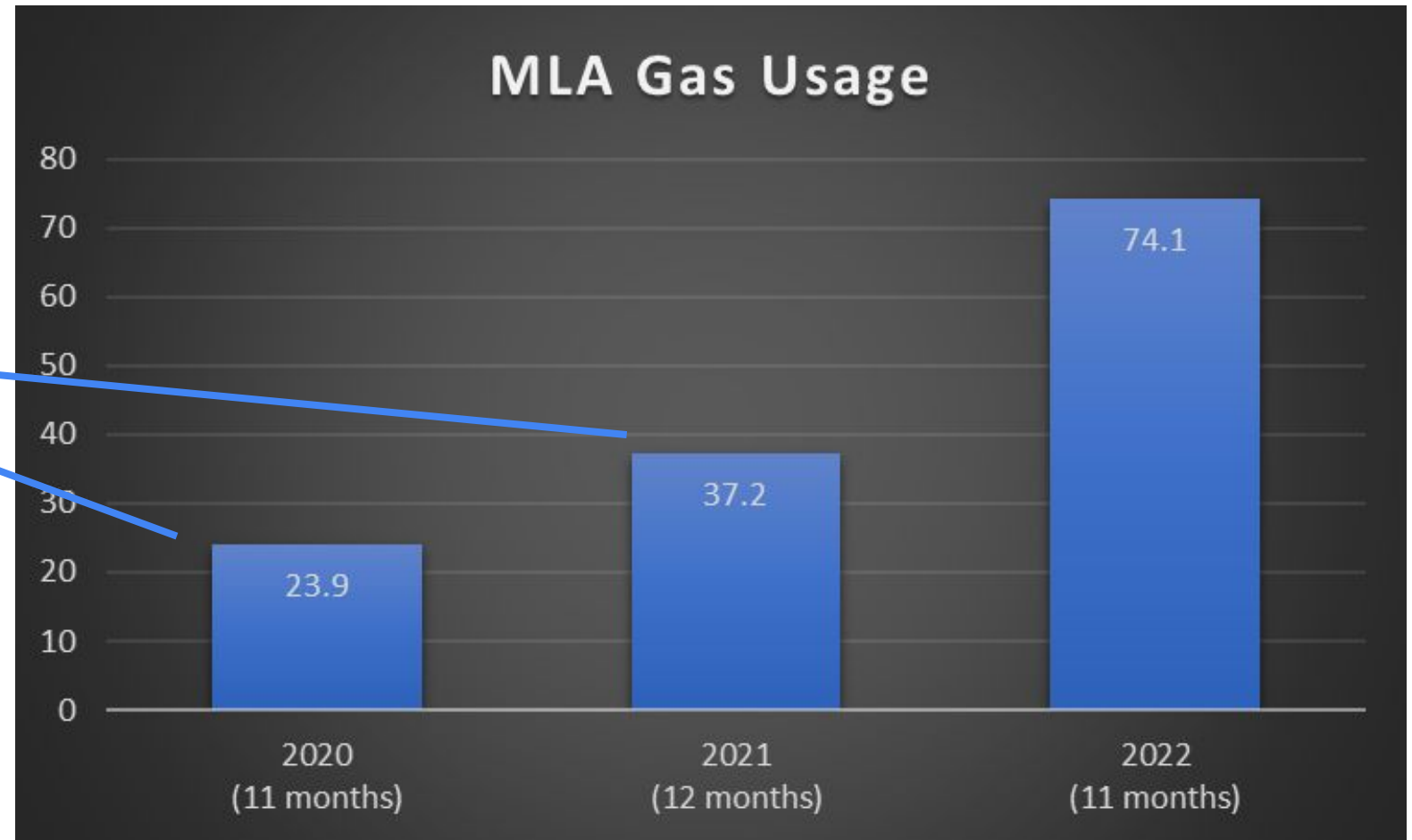
HVAC SYSTEM	TYPE	FUEL SOURCE	GLOBAL WARMING POTENTIAL	ENERGY EFFICIENCY	INSTALL COST	MAINTENANCE	CLASSROOM SPACE
1A. HYDRONIC - REUSE EXISTING BOILER							LIGHT IMPACT FAN CONVECTOR IN CLASSROOM AT RADIATOR LOCATION, TAKES UP ONE WINDOW
1B. HYDRONIC - HEAT PUMP							MEDIUM IMPACT FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
2. HEAT PUMP - IN CLASSROOM							MEDIUM IMPACT FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
3. HEAT PUMP ROOFTOP							LIGHT IMPACT NONE AT FIRST FLOOR, SHAFT FOR DUCT WORK AT SECOND FLOOR
4. GROUND SOURCE HEAT PUMP							MED IMPACT FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
5. CEILING HUNG SPLIT SYSTEM							NO IMPACT

MLA Student Presentation





















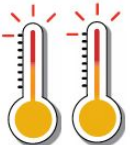











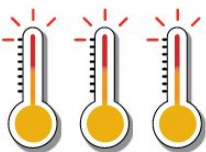





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Pandemic
years



74.1 metric tons of CO²/year = 240 Transatlantic flights

HVAC SYSTEM	TYPE	FUEL SOURCE	GLOBAL WARMING POTENTIAL	ENERGY EFFICIENCY	INSTALL COST	MAINTENANCE	CLASSROOM SPACE
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Results of the Students' Survey created by YvA



MLA Youth vs. Apocalypse Student Club Recommendation for the HVAC System in the main Maxwell building

- 1. Install a heat pump system instead of an air conditioning system**
- 2. Use the gas boiler as a backup heat source any time the heat pump system breaks down during cold spells**



Maxwell Main Building HVAC Options Community Survey

Student Survey

[LINK](#)

Project Planning Phase Recap

\$36.5M MLA Project



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Total Construction Budget Update

Construction Design to Budget

Previous Construction Budget

\$32.1M

Sherman & Maxwell

Current Construction Budget

\$22.2M

Maxwell Only

Sherman Campus Removed from Project:

1. Reduced bond commitment by \$13M in total cost and will make upgrades to the campus through other initiatives or funding sources like ELP, Deferred Maintenance, RRMA, ESSER III, etc.
2. Ensure that there will be an administrator for the 2nd campus in budgeting model district uses.

Soft Cost

Includes the fees to do the following:

Soft costs are all the fees related to completing the project without paying for construction. This includes:

- Civil engineers & architects
- Acoustical Engineers
- I.T. Consultants
- Geotechnical Engineering
- Laboratory Consultants for material testing
- Mechanical and Electrical Engineers
- Security Consultants
- Structural Engineers
- Topography Surveys
- Division of State Architect Review Fees
- Energy Studies
- Inspectors
- Printing Fees

Mandatory Soft Costs

\$12.3M

Base Scope for Maxwell Campus

Must Do List: ~ \$9.5 M

- ✓ Seismic Upgrades to Main Building
- ✓ Major Accessibility Upgrades for ADA Compliance
- ✓ Fire Alarm Upgrades
- ✓ Exterior Safety Lighting
- ✓ Upgraded public address for the school
- ✓ Upgrade electrical system for the school
- ✓ Installation of HVAC System to include air conditioning
 - ✓ Provide new chillers for cooling system
 - ✓ Use current boilers for heating systems that are only 2 years old and prep for transition to all electric at end of life cycle.
- ✓ Interim Housing for students during work in building which would not be necessary if the Middle School Options is selection

Top Priorities from School Community:

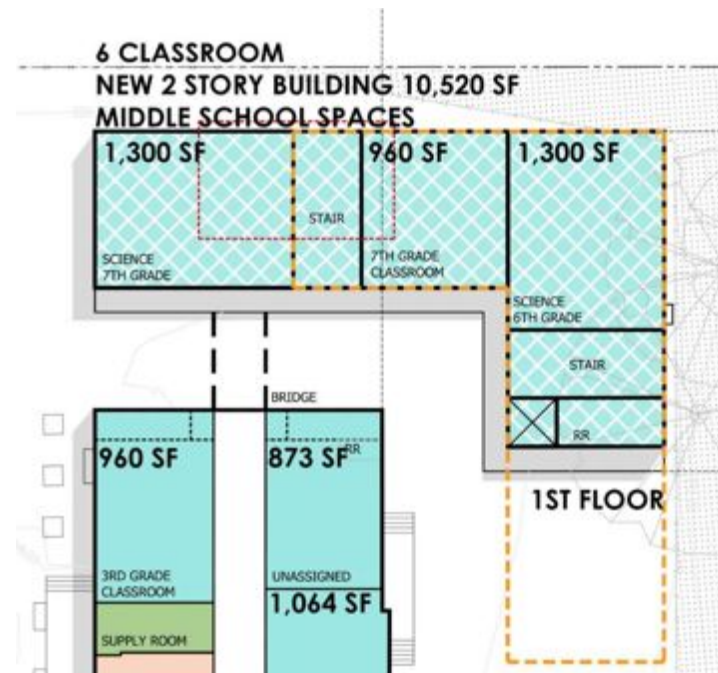
1. Address the heat issues in the building
2. Address the multipurpose Room/Dining Area
3. Middle School Experience-Science Labs etc
4. Improve overall play areas for students.

Options for Remaining Construction Budget: \$12.2M

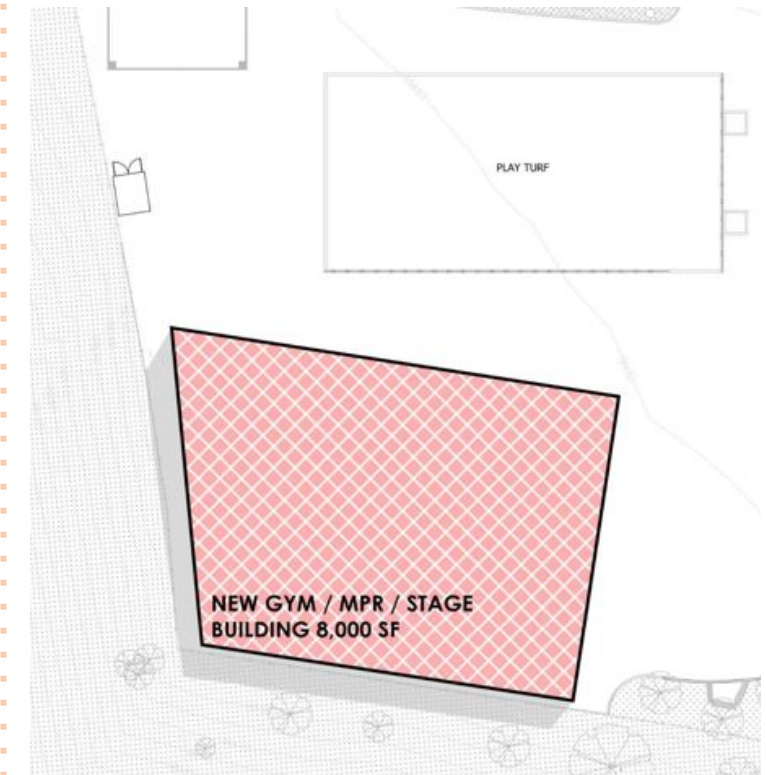
Option 1: Modernization (\$ for Heat Pump)



Option 2: Middle School Building (\$ for Heat Pump)



Option 3: Multipurpose Building (No \$ for Heat Pump in Main Bldg)



Project Engagement Survey Results



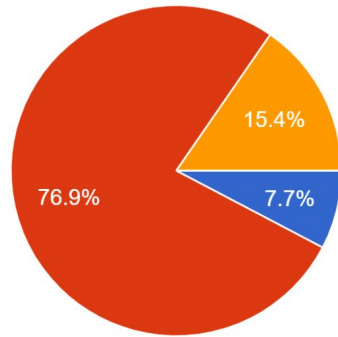
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Planning Phase - Initial Teacher Polling Results

If you had to make a decision today about the investment in Maxwell (non-binding), please select your first choice.

13 responses



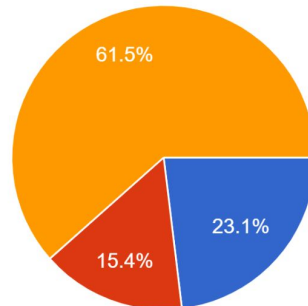
- Option 1: Modernization: \$9.5M Improvements to existing building; PLUS an additional \$12.2M Improvements to existing building
- Option 2: Middle School Building: \$9.5M Improvements to existing building; PLUS a new 10,000sf, 2 story classroom building
- Option 3: Multi-Purpose Room (MPR) Bldg: \$9.5M Improvements to existing building; PLUS a new 8,000sf MPR bu...



13 teachers and staff members took the initial survey

If you had to make a decision today about the investment in Maxwell (non-binding), please select your 2nd choice.

13 responses



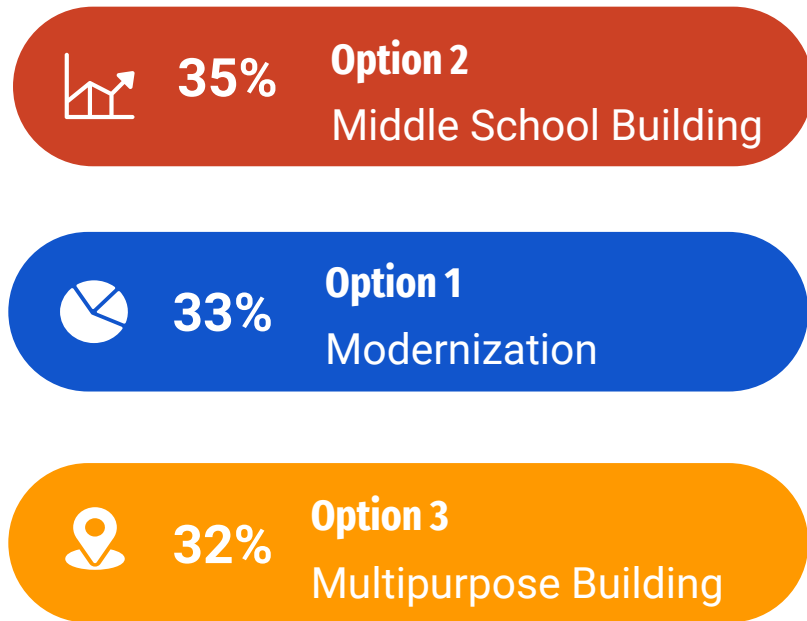
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Ranking:

- 1. Middle School Building**
- 2. Multi-Purpose Room**
- 3. Modernization**

Planning Phase - Community Polling Results

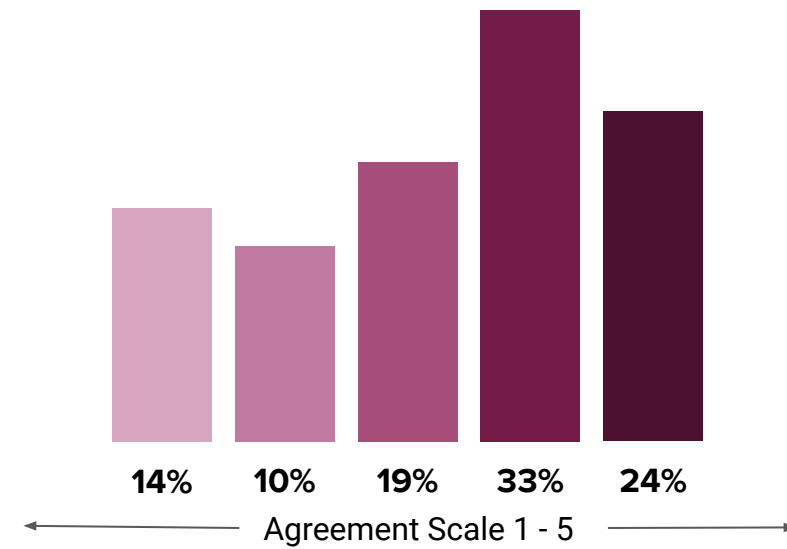
Ranking on Project Scope Options



26 Participants

Participated from October 5 - 20, 2023,
as of October 24, 2023

Do Investments Meet Campus Needs?



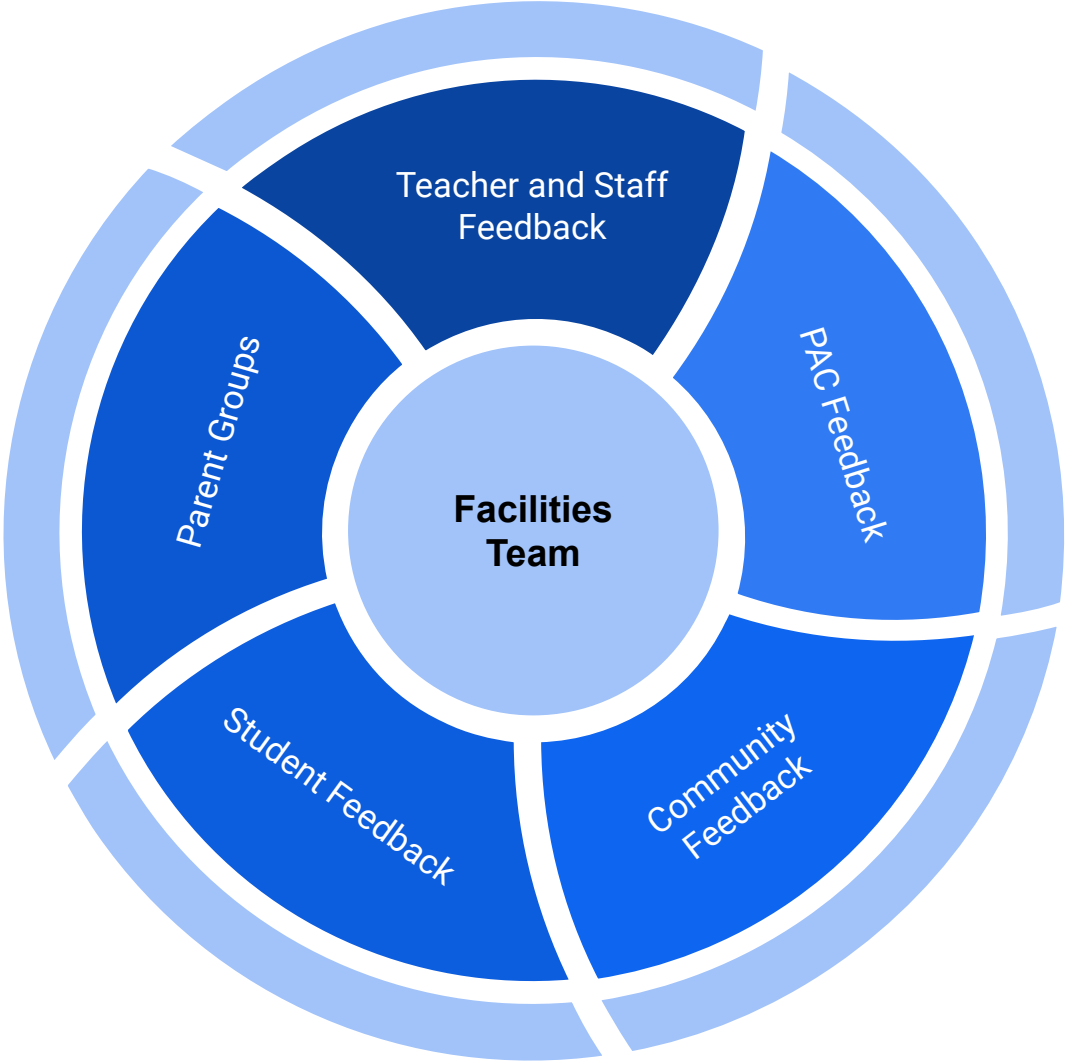
MLA PAC Survey and Community Survey

PAC members have their survey in their inbox that provides direct feedback from them.

Community Members and Families can take the survey in this link below:

[Community Feedback Survey](#)

Next Steps



1. **November 28 through November 30, 2023:** Project team to process feedback from students, teachers, staff, and the community
2. **November 30, 2023:** Facilities Planning & Management team to make a final decision
 - a. Team will follow up with the site regarding the final decision on the project scope
 - b. Closeout of the Project Planning Phase
3. **TBD:** Kickoff MLA Project Design Phase

Previous MLA Project Updates

Thank you!

Additionally, for more information please reach out to:

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Appendix: MLA PAC Members Composition

1. School Principal or his/her representative
 - a. Jonathan Mayer, Principal
 - b. Martha Escobar, Assistant Principal
2. Teacher and Classified Staff from the school
 - a. Andi Gonzales, Staff
 - b. Charity Bolona, Teacher
3. Facilities Department representative
 - a. Ray Bermudez - Facilities Staff
4. Student representative
 - a. Augie Balquist
5. Parent-Teacher Association/School Site Council representative or similar, Parent or guardian at large, Neighborhood group representative or similar, Representatives of all groups with identifiable vested interests
 - a. PTSA Parents:
 - i. Kirsting Hernandez
 - ii. Maria Elena Perez
 - iii. David Focke
 - iv. Leana Rosetti
 - b. Padres Unidos Parents:
 - i. Alma Ortega
 - ii. Rocio Camacho
 - c. Friends of the African Diaspora Parent:
 - i. Andrea Lowe