

# WELCOME

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WE WILL BEGIN MOMENTARILY



# Melrose Leadership Academy

## Design Phase Community Input Session #1

March 18, 2024



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

Community Schools, Thriving Students

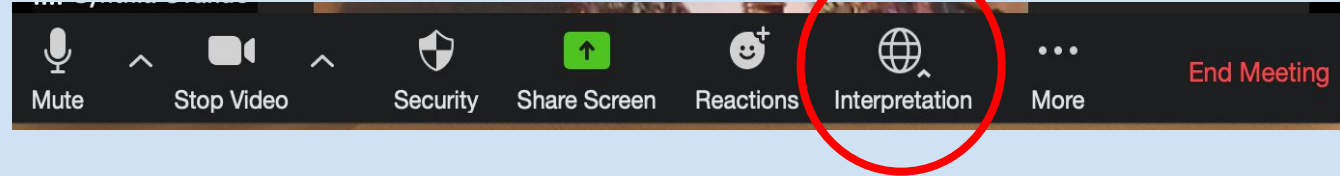


# Interpretation / Interpretación / 翻譯

1

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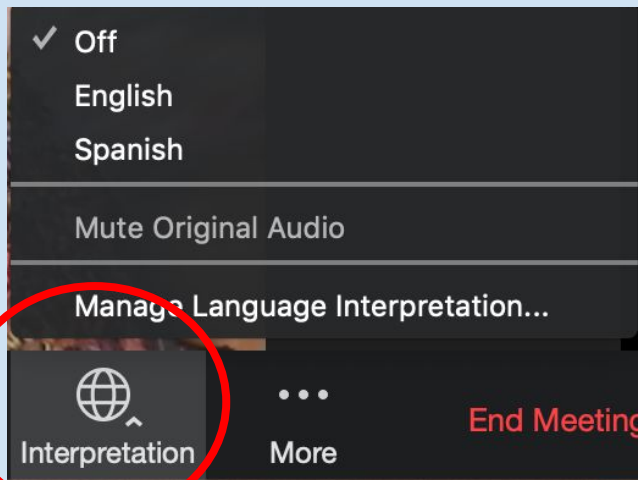
Vaya al panel de control | 控制項



2

Click on “Interpretation”

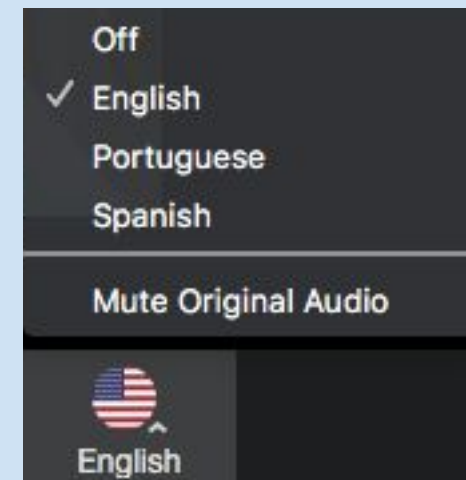
Haga clic en “Interpretación” | 翻譯



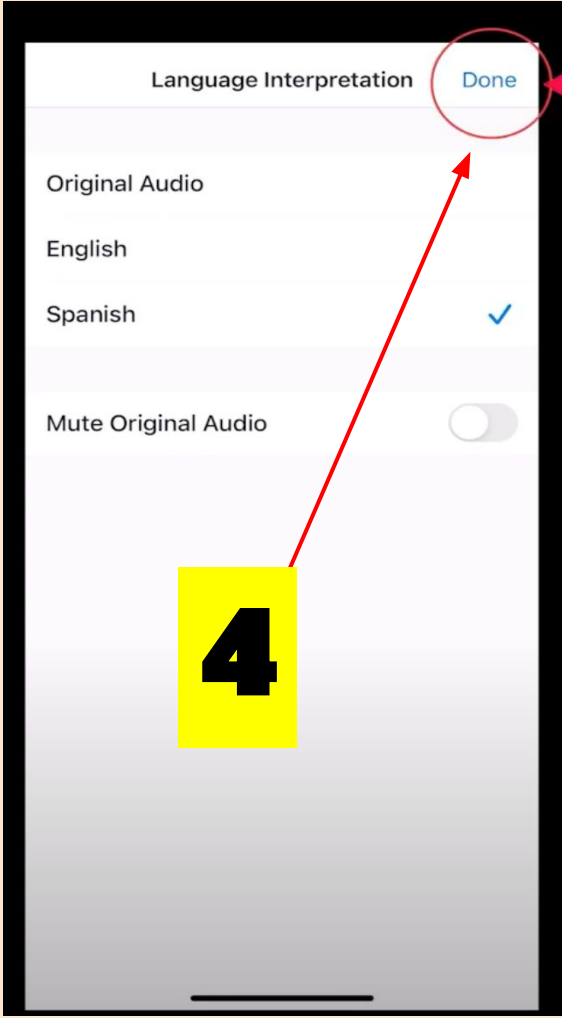
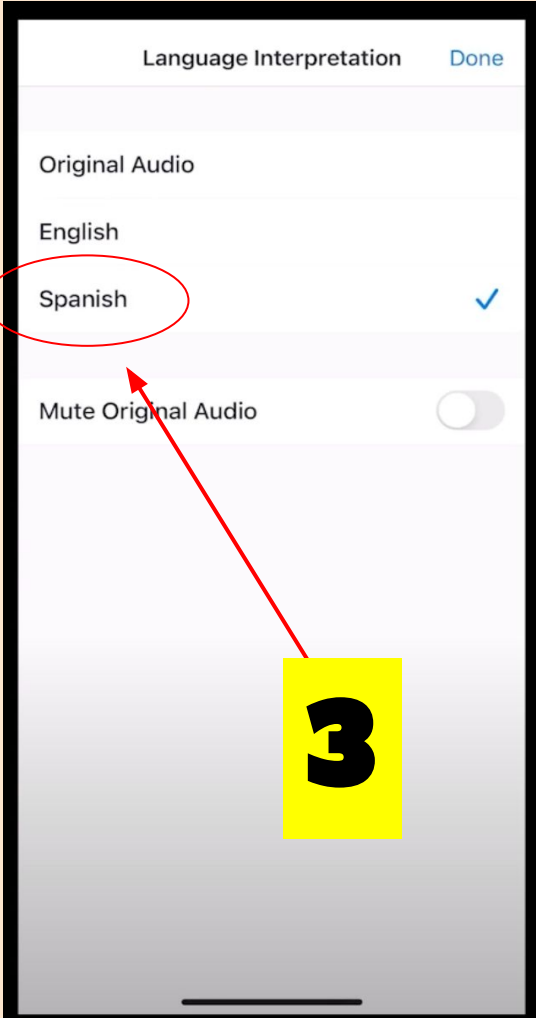
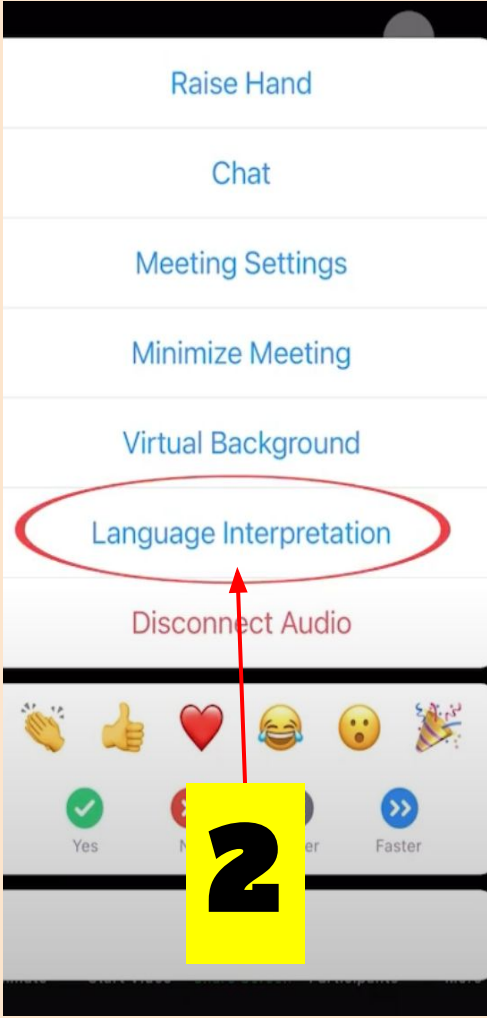
3

Choose a Language

Escoja un idioma | 選擇一種語言



# If you're using your phone / Si usa su celular / 如果您使用手机



# Agenda

## Introductions

- Agenda Overview
- Meeting Outcomes

## Project Information

- Project Updates
- Engagement Overview
- Review of Options

## Next Steps

- Community Survey

## Questions

- Q&A

# Meeting Outcomes

## Outcome 1

Present project updates and upcoming milestones

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## Outcome 2

Review engagement calendar for the Design Phase

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## Outcome 3

Review and discuss layout options for the new middle school building

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01

# Project Information

Background

# MLA Capital Bond Project Overview

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**PROJECT TYPE:** Lease - Lease Back Delivery

**PROJECT PHASE:** Schematic Design

**PROJECT TEAM:**

**Victor Manansala**, Project Manager

**Jorge De Anda**, Project Engineer

**ARCHITECT:** HKIT Architects

Design and Approval:	April 2024 to December 2025
Bidding Period:	TBD
Construction Period:	TBD
Completion:	TBD



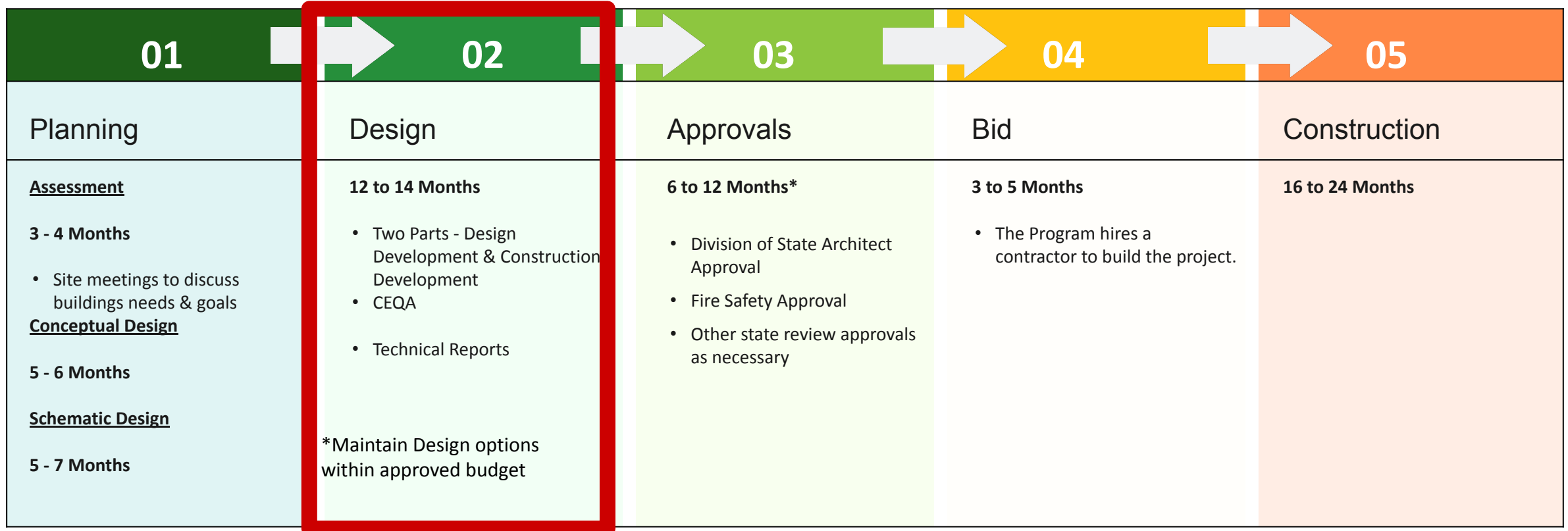
# MLA Capital Bond Project Scope

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- Focused Modernization of Existing Main Building.
- Construction of a new middle school building with (6) classrooms.
- Aligning with our commitment to sustainability by incorporating solar panels, energy efficient building standard and battery storage technology.
- Improve the overall safety of the building.
- Installation of heating and cooling systems powered by an efficient heat pump, a step forward in our journey towards a more energy-efficient and comfortable learning environment.

# Project Process & Timeline

Project phases and related timeframes.



A background photograph of several children wearing face masks, standing outdoors in front of a chain-link fence. In the foreground, there are green plants, including a tomato plant and some leafy greens. A green rectangular overlay covers the left side of the image, containing white text.

02

# Project Engagement

Updates



# Project Review

Through the collaborative efforts of the Facilities Planning & Management Department, District, school-site leadership, school staff, families, students, and other interest groups, the project completed the planning phase. After thorough review and careful consideration of feedback during the Planning Phase, the team chose to select the new middle school building option.

## Planning Phase Major Engagement Events:

- 2 Site/Leadership Planning Meetings - September 28 and October 26, 2023.
- 2 Teacher/Staff Meetings - September 18 and November 23, 2023.
- 2 PAC Meetings - September 28 and November 28, 2023.
- 1 Community-Wide Survey (conducted during a six-week period) - 300 Responses.
- 2 Community Input Sessions - October 5 and October 10, 2023.
- 1 Monolingual-Specific Meeting - October 20, 2023.
- 1 Friends of the African Diaspora Meeting - October 18, 2023.



# Upcoming Schematic Design Phase Engagement Activity Tentative Timeline

**Design & Approval:** June 2023 - April 2025; **Bidding:** April 2025 - June 2025

Date	Stage	Engagement Activity	Agenda
February 12, 2024	Schematic Design	Staff Meeting	Presented Initial Building Site Layout Options
Today	Schematic Design	Virtual PAC Meeting	Engagement Plan
Mar 18, 2024	Schematic Design	Virtual Community Meeting	Building Site Layout Options
March 2024	Schematic Design	Online Survey	Building location and building character preference
March/Apr 2024	Schematic Design	Staff Recap Meeting	Building Site and Program Options and Survey Reminder
March/Apr 2024	Schematic Design	MLA Leadership Check-In	Update to MLA leadership to present recommendations on Building Location
April 2024	Schematic Design	Staff Meeting	Building Mass and Design Options
April 2024	Schematic Design	Virtual PAC Meeting	Update on the Outreach and Engagement
Apr 2024	Schematic Design	Virtual Community Meeting	Building Mass and Design Options
May 2024	Schematic Design	Virtual Recap with PAC/Site Leadership	Update on Building Design direction



A photograph of a group of students in a gymnasium. In the foreground, a student in a white t-shirt and black leggings is blurred while moving. Behind them, several students are wearing traditional Mexican folk dresses (faldas) in red and purple. Some students are wearing face masks. The background features blue curtains, a chalkboard, and stainless steel kitchen equipment.

03

# Project Layouts

Updates



# Building Design Updates

- Present overall classroom count
- Review building location analysis and criteria

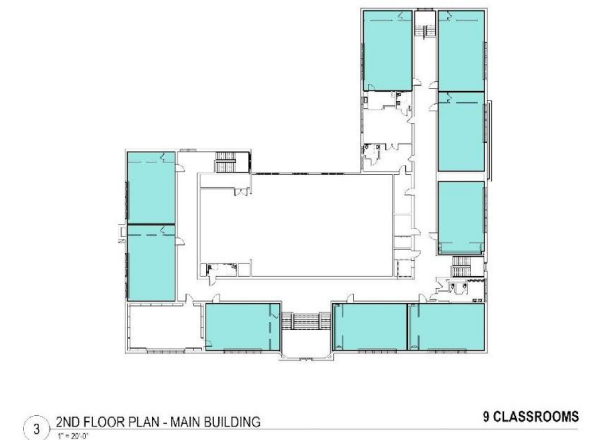
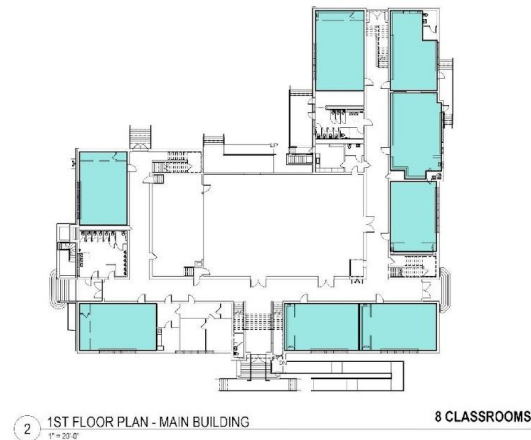
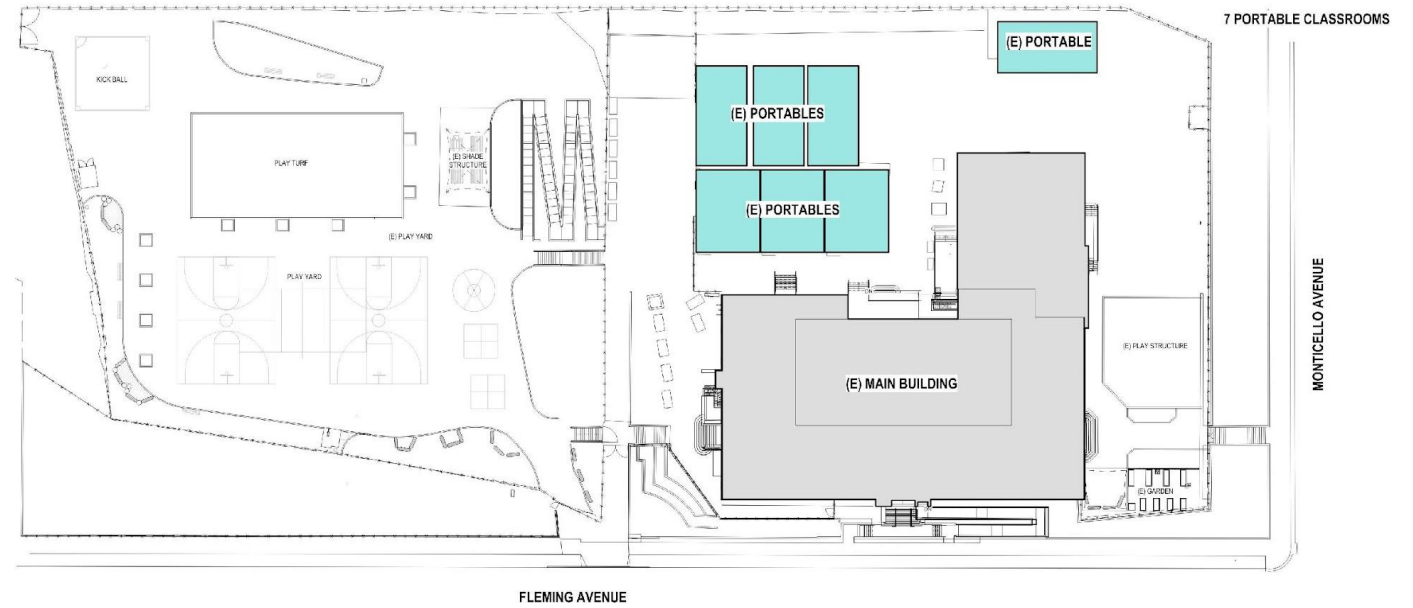


# Existing Classroom Count

**EXISTING BUILDINGS**  
1ST FLOOR - 8 CLASSROOMS  
2ND FLOOR - 9 CLASSROOMS  
  
PORTABLES - 7 CLASSROOMS

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**TOTAL CLASSROOMS - 24 CLASSROOMS**  
INCLUDING ALL PORTABLES & AFTER SCHOOL PROGRAM



# New Classroom Count

## EXISTING BUILDINGS

1ST FLOOR - 7 CLASSROOMS

2ND FLOOR - 9 CLASSROOMS

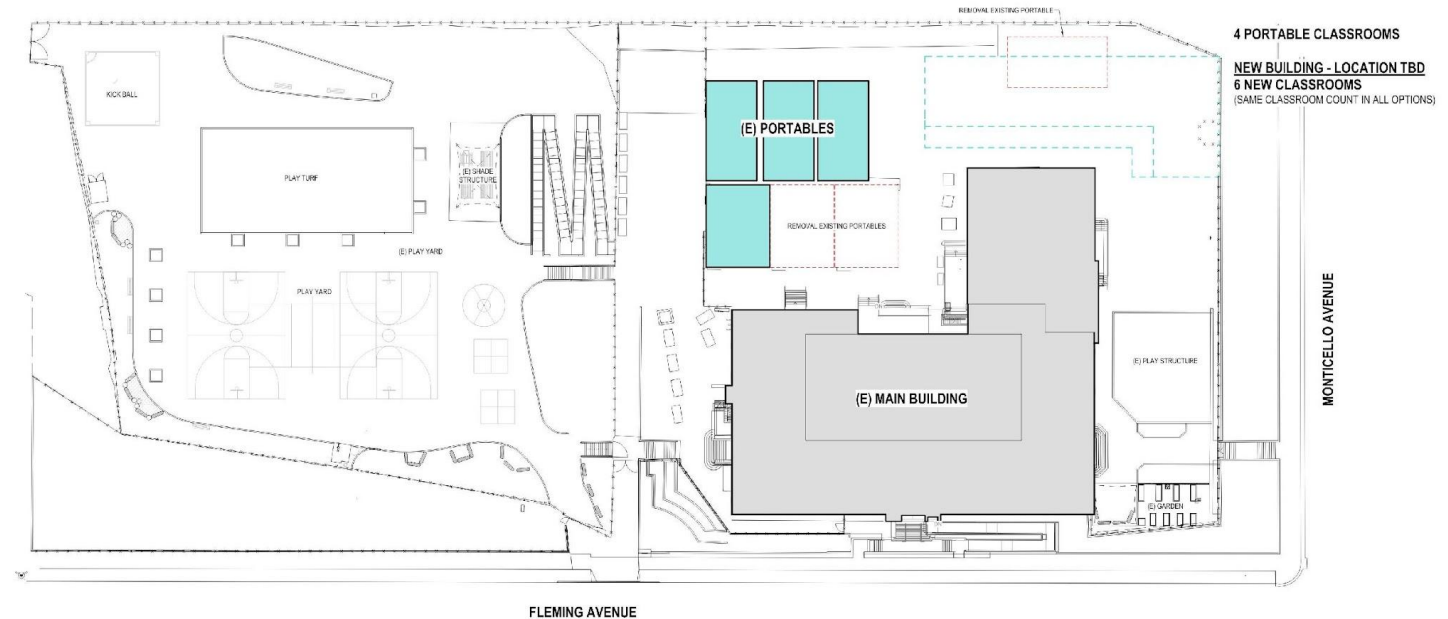
PORTABLES - 4 CLASSROOMS

## NEW BUILDING - LOCATION TBD

1ST FLOOR - 3 CLASSROOMS

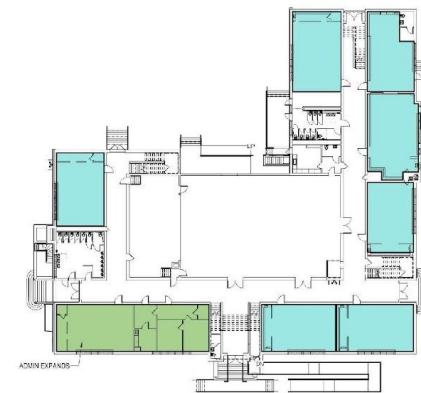
2ND FLOOR - 3 CLASSROOMS

**TOTAL CLASSROOMS - 26 CLASSROOMS**  
INCLUDES AFTER SCHOOL PROGRAM



4 PORTABLE CLASSROOMS

NEW BUILDING - LOCATION TBD  
6 NEW CLASSROOMS  
(SAME CLASSROOM COUNT IN ALL OPTIONS)



2 1ST FLOOR PLAN - MAIN BUILDING  
1" = 20'-0"

7 CLASSROOMS



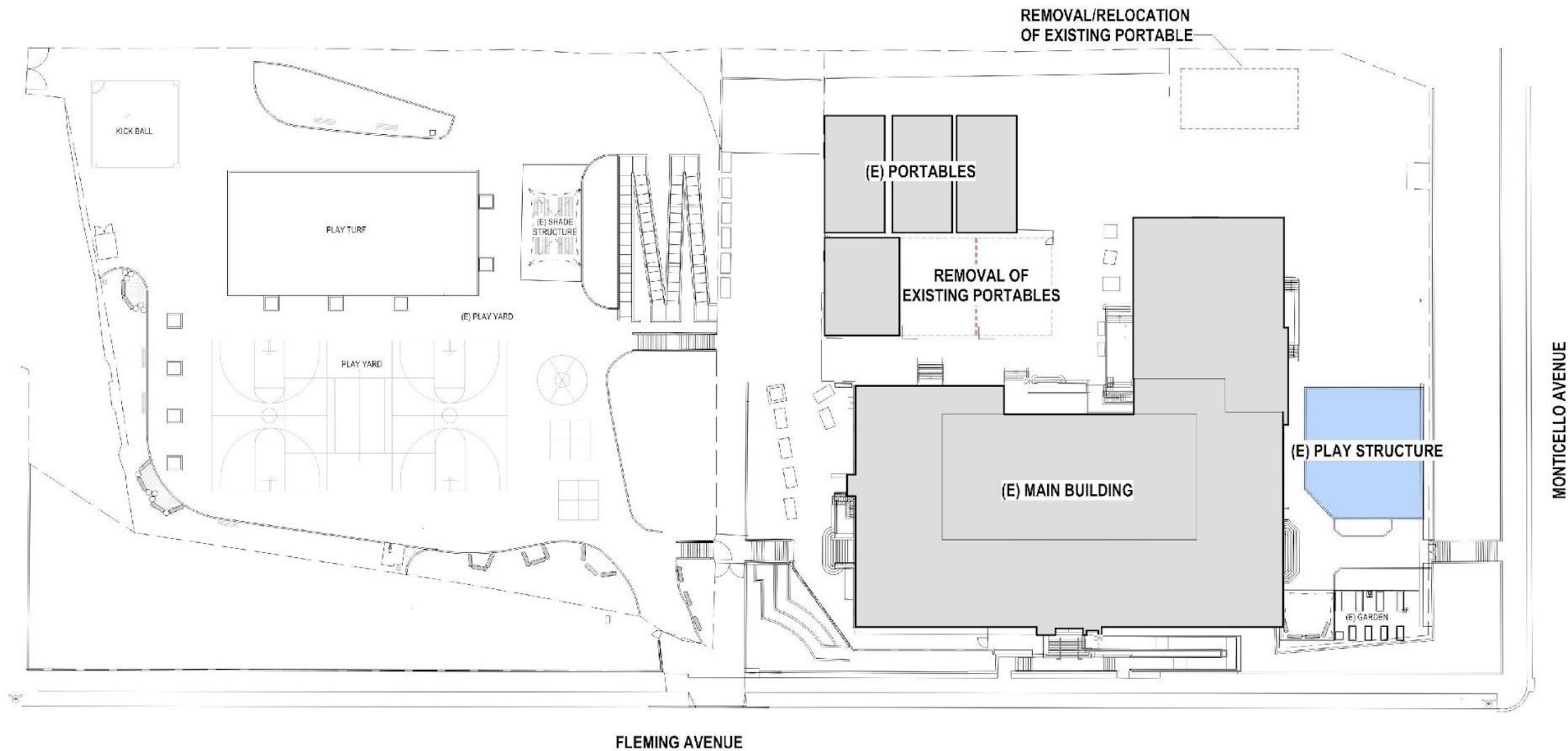
3 2ND FLOOR PLAN - MAIN BUILDING  
1" = 20'-0"

9 CLASSROOMS



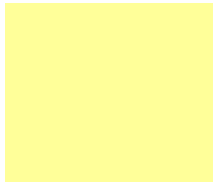
# Potential Construction Area





Existing Site Plan

# What to Look For on the Site Plans?

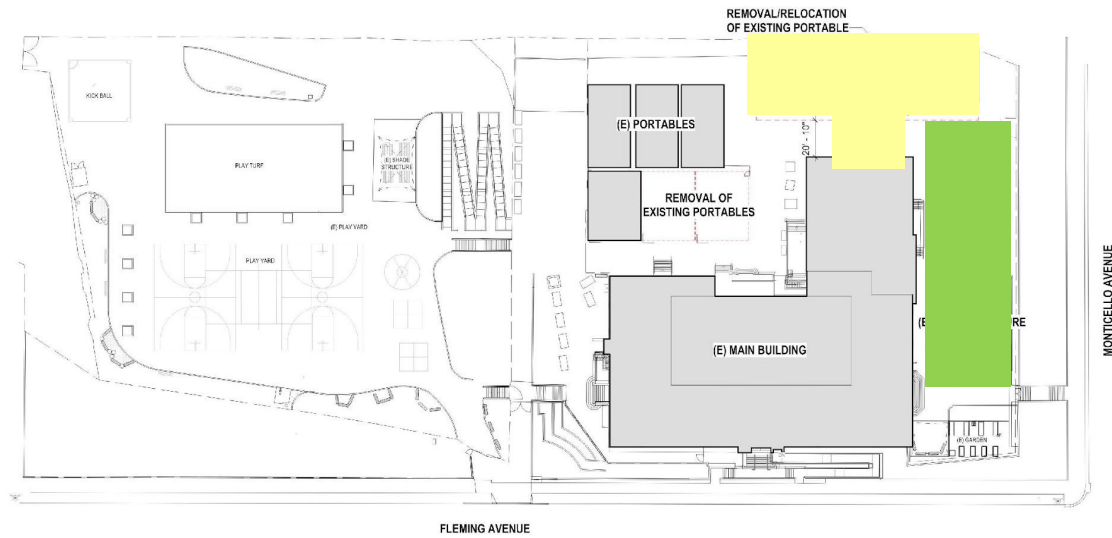


Potential Building Location & Area of New Construction

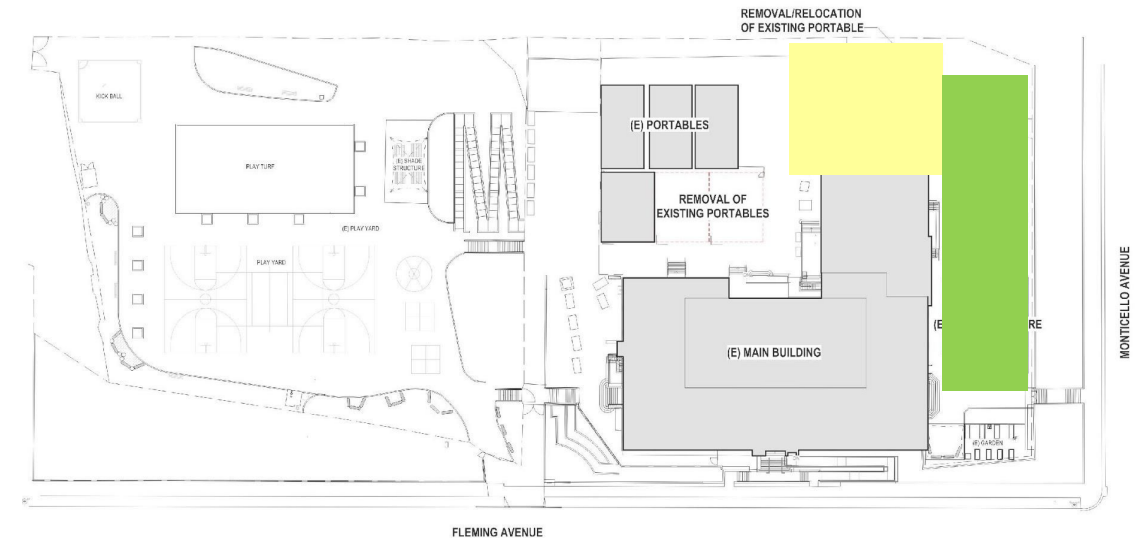


Potential Outdoor Program Space

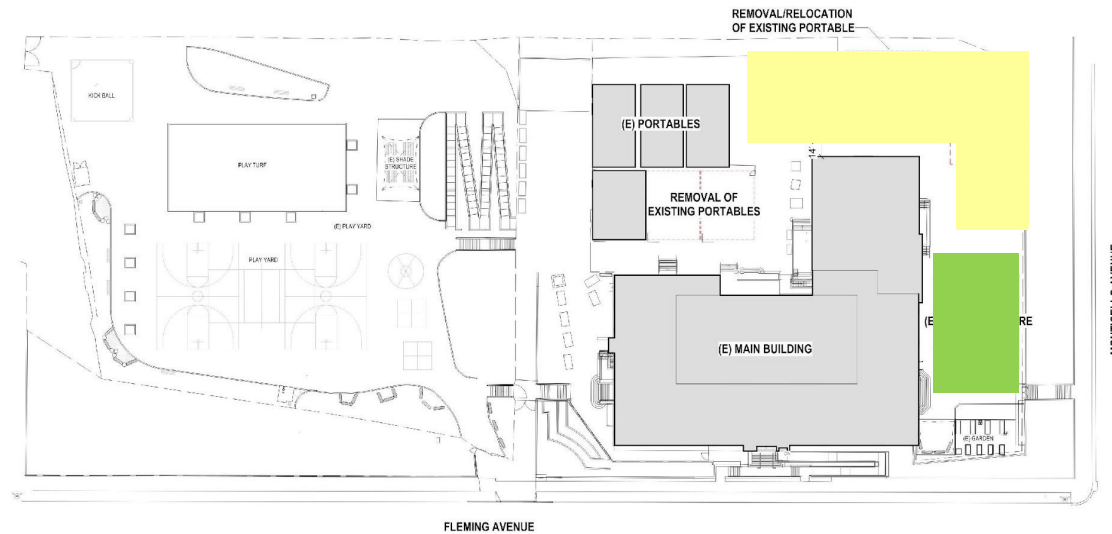
# Site Plans- Construction and Outdoor Program Space



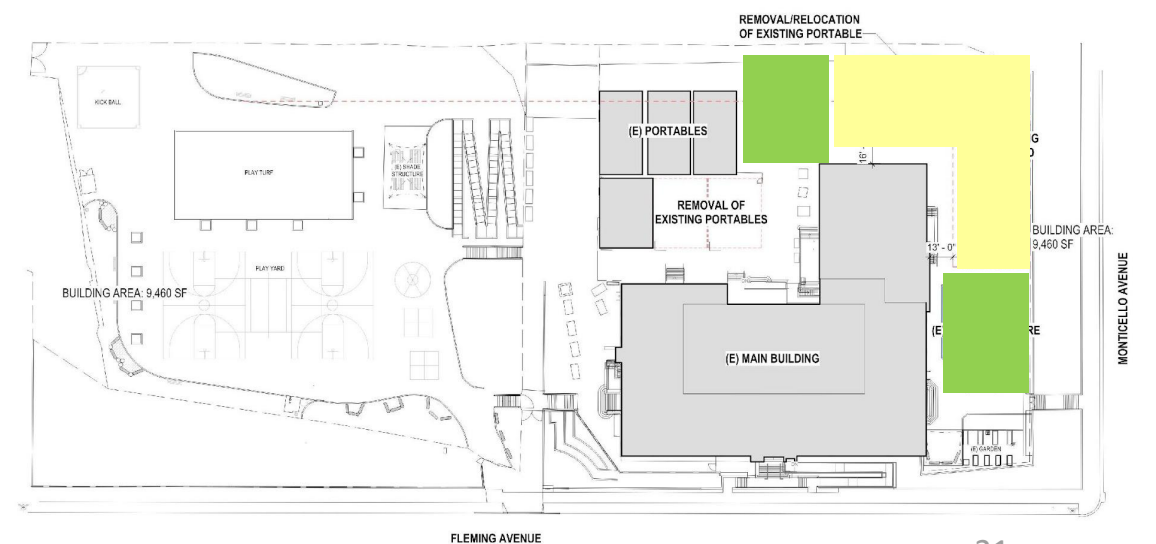
Option 1 – Attached to Building



Option 2 – Attached to Building

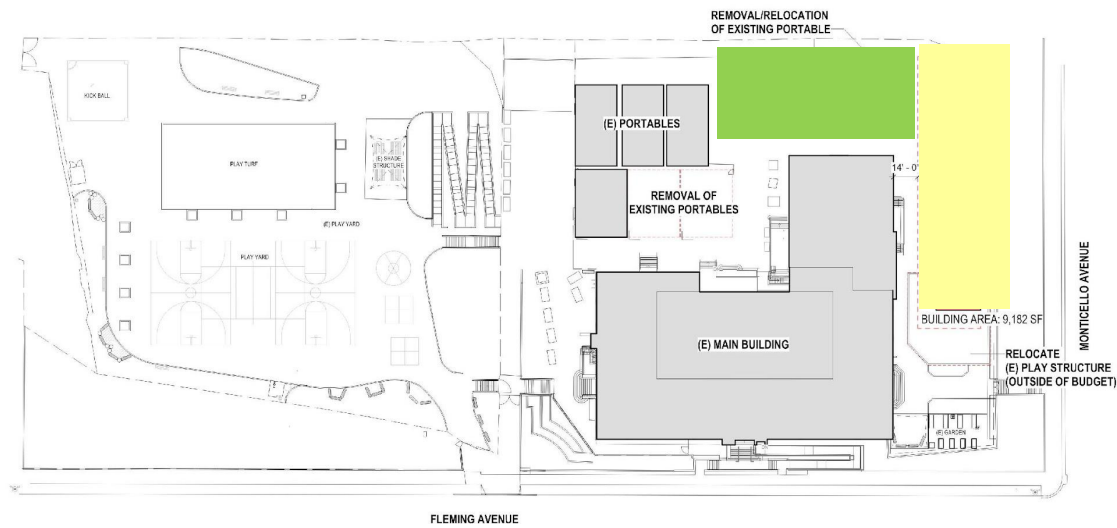


Option 3A – L Shaped Upper Yard

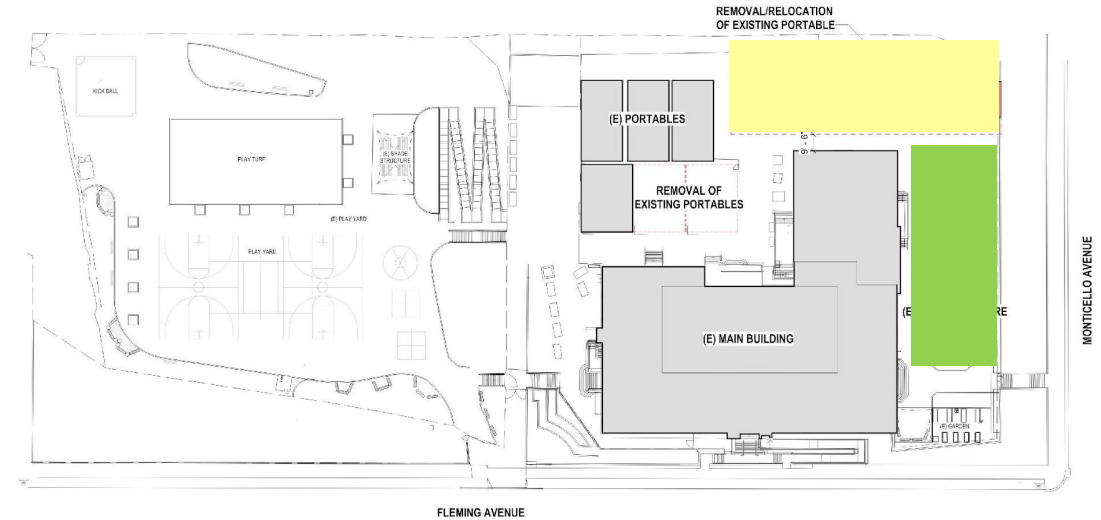


Option 3B – L Shaped Upper Yard

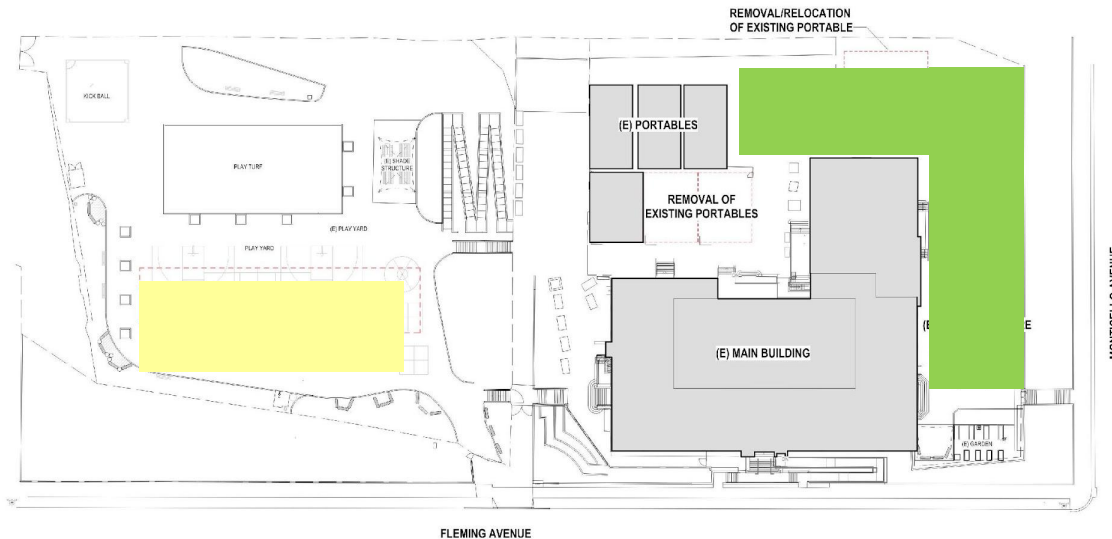
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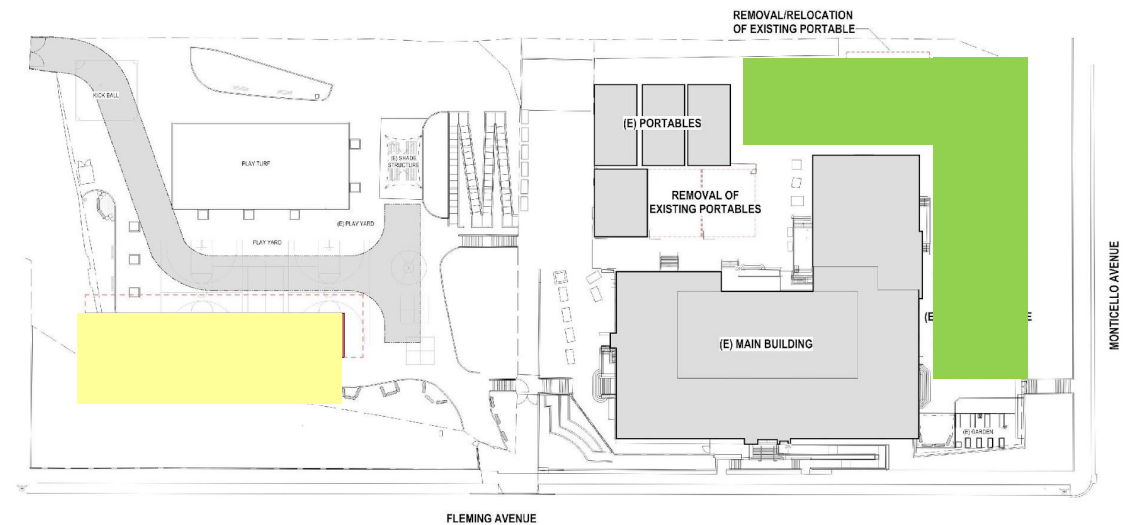
Option 4A – Bar at Upper Yard / Monticello



Option 4B – Bar at Upper Yard











Option 5A –Lower Yard



Option 5B –Lower Yard











# Options for the New Building Potential Location

Option	1	2	3A	3B	4A	4B	5A	5B
Site Plan								
Classrooms	(1) 1300 sf science classroom and (2) 960 sf classroom each floor for a total of (6) classrooms							
Connection	Connected to Existing Building. More complicated to construct and more impact during construction		Separate Structure, less impact to existing building during construction. Located close to building for sharing program functions after construction		Separate Structure, less impact to existing building during construction. Less space between existing and new building than Option 3		Located at Lower Yard. Ample room for construction, but will disturb lower yard for construction duration and take over play space. Far from shared program fucntions at Main Bldg	
Elevator	No new elevator		New Elevator					
Stairs	Eliminates a stair at existing buiding for new connection. Two new stairs constructed		2 new stairs at new building					
Restrooms	(2) single occuupancy all gender restrooms		(4) single occuupancy all gender restrooms					
Flow of Students	Impedes flow of students between upper play yard and lunch area to size of hallway		Students can pass between lunch area and upper play yard outside				Does not disturb flow of students at Upper Yard. 7 and 8 will need to travel up and down for lunch and other activities in Main Building	
Impact to 3/5 Play Yard	Maintains majority of 3-5 play yard		Impacts upper portion of 3/5 play yard, Play structure can remain	Impacts about two-thirds of 3/5 play yard, Play structure can remain.	Impacts majority of 3/5 play yard, Play structure to be removed.	Impacts upper portion of 3/5 play yard, Play structure can remain	No impact to Upper Yard	
Impact to Upper Play Yard	Minimal space between existing portables and new building			Large area on lunch side of upper play yard available for programming/play space		Minimal space	Large area on lunch side of upper play yard available for programming/play space	
Impact to Lower yard	None						Removes basketball courts and in the fire truck turn around	Removes basketball courts and placed on hillside which is not advised by geotech and beyond budget / scope
Solar Heat Gain	Average			Better		Needs Improvement		
Utility Connections	Likely allows existing 1Ph service to remain for portables.	Will sit on top of existing 1Ph service requiring likely feeder rework.	Existing 1Ph service enclosure must be relocated/replaced or portables refed from existing building (from new service).				Likely requires new PG&E service and meter.	



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NOT RECOMM'D

NOT RECOMM'D

# 05

## Questions



# Questions & Contact

All presentations, recordings and a post-meeting QAs will be posted to the project page on the Oakland Built website.



## PROGRAM EMAIL

[oakland\\_built@ousd.org](mailto:oakland_built@ousd.org)



## COMMUNICATION CONTACT

*Ray Bermudez*

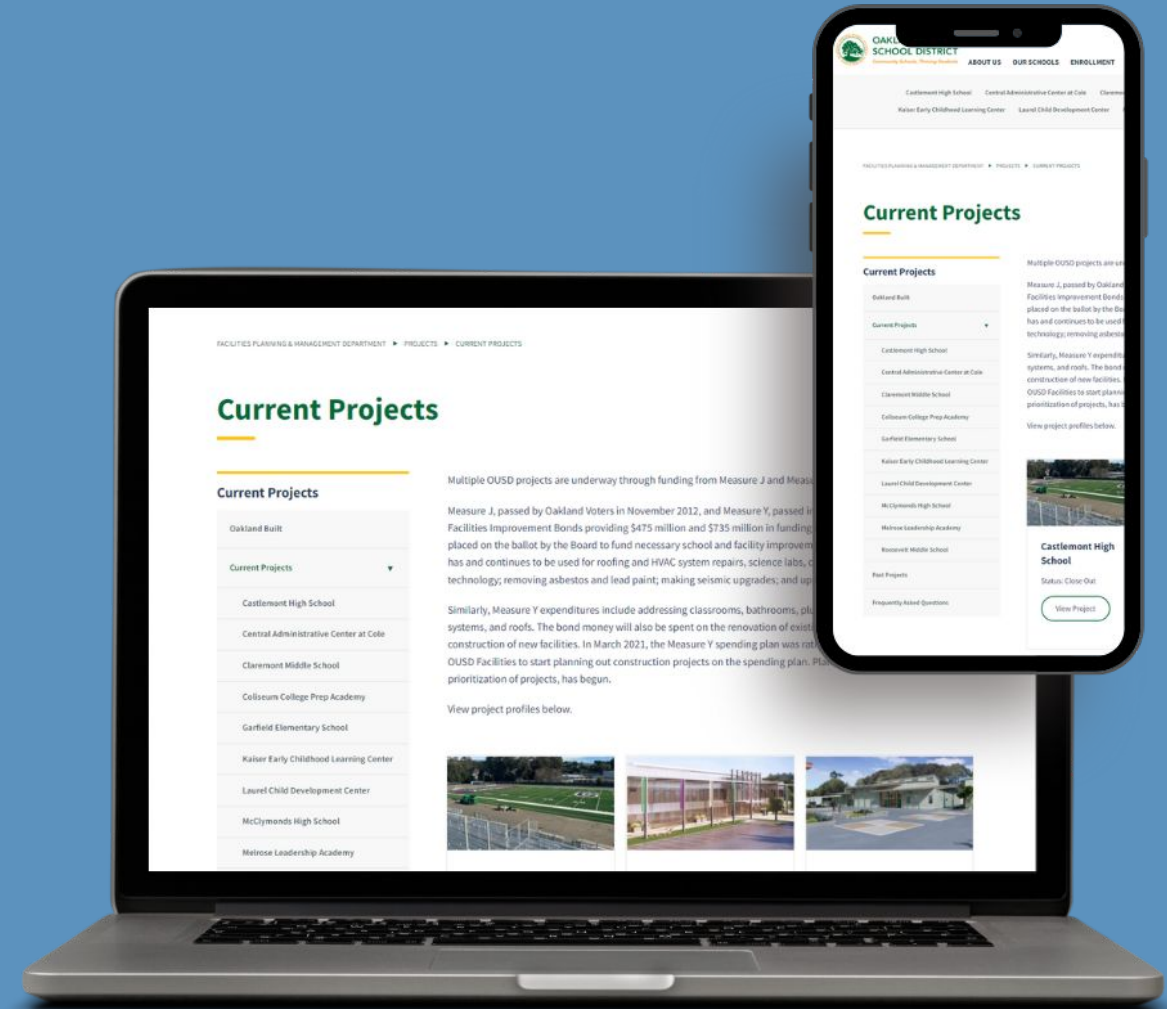
*Community Engagement Specialist*

[Ray.bermudez@ousd.org](mailto:Ray.bermudez@ousd.org)



## WEBSITE

[www.ousd.org/facilities](http://www.ousd.org/facilities)





# THANK YOU

Building Better So Students Thrive.



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