

Project Description: A modernization and expansion of the Maxwell Park campus.

Project Details

Address: 4730 Fleming Ave. Oakland, CA 94619
Delivery Method: Lease-Leaseback
Original Budget: \$49.5 Million
Current Budget: \$36.5 Million
Funding Source: Bond Measure Y
Current Phase: Design
Cost Per Student¹: \$87,952 **Enrollment¹:** 415
Budget Expended²: \$563,961
Project Completion Percentage²: 10%

High-Level Estimated Project Schedule

Design Starts:	Q2 (Apr - Jun) 2024
Bidding Starts:	Q3 (Jul - Oct) 2024
Construction Starts³:	TBD
Completion:	TBD

Project Team

Architect:	HKIT Architects
General Contractor:	TBD (LBU %: N/A)
Project Manager:	Victor Manansala victor.manansala@ousd.org
Community Specialist:	Ray Bermudez ray.bermudez@ousd.org



Project Activities

Scope of Work

- A new middle school building with upgrades to the main building.
- Additional work includes plumbing renovations, seismic upgrades, accessibility upgrades, and fire & life safety, as required by DSA.
- Heat pump systems will also be included in the main building.

Accomplishments

- Architect was given approval to start Schematic Design (SD) phase.
- Held a meeting to engage teachers, Project Advisory Committee (PAC) meeting, community input session.
- Ribbon cutting ceremony for the work completed on the lower yard.

Upcoming Work

- Finalize a building location with the District and school site leadership.
- The architect will continue with the schematic design based on the new building location.

Cost/Schedule Changes

- Approximate Cumulative Change Order Percent: 0%

Future Potential Financial Outlook

- There is nothing to report at this time.



¹ Cost Per Student is based on October 2023 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

² Data reported as of March 2024.

³ Construction phase as yet to be determined and will take into account procuring the Lease-Leaseback entity during the Design phase of the project.