WELCOME

WE WILL BEGIN MOMENTARILY

OAKLAND BUILT
REBUILDING BETTER SO EVERY STUDENT THRIVES



OUSD Facilities Planning & Management presents

Roosevelt Middle School Capital Bond Modernization Project

Roosevelt MS Pre-Construction Meeting

May 7, 2025

Agenda

- Project Update
- Construction During 2025-2026 School Year
- Next Steps



01

Project Information

Background



Oakland Built Program

Building Better Facilities for a Better OUSD.

Mission

Oakland Built will support OUSD student growth and academic success by constructing and maintain safe, state-of-the-art facilities.

About

This program is the collective efforts of Oakland, CA residents and Oakland Unified School District to improve the quality our schools through passed bond measures.

The OUSD Facilities team works to fulfill the scope of Oakland Built projects and collaborates with **Citizens Bond Oversight Committee** to ensure proper spending oversight.

Bond Measures

Measure J, passed by Oakland Voters in November 2012, and **Measure Y**, passed in November 2020, are School Facilities Improvement Bonds providing $475 million and $735 million in funding, respectively.

Roosevelt Middle School Modernization Overview

PROJECT TYPE: Modernization
PROJECT PHASE: Phase 3 of Construction (Building A)

PROJECT TEAM:
Eric Scheuermann, Construction Manager
Thuy Tu, Project Engineer
Ray Bermudez, Community Engagement Specialist

PROJECT BUDGET:
Funded by Measure Y and Measure J
Total budget $91.55 Million

ARCHITECT: HKIT Architects
GENERAL CONTRACTOR: OVERAA

Estimated Project Schedule	
Design Start:	Q2 (June 2022)
Bidding Period:	Q1 (Jan - Apr 2025)
Construction Start:	Q3 (June 2025)
Completion:	Q3 (July 2029)

Project Description
Modernization of the building interiors and structural upgrades of the main building. Construction of a new 3,400 SF modular science building.

Scope of Work
Structural upgrades to the main building, including upgrades to the indoor spaces, mechanical heating, cooling, ventilation, plumbing, re-roofing, lighting, main entry, fire, intrusion, and sprinkler system. The work also includes right-sizing of classrooms and upgrades to outdoor spaces, site utilities, landscaping, and garden.

Engagement Process Overview

PLANNING
12 - 18 MONTHS

- ❑ Start-of-Phase Meeting
- ❑ School Site Leadership Kick-Off
- ❑ A/E Selection Process
- ❑ Team-wide Planning Phase Kick-Off
- ❑ School Site and District Leadership Project Overview
- ❑ Engagement Planning Session

Community Engagement

- ❑ **PAC Engagement Advisory Meeting**
- ❑ **Student & Teacher/ School Community Engagement (meetings, surveys, and activities)**
- ❑ **Community-wide Engagement: (meetings and surveys)**

- ❑ End-of-Phase Meeting
- ❑ + Monthly check-in meetings with School Site Leadership.

DESIGN
12 - 14 MONTHS

- ❑ Start-of-Phase Meeting
- ❑ School Site Leadership Kick-Off

Community Engagement

- ❑ **PAC Engagement Advisory Meeting**
- ❑ **Student & Teacher/ School Community Engagement:**
  1. **Concept activity**
  2. **Schematic activity**
  3. **Design Development activity**
  4. **Final Drawings review**
- ❑ **Community-wide Engagement:**
  1. **Concept meeting**
  2. **Schematic meeting**
  3. **Design Development meeting**
  4. **Final Drawings review**

- ❑ End-of-Phase Meeting
- ❑ + Monthly check-in meetings with School Site Leadership.

CONSTRUCTION
16 - 24 MONTHS

- ❑ Start-of-Phase Meeting
- ❑ School Site Leadership Kick-Off

Community Engagement

YOU ARE HERE

- ❑ **Groundbreaking Planning**
- ❑ **Groundbreaking Ceremony**
- ❑ **School Community-wide Engagement: Spring/Fall Construction update meetings 1, 2, 3, and 4.**
- ❑ **Ribbon Cutting Planning**
- ❑ **Ribbon Cutting Ceremony**

- ❑ End-of-Phase Meeting
- ❑ + Weekly check-in meetings with School Site Leadership.



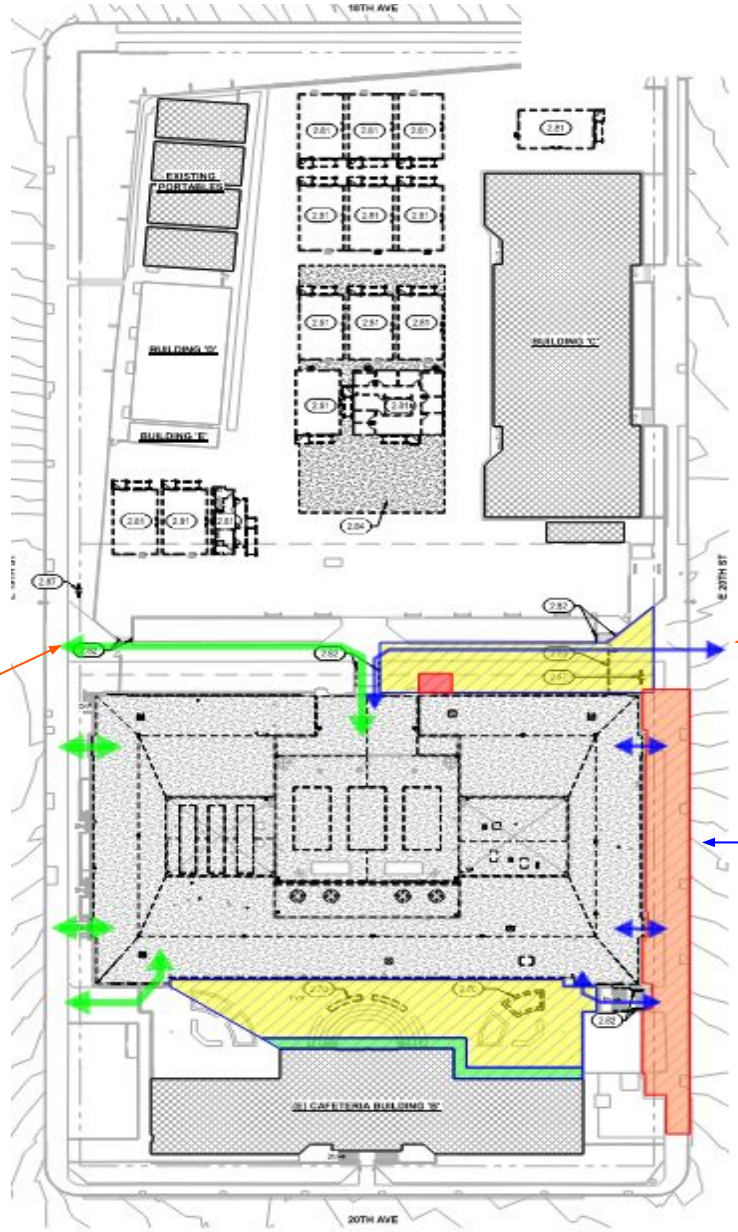
02

Construction Phase 3

Safety

- Safety of all persons - Students, Staff, Visitors, and Construction Workers - is the number one priority of this project.
- Restricted access to construction areas
- Adhere to construction signage and its purpose
- Awareness of construction equipment like trucks, loaders, and excavators
- Using caution when crossing construction access points
- Contact Project team for any questions or concerns

Phase 1 Logistic Plan



JUNE 2025 to MARCH 2027
(EAST EXTERIOR)

E. 19th St New Entrance (Temporary)

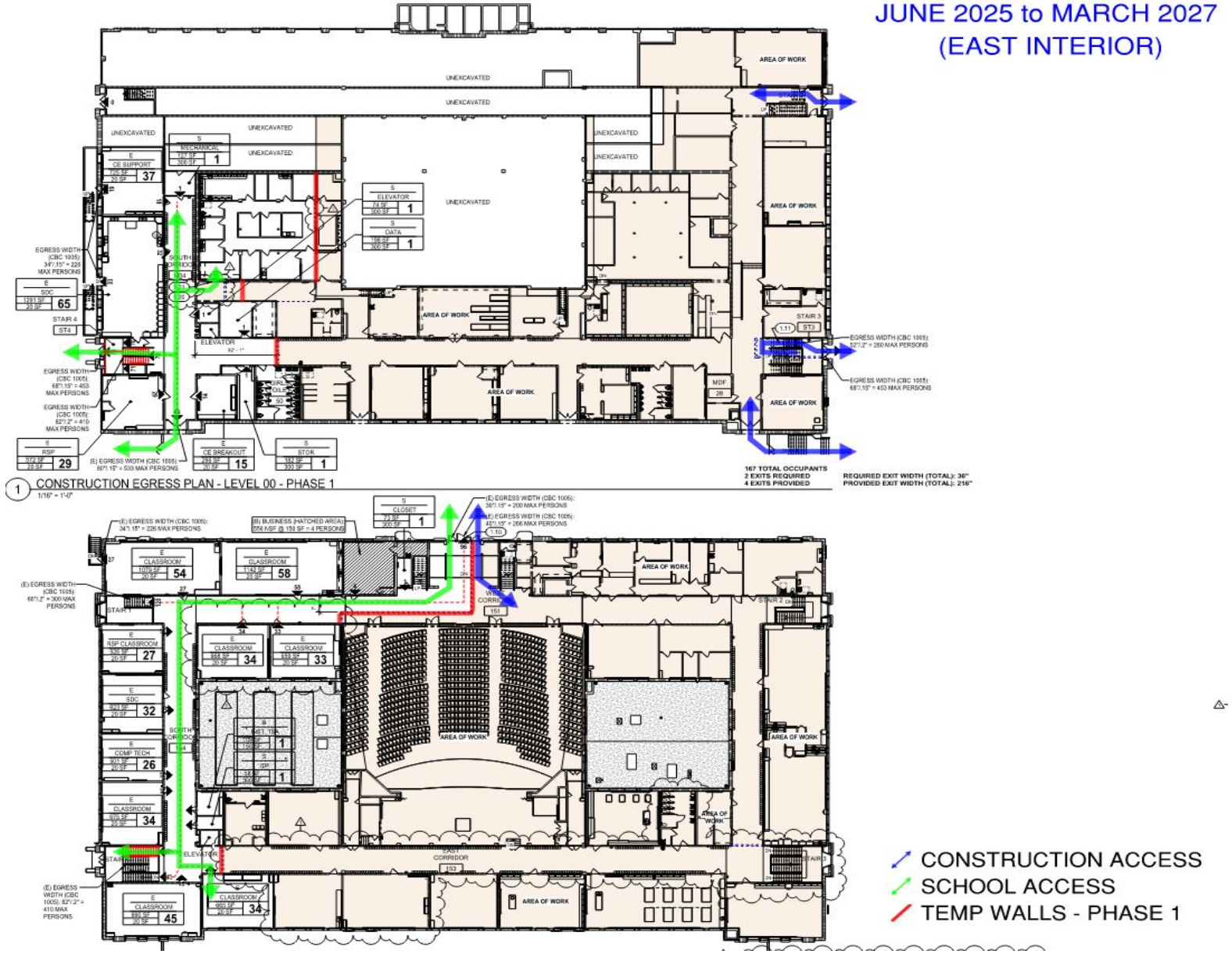
E. 20th Street Entrance Closed

Exterior Seismic Construction

- CONSTRUCTION ACCESS
- LAYDOWN AREA
- PHASE 1 CLOSED ACCESS
- SCHOOL ACCESS
- SCHOOL ACCESS
- STAIR TOWER

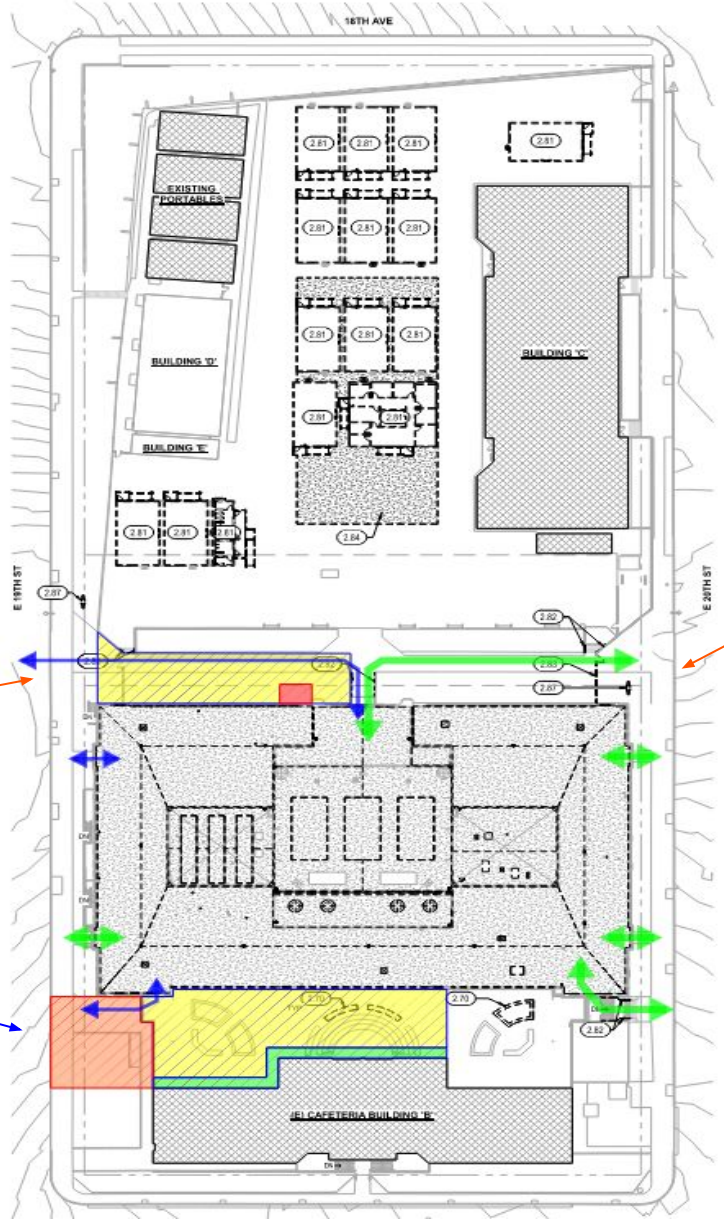
Phase 1 Logistic Plan Continued

JUNE 2025 to MARCH 2027
(EAST INTERIOR)



1 CONSTRUCTION EGRESS PLAN - LEVEL 00 - PHASE 1
1/16" = 1'-0"

Phase 2 Logistic Plan



MARCH 2027 to SEPTEMBER 2028
(WEST EXTERIOR)

E. 20th Street Entrance Open

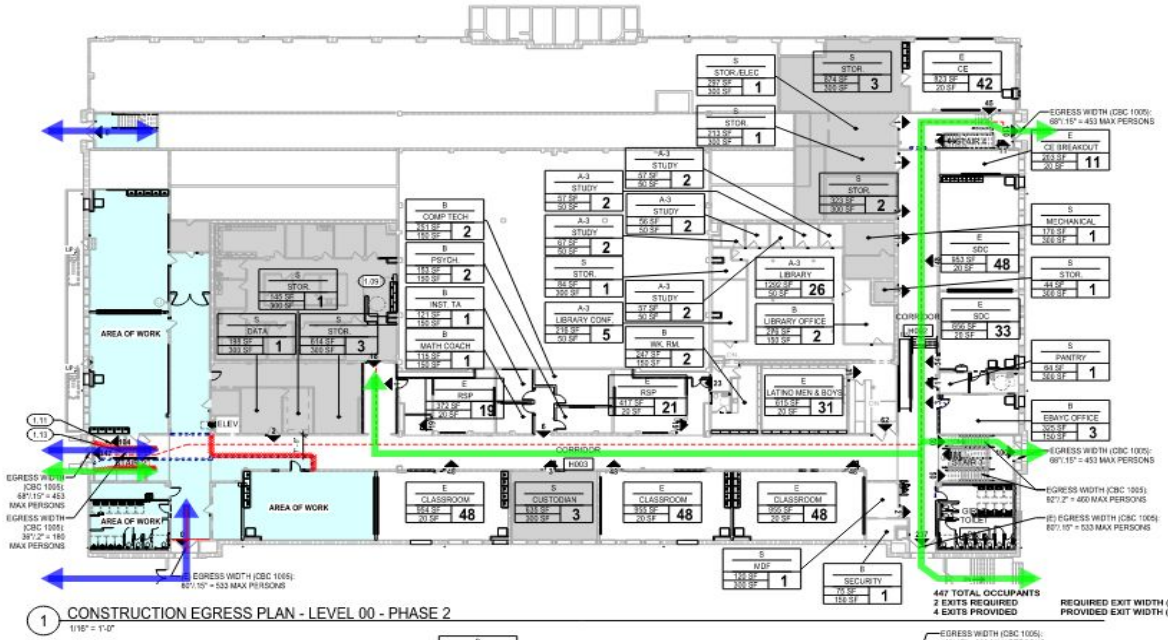
E. 19th St Entrance Closed (Temporary)

Accessible Parking Construction

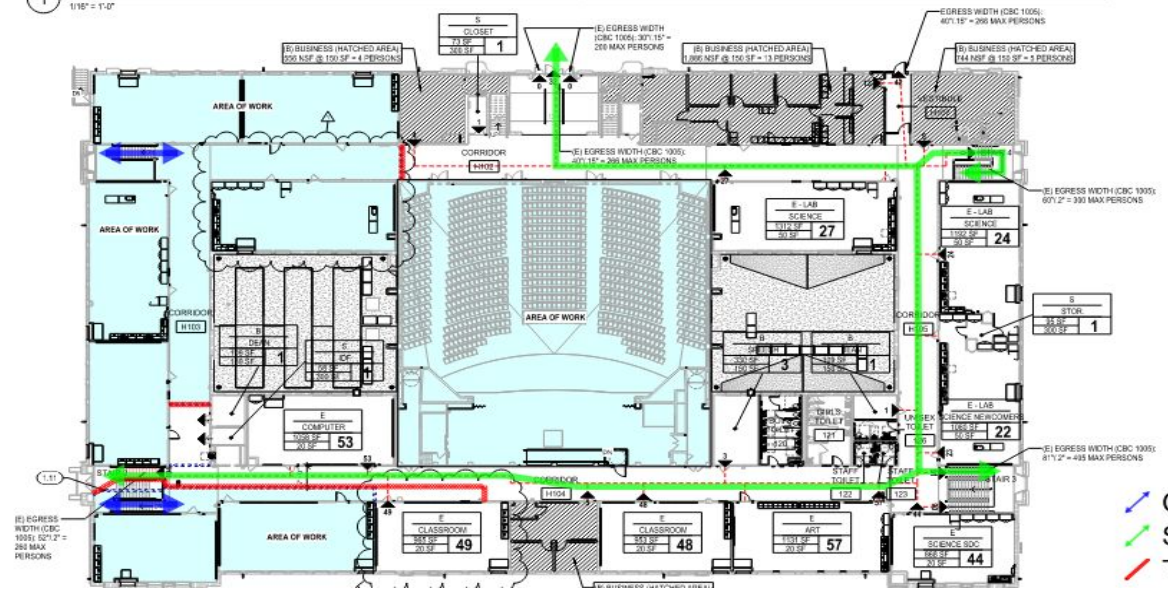
- CONSTRUCTION ACCESS
- LAYDOWN AREA
- PHASE 2 CLOSED ACCESS
- SCHOOL ACCESS
- SCHOOL ACCESS
- STAIR TOWER

Phase 2 Logistic Plan Continued

MARCH 2027 to SEPTEMBER 2028
(WEST INTERIOR)

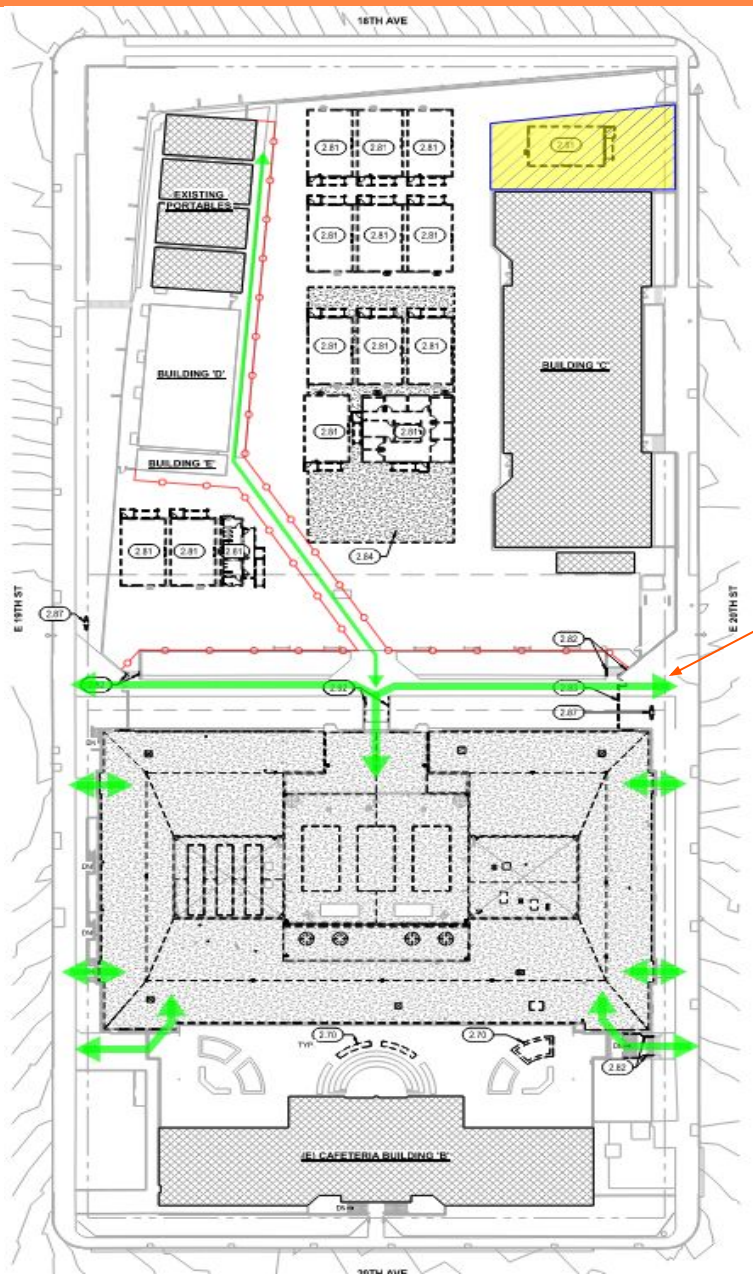


1 CONSTRUCTION EGRESS PLAN - LEVEL 00 - PHASE 2
1/16" = 1'-0"



CONSTRUCTION ACCESS
SCHOOL ACCESS
TEMP WALLS - PHASE 2

Phase 3 Logistic Plan



AUGUST 2028 to JULY 2029

PLAYGROUND AREA SITE WORK

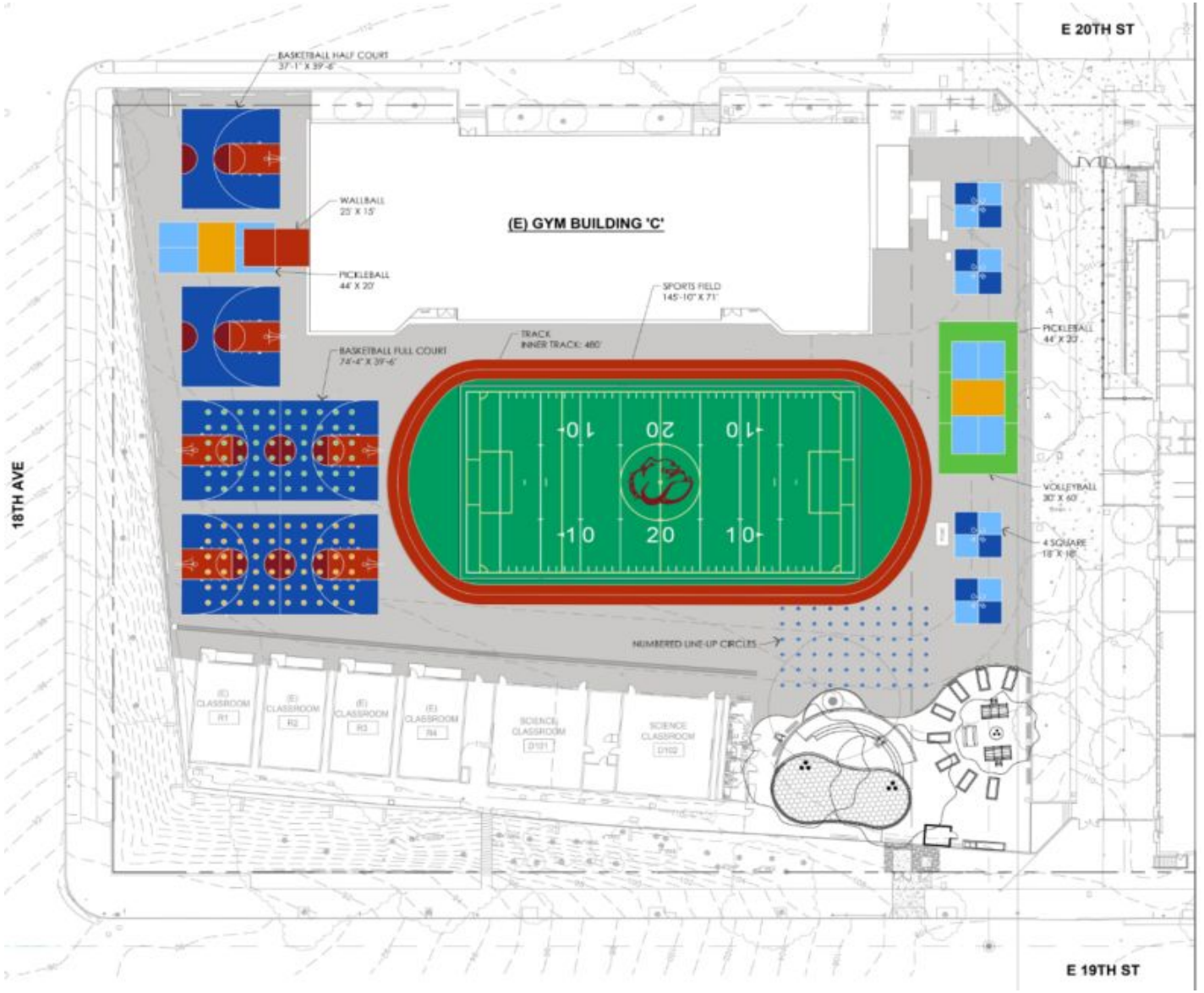
E. 20th Street Entrance Open

LAYDOWN AREA

SCHOOL ACCESS

TEMP FENCING

Playground Rendering





03

Next Steps

Feedback

NEXT STEPS

June 2025

- The Facilities Project Team will be sending timely quarterly updates throughout the duration of construction.

- Start of East portion of construction

Questions & Contact

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

PROGRAM EMAIL

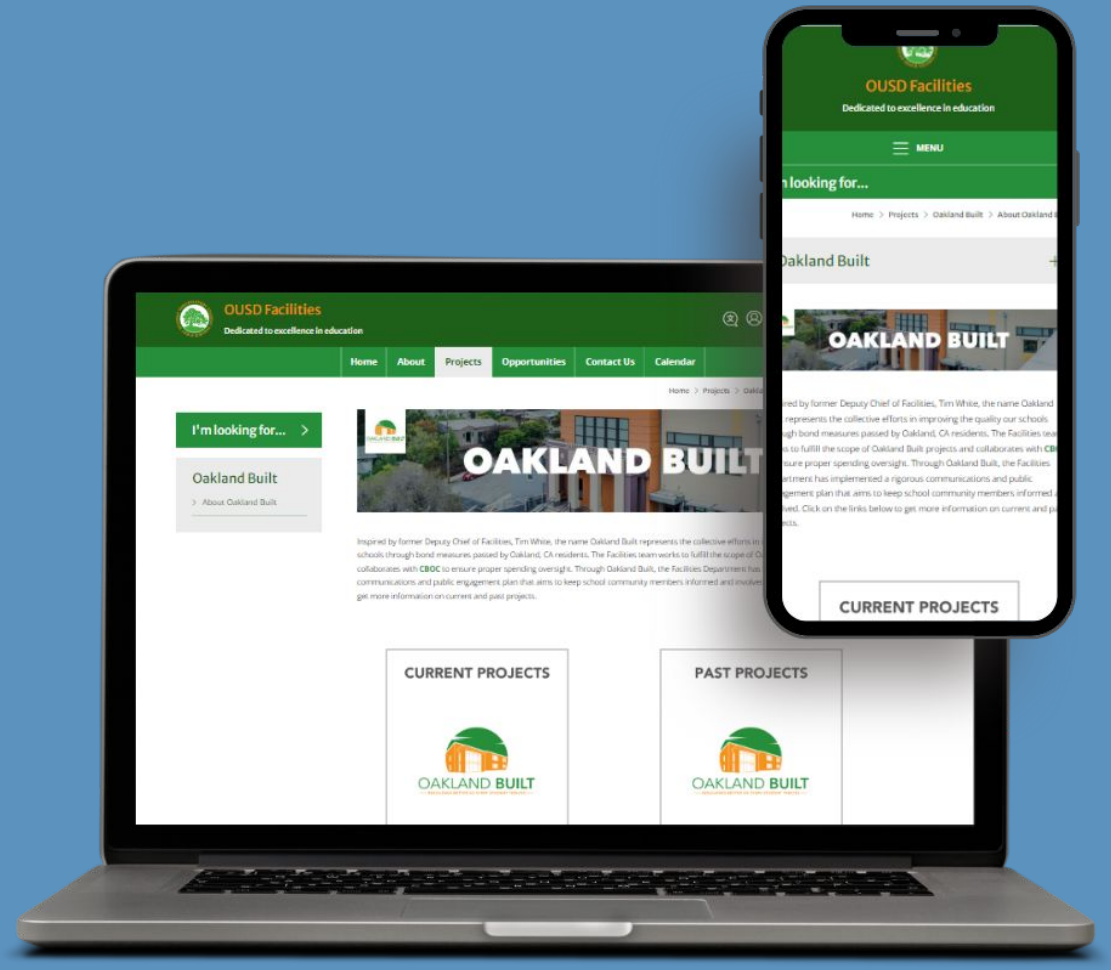
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COMMUNICATION CONTACT

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WEBSITE

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THANK YOU

Building Better So Students Thrive.

OAKLAND BUILT
REBUILDING BETTER SO EVERY STUDENT THRIVES

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Appendix

Project Scope

Building A Alteration scope: The scope of work for this project consists of the following elements at the main classroom building A:

1. Major voluntary structural improvements:
    a. Buckling restrained braced frames at the south end of the auditorium space to mitigate a vertical seismic load path deficiency
    b. New plywood at auditorium roof and new in plane shear transfer into concrete walls
    c. Out of plane wall strengthening at the east and west auditorium walls to mitigate deficient strength of existing components
    d. Foundation strengthening to mitigate possible settlement in the south east corner
    e. Separating slab in corner of potential settlement. Potential settlement after an earthquake event may require repairs.
    f. New sheathing at stage roof
    g. New framing at low (classroom) roof

Project Scope Continue

2. Right sizing of undersized classrooms including necessary FA, power/data, lighting, casework, and finishes.
3. Toilet room alteration/relocation
4. Administration suite alteration for new accessible and secured entry to campus
5. Access compliance, including but not limited to: accessible path of travel to the area of work and accessible drinking fountains.
6. Mechanical heating and ventilation system replacement
7. Sprinkler system modifications
8. Associated site work
9. Play yard and courtyard restoration

The scope of work for this project consists of the following elements at classroom Building B:

1. Boiler and pumps replacement
2. Electrical switchboard replacement
3. Egress door replacement