



OUSD Facilities Planning & Management Division MEASURE Y BOND PROGRAM QUARTERLY REPORT

Quarter 1 2025

Reflects January 1, 2025 - March 30, 2025

The report highlights key program milestones and tracks project completion progress within the Oakland Built (OUSD Measure Bond) program.

 ousd.org/facilities

 oaklandbuilt@ousd.org

OUSD Facilities Department Mission Statement



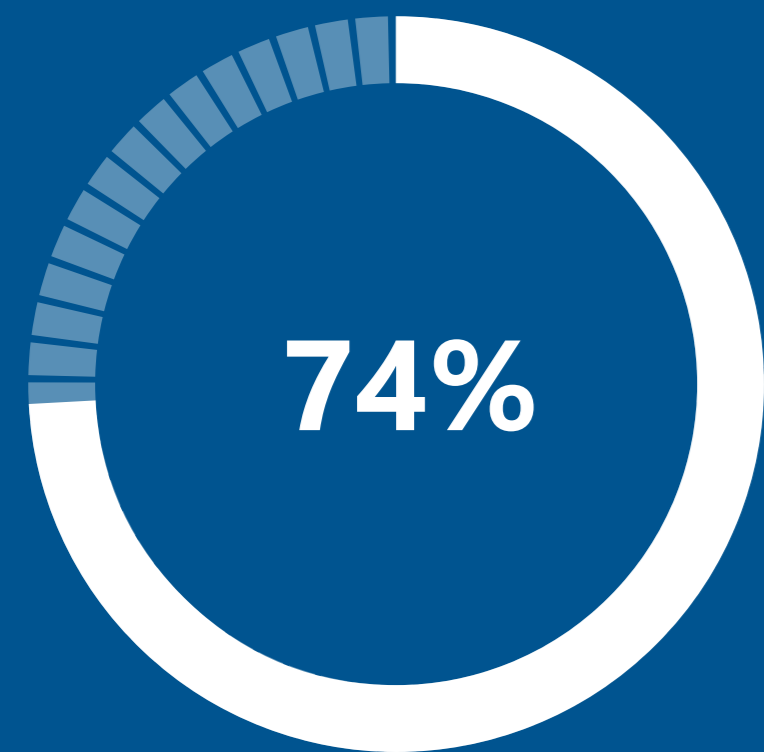
We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful. These spaces maximize collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.

Report Visual Descriptions	
Project Completion Percentage	Refers to the metric used to measure the progress of a project by indicating how much of the project work has been completed relative to the total work required.
Anticipated Project Schedule	Refers to the projected timeline that outlines planning, design, bidding, and construction start dates, as well as the estimated duration for each phase within the project.
Project Budget Performance	Refers to the process of tracking and evaluating how well a project is adhering to its allocated budget. It involves comparing the planned budget against the actual expenditures to assess whether the project is staying within financial limits, exceeding, or under-spending. Under Budget: Actual spending is below the allocated budget, potentially indicating cost savings or under-spending. On Target: Actual spending aligns with the allocated budget, indicating effective financial management. Over Budget: Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.
Overall Project Performance	Refers to the assessment of how well a project is achieving its defined objectives, meeting its budget, and adhering to its schedule. It is a comprehensive evaluation that considers multiple factors, including scope, time, cost and quality, and stakeholder satisfaction. On Track: The project is progressing as planned, meeting key milestones and objectives. Needs Attention: Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success. At Risk: Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.
Community Engagement Activities	Indicate community engagement activities completed relative to the community engagement process map.
Footnote	*Cost Per Student is based on October 2024 certified Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.

Roosevelt Middle School

This project involves the modernization of the main building's interiors, along with structural upgrades to enhance safety and functionality. A new 3,400 SF modular science building will be constructed, and the main building will undergo comprehensive upgrades, including right-sizing of classrooms, mechanical systems (heating, cooling, ventilation), plumbing, re-roofing, and lighting. Additionally, fire, intrusion, and sprinkler systems will be modernized. The scope also includes upgrades to outdoor spaces, site utilities, landscaping, and the garden area to improve campus aesthetics and functionality.

OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction
Phase Completion: 40%

PROJECT DETAILS

Roosevelt Middle School
1926 E 19th St, Oakland, CA 94606
School Enrollment: 515
District: 2

Delivery Method: Lease-leaseback
Funding Source: Measure B and Y
Cost Per Student: \$177,767*

Architect: HKIT Architects
General Contractor: Overaa
Local Business Utilization (LBU): 74.5%

OUSD PROJECT TEAM

Project Manager:
Eric Scheuermann
eric.scheuermann@ousd.org

Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q4 2019	Q2 2021	Q1 2025	Q3 2025	Q3 2029

BUDGET PERFORMANCE

Planning Budget: \$71.60M
Current Budget: \$91.55M
Budget Spent (to date): \$12.8M
Remaining Budget: \$78.8M
Total Percentage Used: 14%

ON TARGET

COMMUNITY ENGAGEMENT OVERVIEW

In alignment with OUSD Board Policy 7155, the Oakland Unified School District (OUSD) Facilities Planning & Management Division is dedicated to keeping the community informed and providing meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.

Scan the QR code in the bottom right corner for past community engagement presentations and information about upcoming engagement opportunities.

<p>PLANNING</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> PAC Engagement Advisory Meeting <input checked="" type="checkbox"/> Student/Teacher/School Community <input checked="" type="checkbox"/> Community-wide 	<p>DESIGN</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> PAC Engagement Advisory Meeting Concept Phase: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student / Teacher/School community <input checked="" type="checkbox"/> Community-wide Schematic Design Phase: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student / Teacher/School community <input checked="" type="checkbox"/> Community-wide Design Development Phase: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student /Teacher/School community <input checked="" type="checkbox"/> Community-wide Final Drawings Review: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student /Teacher/School community <input checked="" type="checkbox"/> Community-wide 	<p>CONSTRUCTION</p> <ul style="list-style-type: none"> <input type="checkbox"/> Groundbreaking Ceremony Pre Construction Phase: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student/Teacher/School Staff <input checked="" type="checkbox"/> Community-wide General Update Phase: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Student/Teacher/School Staff <input type="checkbox"/> Community-wide <input type="checkbox"/> Ribbon Cutting Ceremony
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ENGAGEMENT INFORMATION

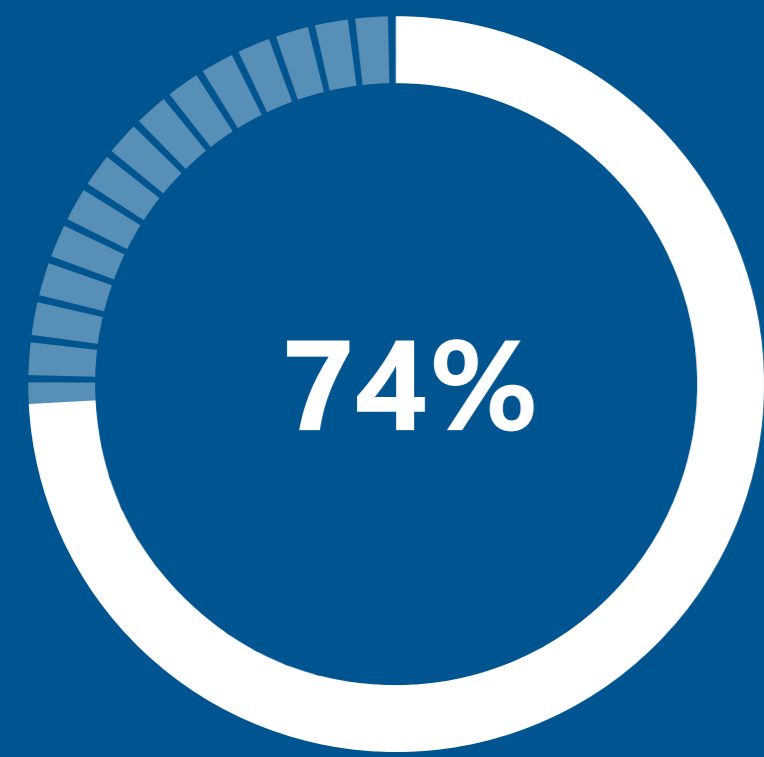


Roosevelt Middle School

ON TRACK



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PROJECT ACTIVITIES

PAST MONTH'S ACCOMPLISHMENTS

1. Building A Alteration
 - Ongoing Pre-Construction Meeting
 - Moving plan coordination, finalized move plan.
 - OUSD review of Overaa Bid Proposal
 - Coordinated / schedule w/ Ray engagement meeting Safety Presentation by Overaa to School staff.
2. Science Modular Increment #2
 - Procure (N) staff restroom door hardware privacy lockset.
 - Coordinated & scheduled PG&E Meter install.
 - Roosevelt school principal, Mr. Solomon attended OAC meeting.
 - Switchgear resolution for degrading is progressing.
 - Mobile Modular completed the leaking water pipe and inspected by the API.

POTENTIAL COST & SCHEDULE CHANGES

None at this time.

UPCOMING WORK

- I. Roosevelt Building A Alteration
 - Safety Presentation by Overaa to School Staff on 04/09/2025.
 - Move instruction meeting by OUSD to School Staff 04/09/2025
 - Ongoing Pre-bid proposal preparation
2. Modular Science Increment Increment #2
 - 1. PG&E Transformer install, PG&E conduits, power startup 4/6/25
 - LV system startup / testing - 4/6/25 - 4/12/25
 - Remaining sidewalk curb pour - 4/11/25
 - Punch List - 4/12/25

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Interim housing increment #2 cost impact
- Portable ramp fix
- Reroute of conduit

COMMUNITY ENGAGEMENT ACTIVITIES

- March 31: Staff Engagement
- April 9: Staff engagement around construction safety
- May 7: Pre Construction meeting for Safety

Glossary of Terms

A/C Paving	Asphalt and concrete paving
ADA	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
B&G	OUSD Building and Ground Department
CBOC	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
CD	Construction Documents
CDC	Child Development Center
CEQA	California Environmental Quality Act
CGS	California Geological Survey
Closeout (Phase)	Refers to the final phase following construction, involving formal closure with the Division of the State Architect (DSA), collection of as-built drawings, provision of attic stock, and delivery of operations and maintenance manuals to ensure proper long-term facility management.

DD	Design Development phase
DGS	Department of General Services
DSA	Division of State Architect, the permitting authority for OUSD
DTSC	Department of Toxic Substance Control
EBMUD	East Bay Municipal Utilities Division
GMP	Guaranteed Maximum Price is the highest amount OUSD will pay for the project. Contractors are responsible for cost overruns beyond the maximum price unless a change order is issued.
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
O & M	Operations and Maintenance
PAC	Project Advisory Committee, an OUSD Board required committee for projects over \$5M

Glossary of Terms

PCO	Proposed Change Order
PG&E	Pacific Gas and Electric Company
Quarter 1 or Q1	The months of January, February, and March
Quarter 2 or Q2	The months of April, May, and June
Quarter 3 or Q3	The months of July, August, and September
Quarter 4 or Q4	The months of October, November, and December
RFQ/P	Request for Qualifications or Proposals
Rough-In	The stage of construction when the various mechanical, electrical, and plumbing lines are laid out, but the final connection is not yet completed.

SD	Schematic Design phase
SF	Square Footage
SWPPP	Storm Water Pollution Prevention Plant
Storefront	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building.