



# OUSD Facilities Planning & Management Division

## BOND MEASURE Y PROGRAM

### QUARTERLY REPORT

Quarter 2 2025

Reflects April 1, 2025 - June 30, 2025

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

 [ousd.org/facilities](https://ousd.org/facilities)

 [oaklandbuilt@ousd.org](mailto: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	
<b>Project Completion Percentage</b>	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.
<b>Anticipated Project Schedule</b>	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.
<b>Project Budget Performance</b>	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. <b>Under Budget:</b> Actual spending is below the allocated budget, potentially indicating cost savings or under-spending. <b>On Target:</b> Actual spending aligns with the allocated budget, indicating effective financial management. <b>Over Budget:</b> Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.
<b>Overall Project Performance</b>	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. <b>On Track:</b> The project is progressing as planned, meeting key milestones and objectives. <b>Needs Attention:</b> Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success. <b>At Risk:</b> Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.
<b>Community Engagement Activities</b>	Indicate community engagement activities completed relative to the community engagement process map.
<b>Footnote</b>	*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.

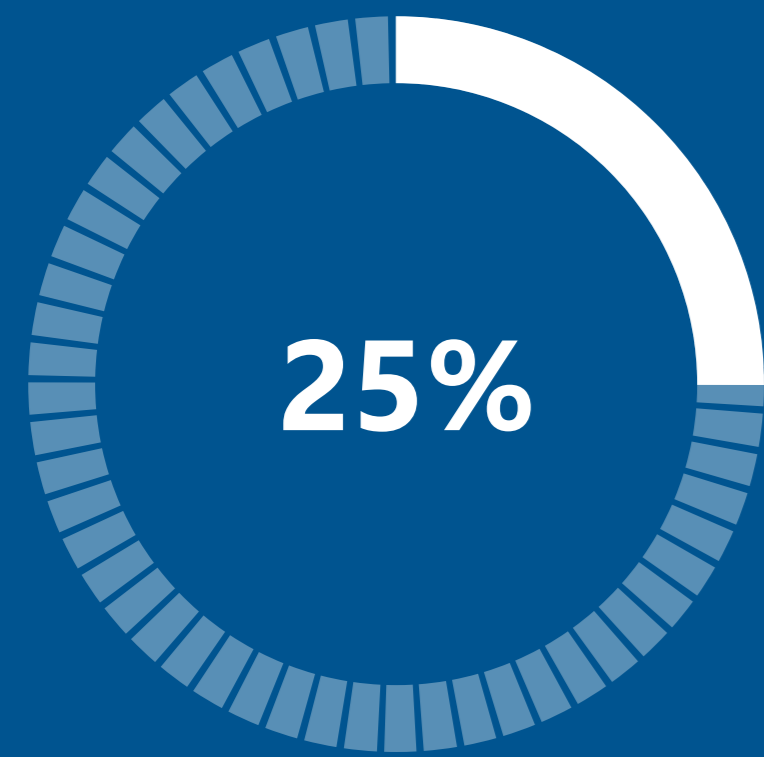
# Roosevelt Middle School

The 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  
PERFORMANCE

ON TRACK

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): 74.50%

### OUSD PROJECT TEAM



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



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

### PROJECT PHASE 2 START DATES

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

### BUDGET PERFORMANCE

Board Approved Budget: \$91.55M  
Budget Spent (to date): \$13.3M  
Remaining Budget: \$78.3M Total  
Percentage Used: 14.5%



ON TARGET

### COMMUNITY ENGAGEMENT OVERVIEW

In alignment with OUSD Board Policy 7155, the Oakland Unified School District's Facility Planning and Management Division is committed to keeping the community informed and ensuring meaningful opportunities for engagement throughout the planning, design, and construction phases of major projects.

Please note that the level of engagement may vary by project based on specific circumstances, which will be reflected in the engagement activities outlined below. For additional information regarding project engagements, please contact the designated engagement specialist.

Scan the QR code in the bottom right corner for past community engagements and information about the project.

#### PLANNING

- PAC Engagement Meeting
- Student & Teacher/School Community Engagement
- Community-wide Engagement

#### DESIGN

- PAC Engagement Meeting
- **Concept Phase:**
- Concept Engagement
- Schematic-Design Engagement
- **Schematic Design Phase:**
- Design Development Engagement
- Final Drawings Engagement
- **Design Development Phase:**
- Concept Activity Engagement
- Schematic Activity Engagement
- **Final Drawings Review:**
- Design Development Engagement
- Final Drawings Engagement

#### CONSTRUCTION

- Groundbreaking Ceremony
- **Pre Construction Phase:**
- Student/Teacher/School Staff
- Community-wide
- **General Update Phase:**
- Student/Teacher/School Staff
- Community-wide
- Ribbon Cutting Ceremony

PROJECT  
INFORMATION

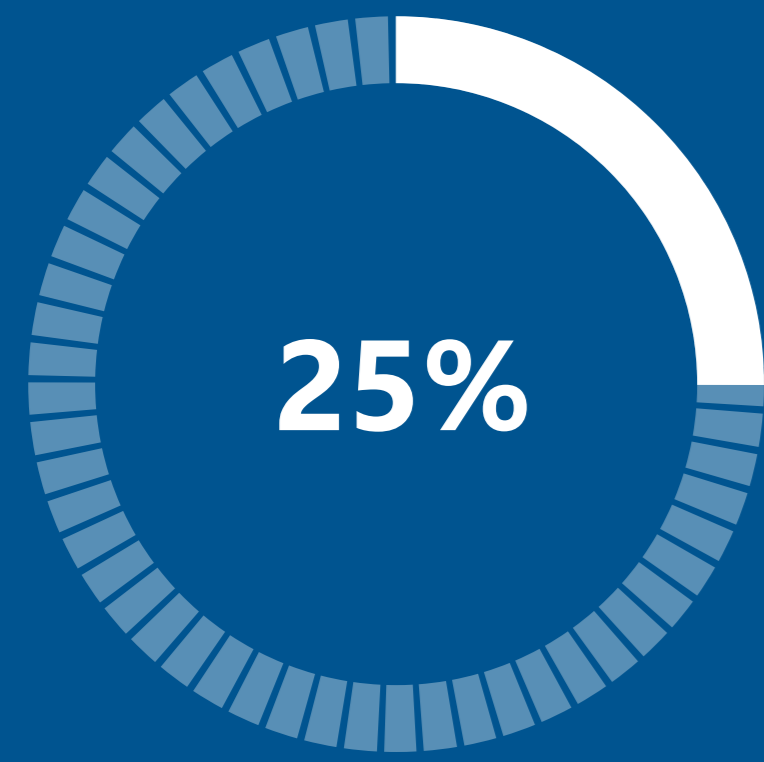


# Roosevelt Middle School

ON TRACK



## 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): 74.50%

## PROJECT ACTIVITIES

### PAST QUARTER'S ACCOMPLISHMENTS

Building A:

- OUSD & Overaa review & finalize the proposed cost estimate for the Guaranteed Maximum Price (GMP).
- Building A Construction is scheduled to begin in June and is dependent on board approval.
- Finalization of the Moving plan is in progress. Staff and administrators have been engaged to label existing furniture, office supplies, and miscellaneous items in preparation for the relocation from Building A to the portable classrooms.

Modular Science & Interim Housing

- Fire Alarm system scheduled for pre-test and final testing.
- Fire Alarm CPU firmware upgrades and final system testing are being scheduled to ensure all systems are fully operational before occupancy of upcoming school year, starting in August.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- The additional cost to complete the work during night shifts is estimated between \$6 million and \$7 million.
- There is an additional cost associated with revising the structural brace frame design to avoid conflicts with existing auditorium lighting control equipment and conduits.
- Unfunded projected costs total is \$2,986,306.

### UPCOMING WORK

Building A

- Demolition / Hazmat / abatement work scheduled for the corridor, hallway, & classroom.
- Perform roof demolition & penetration.
- Project team to review potential impacts to the budget; extent is unknown at this time.

Modular Science & Interim Housing

- Coordinate new furniture installation, project screening for the portable classrooms.
- Building & Grounds door keying installation.
- HVAC/LV power start up portable classroom and administration.
- Finalize outstanding AEDs.

### COST AND SCHEDULE CHANGES

- Finalized outstanding AEDs allowance contingency in contract projected at \$500,000.

### COMMUNITY ENGAGEMENT ACTIVITIES

April 9, 2025: Staff Engagement for construction safety and moving classrooms  
May 7, 2025: Pre-Construction Meeting for Phase 3

## Glossary of Terms

<b>A/C Paving</b>	Asphalt and concrete paving
<b>ADA</b>	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
<b>B&amp;G</b>	OUSD Building and Ground Department
<b>CBOC</b>	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
<b>CD</b>	Construction Documents
<b>CDC</b>	Child Development Center
<b>CEQA</b>	California Environmental Quality Act
<b>CGS</b>	California Geological Survey
<b>Closeout (Phase)</b>	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.

<b>DD</b>	Design Development phase
<b>DGS</b>	Department of General Services
<b>DSA</b>	Division of State Architect, the permitting authority for OUSD
<b>DTSC</b>	Department of Toxic Substance Control
<b>EBMUD</b>	East Bay Municipal Utilities Division
<b>GMP</b>	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.
<b>IEEEP</b>	<b>Inclusive Early Education Expansion Program</b>
<b>IOR</b>	Inspector of Record
<b>O &amp; M</b>	Operations and Maintenance
<b>PAC</b>	Project Advisory Committee, an OUSD Board required committee for projects over \$5M

## Glossary of Terms

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

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