



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

 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.

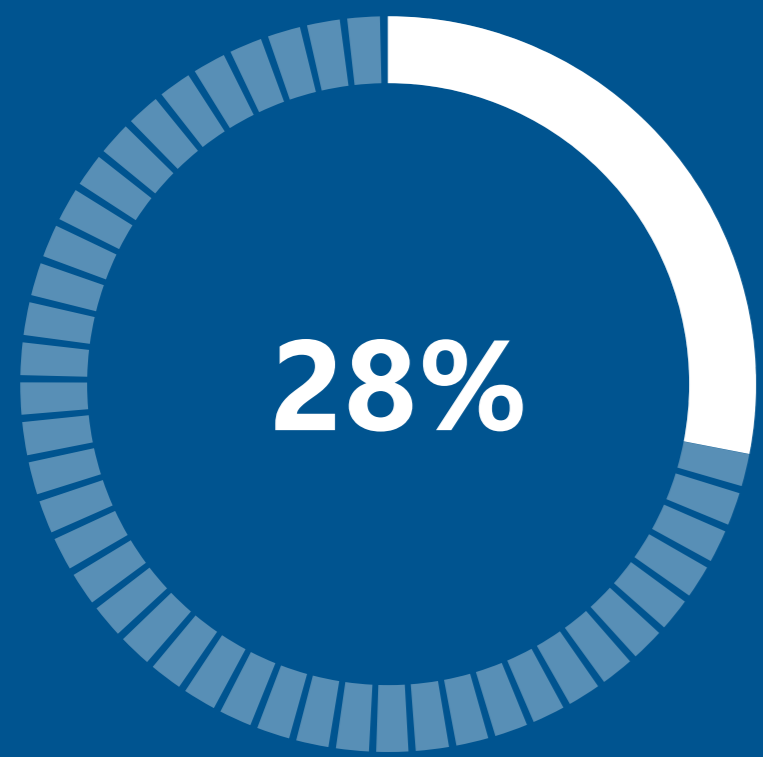
Report Visual Descriptions	
Project Completion Percentage	Refers to the metric used to measure the progress of a project by indicating how much of the project work has been completed relative to the total work required.
Anticipated Project Schedule	Refers to the projected timeline that outlines planning, 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.

Melrose Leadership Academy

The project involves the modernization and expansion of the Maxwell Park campus, including the renovation of existing Building A with HVAC and structural upgrades. Additionally, a new two-story building will be constructed in the lower yard, with Building B featuring six new classrooms and six new restrooms, designed to meet current educational and accessibility standards.



OVERALL PROJECT COMPLETION PERCENTAGE:



Current Phase: Construction Documents
Phase Completion: 85%

PROJECT DETAILS

Melrose Leadership Academy
4730 Flemming Ave. Oakland, CA 94619
School Enrollment: 459
District: 6

Delivery Method: Lease-leaseback
Funding Source: Bond Measure Y
Cost Per Student: \$79,521*

Architect: HKIT Architects (Bridging Docs)
General Contractor: Cahill Contractors
Local Business Utilization (LBU): TBD

OUSD PROJECT TEAM



Project Manager:
Victor Manasala
victor.manasala@ousd.org



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

PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q2 2022	Q1 2024	Q1 2026	Q2 2026	Q2 2028

BUDGET PERFORMANCE

Board Approved Budget \$39.50M
Budget Spent (to date): \$1.9M
Remaining Budget: \$37.6M
Total Percentage Used: 4.9%



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





Melrose Leadership Academy



PROJECT ACTIVITIES

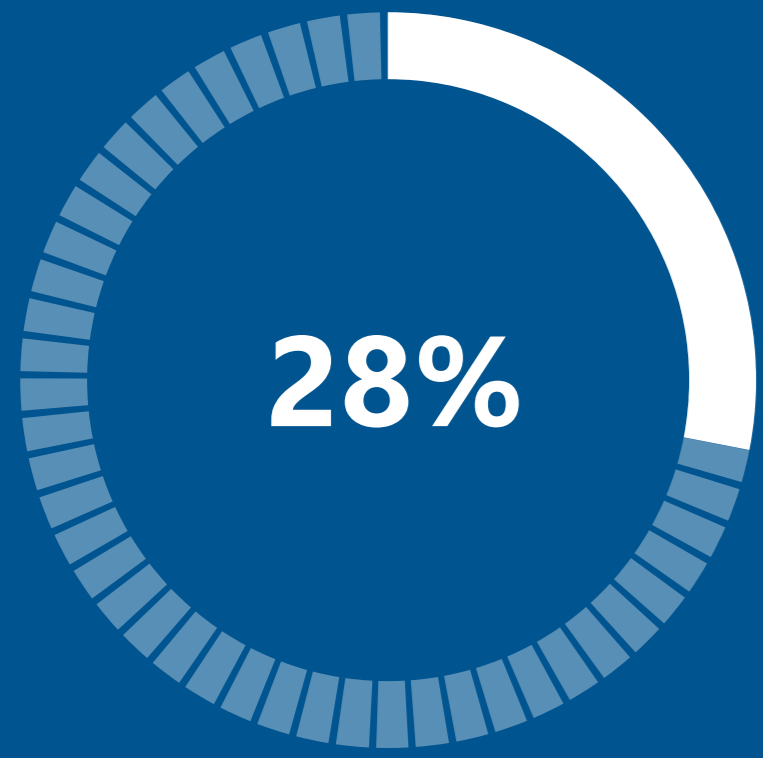
PAST QUARTER'S ACCOMPLISHMENTS

- Submitted the revised Increment 1 package for the new building to DSA for intake.
- The board has approved ACC Environmental's contract for a full hazardous materials survey.
- The architectural team provided front office admin layout options for District review.
- Submitted Increment 2 for the main building modernization to DSA.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Coordinate DSA plan review process with District departments, including Buildings and Grounds and IT.
- Facilitate constructability review meetings with the architect, contractor, and consultants.
- Perform exploratory demolition work.

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UPCOMING WORK

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- Facilitate constructability review meetings with the architect, contractor, and consultants.
- Perform exploratory demolition work.

COST AND SCHEDULE CHANGES

None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

May 13, 2025 - Community Info Session: Final Drawings

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.