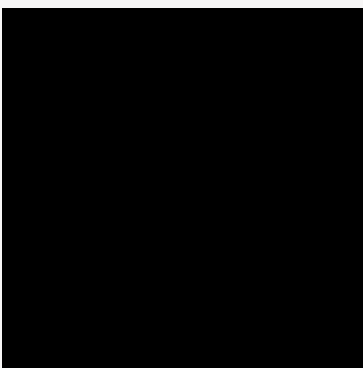




Kaiser Early Childhood Learning Center

The project includes site improvements to the outdoor learning and play area, enhancing both functionality and safety. This includes the modernization of the fire alarm system to meet current codes and standards. Additionally, the scope involves the replacement of the A/C paving adjacent to the school site, along with the installation of new synthetic turf in the play yard to improve durability and provide a safer, more sustainable play environment.

OVERALL
PROJECT
PERFORMANCE



OVERALL PROJECT
COMPLETION PERCENTAGE:



Current Phase: Closeout
Phase Completion: 100%

PROJECT DETAILS

Kaiser Early Childhood Learning Center
25 S Hill Ct, Oakland, CA 94618
School Enrollment: 23
District: 4

Delivery Method: Design-bid-build
Funding Source: Bond Measure Y, AA, and IEEEP Grant
Cost Per Student: \$395,338*

Architect: Gelfand Partners
General Contractor: Mar Con Builders
Local Business Utilization (LBU): 50%

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
Q4 2021	Q3 2021	Q4 2022	Q3 2023	Q4 2024

BUDGET PERFORMANCE

Board Approved Budget: \$9.1M
Budget Spent (to date): \$7.9M
Remaining Budget: \$1.2M
Total Percentage Used: 87.1%



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	DESIGN	CONSTRUCTION
● PAC Engagement Meeting ● Student & Teacher/School Community Engagement ● Community-wide Engagement	● 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	● Groundbreaking Ceremony ● Pre Construction Phase: ● Student/Teacher/School Staff ● Community-wide ● General Update Phase: ● Student/Teacher/School Staff ● Community-wide ● Ribbon Cutting Ceremony

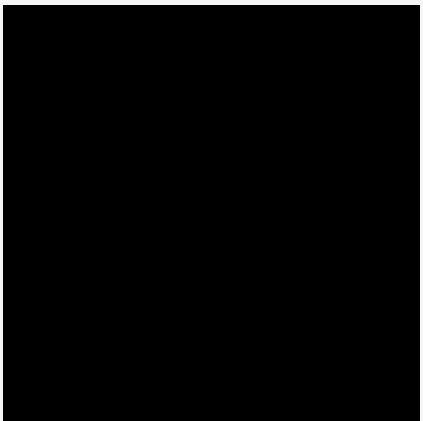
PROJECT
INFORMATION





Kaiser Early Childhood Learning Center

OVERALL PROJECT
PERFORMANCE



PROJECT ACTIVITIES

PAST QUARTER’S ACCOMPLISHMENTS

- The project is closed and has been approved by DSA.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

None at this time.

UPCOMING WORK

None at this time.

COST AND SCHEDULE CHANGES

None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

OVERALL PROJECT
COMPLETION PERCENTAGE:



Current Phase: Closeout
Phase Completion: 100%

PROJECT DETAILS

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