













OAKLAND **BUILT**

REBUILDING BETTER SO EVERY STUDENT THRIVES

## OUSD Facilities Planning & Management Division

# BOND MEASURE PROGRAM

# QUARTERLY REPORT

## Quarter 3 2025

Reflects July 1, 2025 - September 30, 2025

The report highlights key program milestones and tracks project completion progress within the OUSD Bond Measure 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.<br>**Under Budget**: Actual spending is below the allocated budget, potentially indicating cost savings or under-spending.<br>**On Target:** Actual spending aligns with the allocated budget, indicating effective financial management.<br>**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.<br>**On Track:** The project is progressing as planned, meeting key milestones and objectives.<br>**Needs Attention**: Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project's success.<br>**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 2025 uncertified enrollment, as reported to the Department of Education and the total project cost. The cost per student is subject to change based on changes in enrollment and project budget. |




## OUSD FACILITIES PLANNING & MANAGEMENT BOND MEASURE QUARTERLY REPORT | Q3 2025

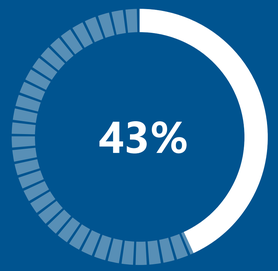
# Fremont High School

The project involves the demolition of existing portable classroom buildings and the installation of new, single-story modular classroom buildings, designed for improved space utilization and flexibility in educational settings. Additionally the existing elevator system will be modernized to meet current building standards. The re-roofing scope encompasses the removal of the existing roofing materials and the installation of a new, energy-efficient roofing system designed to improve durability and performance. The existing parking lot will be renovated to improve drainage, pavement quality, and accessibility, incorporating ADA-compliant features.

**OVERALL PROJECT PERFORMANCE**

ON TRACK

**OVERALL PROJECT COMPLETION PERCENTAGE:**




Current Phase: Construction
Phase Completion: 14%

### PROJECT DETAILS

Fremont High School
4610 Foothill Blvd, Oakland, CA
School Enrollment: 1206
District: 5

Delivery Method: Lease-leaseback
Funding Source: Bond Measure J
Cost Per Student: $12,437*

Architect: Hibser Yamauchi Architects
General Contractor: Cahill Contractors
Local Business Utilization (LBU): 63%

### OUSD PROJECT TEAM

**Project Manager:**
JaQuan Cornish
jaquan.cornish@ousd.org

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

### PROJECT PHASE START DATES

| PLANNING | DESIGN | BIDDING | CONSTRUCTION | CLOSEOUT |
|---|---|---|---|---|
| Q3 2023 | Q1 2024 | Q4 2024 | Q2 2025 | Q3 2026 |

### BUDGET PERFORMANCE

Board Approved Budget: $15M
Budget Spent (to date): $2.9M
Remaining Budget: $12.1M
Total Percentage Used: 19.4%

**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:**

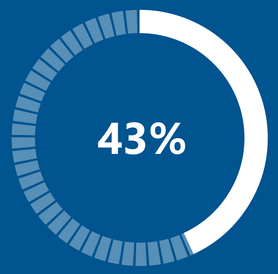
- ○ Student/Teacher/School Staff
- ○ Community-wide
- ○ Ribbon Cutting Ceremony

*PROJECT INFORMATION*

# Fremont High School




**OVERALL PROJECT COMPLETION PERCENTAGE:**




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**OVERALL PROJECT PERFORMANCE**

ON TRACK

## PROJECT ACTIVITIES

### PAST QUARTER'S ACCOMPLISHMENTS

• Started fabricating steel beams for soldier piles at modular buildings. The modular buildings are in fabrication.
• Started installation of footings and rebar for bioretention planters and retaining walls.
• Completed tree trimming at project site property fence line.
• Continued Shotcrete test panel installation, earthwork, grading, and excavation.
• Resolved soil pumping issues at parking lot.
• Completed footings and curb forms in the parking lot. Public Infrastructure (PX) and traffic control permit in process.

### POTENTIAL CHALLENGES & FINANCIAL IMPACTS

• A PCO is being prepared to address water damage at the Building A exterior. This repair work is scheduled to occur next summer.
• A PCO and change order are in process to cover the DSA–required scope increase for additional steel beams.
• Additional costs are anticipated for implementing a soil pumping solution to address unforeseen site conditions.

### UPCOMING WORK

• Continue concrete site work.
• Install underground utilities, subgrade, rebar, concrete, and handrail for concrete landing and ramp at the top of the campus.
• Complete bioswale and retaining wall footings at the modular buildings location.
• Begin installing steel beam soldier piles for retaining wall.
• Install framing, louver, aluminum flashing, and a window at the elevator breezeway.
• Demolish sidewalk on Foothill Blvd. adjacent to the parking lot.
• Install curb and gutter in the parking lot.
• Begin parking lot asphalt pour in Q4.

### COST AND SCHEDULE CHANGES

None at this time.

### COMMUNITY ENGAGEMENT ACTIVITIES

• Distributed a construction notice to neighbors near the project site and posted project updates on the OUSD Facilities website in August and September.

# Glossary of Terms

| | |
|---|---|
| **A/C Paving** | Asphalt and concrete paving |
| **ADA** | The Americans with Disabilities Act of 1990 and laws pertaining to accessibility |
| **AED** | Allowance Expenditure Directive; also referred to as Change Order Allowance/Contingency |
| **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. |