



# 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](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      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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      | <p>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.</p> <p><b>Under Budget:</b> Actual spending is below the allocated budget, potentially indicating cost savings or under-spending.</p> <p><b>On Target:</b> Actual spending aligns with the allocated budget, indicating effective financial management.</p> <p><b>Over Budget:</b> Actual spending exceeds the allocated budget, signaling potential cost overruns that may require corrective action.</p>                |
| Overall Project Performance     | <p>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.</p> <p><b>On Track:</b> The project is progressing as planned, meeting key milestones and objectives.</p> <p><b>Needs Attention:</b> Some issues or delays have arisen, requiring focused effort to avoid negative impacts on the project’s success.</p> <p><b>At Risk:</b> Significant obstacles or challenges are jeopardizing the project’s overall goals, budget, or timeline, necessitating immediate intervention.</p> |
| 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

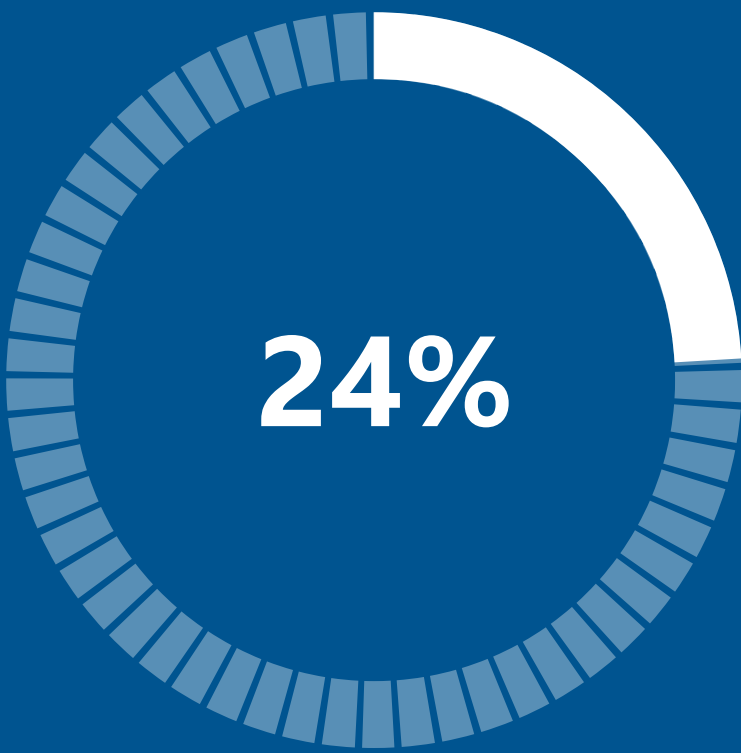
Garfield Elementary School

The project focus is on life safety, accessibility, seismic and structural upgrades, and architectural improvements. It includes site improvements to the playground area, mechanical and plumbing system upgrades or potential full replacement, roof upgrades, and the installation of a temporary housing campus.

OVERALL  
PROJECT  
PERFORMANCE

ON TRACK

OVERALL PROJECT  
COMPLETION PERCENTAGE:



Current Phase: Design  
Phase Completion: 60%

PROJECT DETAILS

Garfield Elementary School  
1640 22nd Ave, Oakland, CA 94606  
School Enrollment: 446  
District: 2

Delivery Method: Lease-leaseback  
Funding Source: Bond Measure Y  
Cost Per Student: \$158,520\*

Architect: Quattrocchi Kwok Architects  
General Contractor: Swinerton Builders  
Local Business Utilization (LBU): 100%

OUSD PROJECT TEAM



**Project Manager:**  
John Esposito  
john.esposito@ousd.org



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

PROJECT PHASE START DATES

| PLANNING   | DESIGN     | BIDDING    | CONSTRUCTION | CLOSEOUT   |
|------------|------------|------------|--------------|------------|
| Q1<br>2024 | Q3<br>2025 | Q3<br>2026 | Q1<br>2027   | Q4<br>2028 |

BUDGET PERFORMANCE

Board Approved Budget: \$70.7M  
Budget Spent (to date): \$2.8M  
Remaining Budget: \$67.9M  
Total Percentage Used: 3.9%



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                                                                                                                                                                 | DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CONSTRUCTION                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>● PAC Engagement Meeting</li><li>● Student &amp; Teacher/School Community Engagement</li><li>● Community-wide Engagement</li></ul> | <ul style="list-style-type: none"><li>● PAC Engagement Meeting</li><li>● <b>Concept Phase:</b></li><li>● Concept Engagement</li><li>● Schematic-Design Engagement</li><li>● <b>Schematic Design Phase:</b></li><li>● Design Development Engagement</li><li>● Final Drawings Engagement</li><li>● <b>Design Development Phase:</b></li><li>● Concept Activity Engagement</li><li>● Schematic Activity Engagement</li><li>● <b>Final Drawings Review:</b></li><li>● Design Development Engagement</li><li>● Final Drawings Engagement</li></ul> | <ul style="list-style-type: none"><li>○ Groundbreaking Ceremony</li><li>● <b>Pre Construction Phase:</b></li><li>○ Student/Teacher/School Staff</li><li>○ Community-wide</li><li>● <b>General Update Phase:</b></li><li>○ Student/Teacher/School Staff</li><li>○ Community-wide</li><li>○ Ribbon Cutting Ceremony</li></ul> |

PROJECT  
INFORMATION



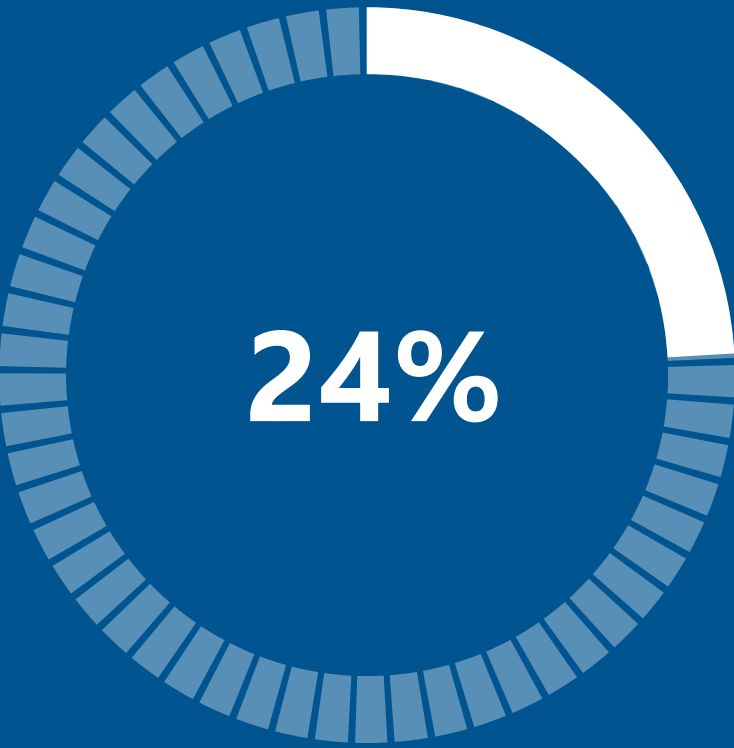


Garfield Elementary School

OVERALL PROJECT  
PERFORMANCE



OVERALL PROJECT  
COMPLETION PERCENTAGE:



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PROJECT ACTIVITIES

PAST QUARTER’S ACCOMPLISHMENTS

- The Architect incorporated Facilities Leadership's comments into its drawings.
- The project team met with B&G to review the project design and get feedback.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Staff presented key challenges in June 2026 and continues to develop strategies to address them.

UPCOMING WORK

- Facilitate site assessment of the field adjacent to the project site to study soil conditions and historical land usage.

COST AND SCHEDULE CHANGES

- Estimates reflect increased market and design risk; design contingency will be raised to better account for uncertainty.
- No approved schedule changes at this time; updates will be provided as reconciliation progresses.

COMMUNITY ENGAGEMENT ACTIVITIES

- Distributed a construction notification to the community near the site in July.

## Glossary of Terms

|                  |                                                                                                                                                                                                                                                                                          |       |                                                                                                                                                                                       |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A/C Paving       | Asphalt and concrete paving                                                                                                                                                                                                                                                              | DD    | Design Development phase                                                                                                                                                              |
| ADA              | The Americans with Disabilities Act of 1990 and laws pertaining to accessibility                                                                                                                                                                                                         | DGS   | Department of General Services                                                                                                                                                        |
| AED              | Allowance Expenditure Directive; also referred to as Change Order Allowance/Contingency                                                                                                                                                                                                  | DSA   | Division of State Architect, the permitting authority for OUSD                                                                                                                        |
| B&G              | OUSD Building and Ground Department                                                                                                                                                                                                                                                      | DTSC  | Department of Toxic Substance Control                                                                                                                                                 |
| CBOC             | OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee                                                                                                                                                                                                                    | EBMUD | East Bay Municipal Utilities Division                                                                                                                                                 |
| CD               | Construction Documents                                                                                                                                                                                                                                                                   | 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. |
| CDC              | Child Development Center                                                                                                                                                                                                                                                                 | IEEEP | Inclusive Early Education Expansion Program                                                                                                                                           |
| CEQA             | California Environmental Quality Act                                                                                                                                                                                                                                                     | IOR   | Inspector of Record                                                                                                                                                                   |
| CGS              | California Geological Survey                                                                                                                                                                                                                                                             | O & M | Operations and Maintenance                                                                                                                                                            |
| 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. | PAC   | 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. |