



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. 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 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.



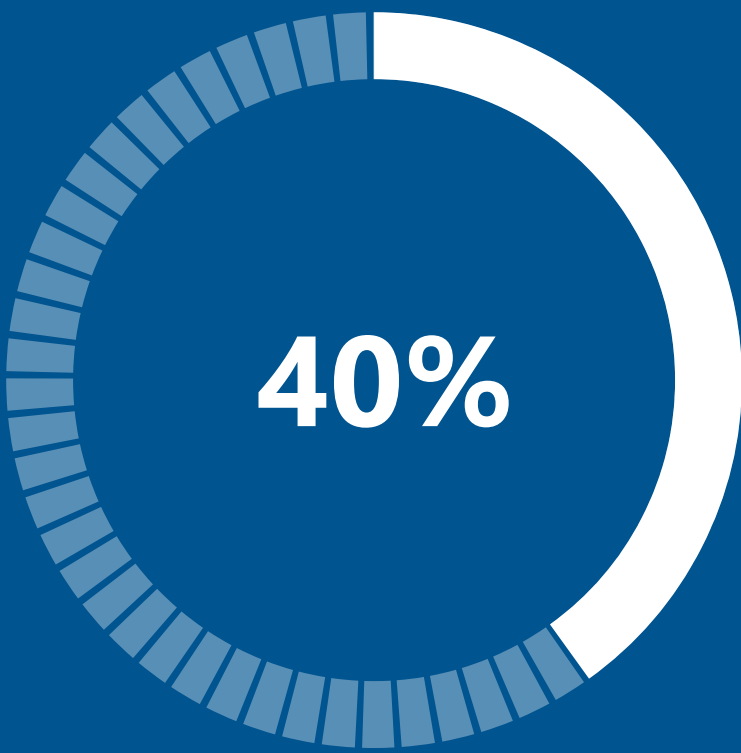
Roosevelt Middle School

The project is a phased construction that 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: 505
District: 2

Delivery Method: Lease-leaseback
Funding Source: Bond Measure B
and Y
Cost Per Student: \$182,634*

Architect: HKIT Architects
General Contractor: Overaa
Local Business Utilization (LBU): 75%

OUSD PROJECT TEAM



Project Manager:
Eric Scheuermann
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Engagement Specialist:
Ray Bermudez
ray.bermudez@ousd.org

PROJECT PHASE START DATES

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

BUDGET PERFORMANCE

Board Approved Budget: \$91.6M
Budget Spent (to date): \$21.0M
Remaining Budget: \$70.6M
Total Percentage Used: 22.9%



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
● 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



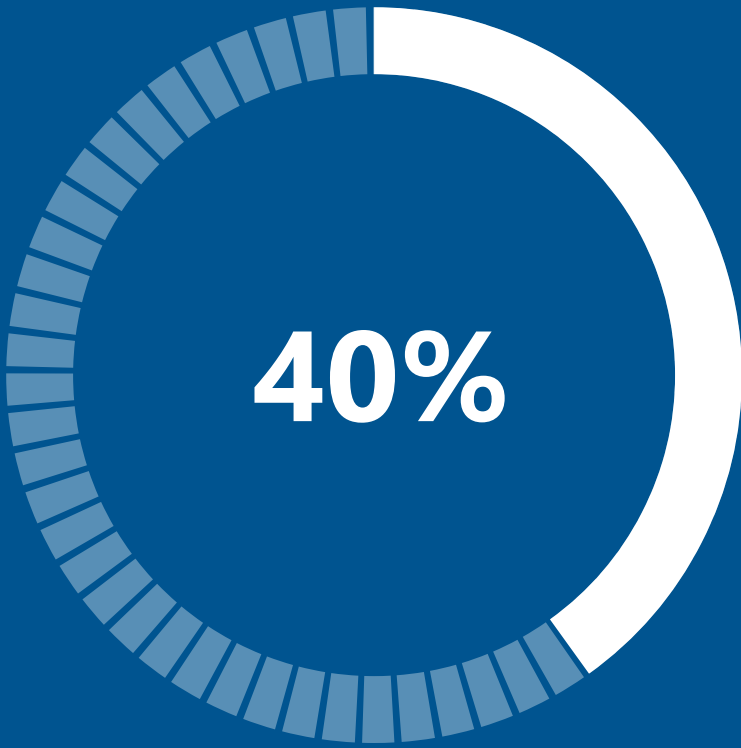


Roosevelt Middle School

OVERALL PROJECT
PERFORMANCE



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PROJECT ACTIVITIES

PAST QUARTER’S ACCOMPLISHMENTS

- Completed domestic water mainline pipe and roof sheathing at Main Building A.
- Completed intrusion alarm system installation pretest, passing both for the Modular Science Building portables and the Interim Housing portables.
- Completed intrusion alarm work to support interim housing portables in Main Building A.
- Completed final fire alarm system test for the Interim Housing portables, R15 through R18, and R20 restroom portable.
- The project inspector signed the NFPA 72 Record of Completion and uploaded it to the DSA inbox for the record.
- Continued Demolition/Abatement/Hazmat work on Level 00 and Level 01 East West Side of Main Building A.
- Performed roof demolition and penetration at La Clinica clinic located on the Roosevelt campus in preparation for deep cleaning the office spaces, students' treatment rooms, to get ready for the school year to begin.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Reviewing the General Contractor's cost disputes that may impact project contingency.
- The B&G Alarm Shop identified a damaged fire alarm conduit, wiring, and devices, and will replace them as part of the Phase 1 work of Main Building A.
- Unforeseen conditions requiring repairs to the fire sprinkler riser.
- Lead was detected in the soil during abatement activities, necessitating additional testing and mitigation measures.

UPCOMING WORK

- Delivery of HVAC fan curb.
- The General Contractor is developing a layout plan for demolishing the classroom walls and installing new walls.
- Micropile design review/approval from DSA.
- Completion of roofing installation on Phase 1 East Side of Main Building A.

COST AND SCHEDULE CHANGES

- The project team is currently working with the General Contractor, Architect, and DSA Certificated Project Inspector to review outstanding Change Order Allowance's (AED) and Contingency.

COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

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

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.