



OUSD Facilities Planning & Management presents

Garfield Elementary Capital Bond Construction Project

Garfield ES Principal's Coffee, January 7, 2026



Our Vision

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.

Our Mission

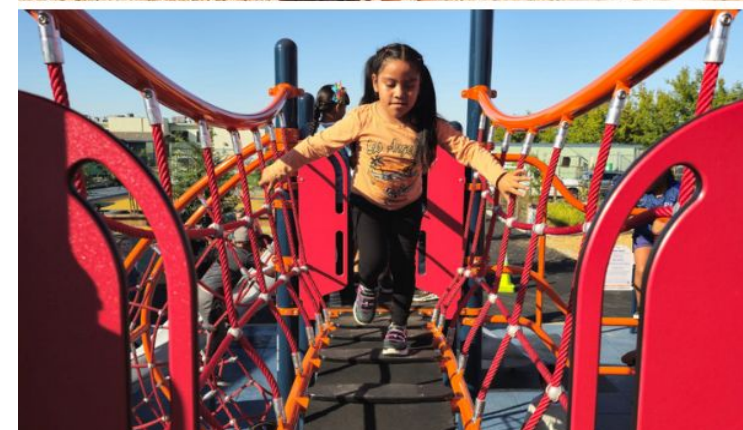
Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.



Facilities 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 inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.





Agenda

- Project Overview & Status Update
- Why We're Pivoting: Scope & Challenges
- Vision for the Future: Full Site Redevelopment
- Funding Strategy & Budget Update
- Next Steps & Community Engagement

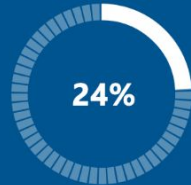
01 Project Overview



Project Overview



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 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

OUSD PROJECT TEAM



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



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

BUDGET PERFORMANCE

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



ON TARGET

PROJECT PHASE START DATES

PLANNING	DESIGN	BIDDING	CONSTRUCTION	CLOSEOUT
Q1 2024	Q3 2025	Q3 2026	Q1 2027	Q4 2028

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



Modernization Project Challenges

1. Deep Structural Rehabilitation (\$20M-\$25M, 50%-62.5% of Initial Construction Budget)

- Significant risk of increased scope and cost
- Mandatory Structural Upgrade
- Significant upgrade required to concrete shear walls and foundations

1. High Temporary Housing (\$12.5M, 31.25% of Initial Construction Budget)

- Extensive Temporary portable project needed to house all students on-site during Construction
- Significant cost, including extensive grading and utility work

1. Education Specification Compromises (\$7.5M, 18.75% Learning Environment)

- Modernization does not address all of the needs
- Numerous spaces, including classrooms, library and MPR cannot meet requirements within the constraints of the existing building
- **Does NOT allow the expansion of Pre-K and TK programs on-site, based on new state requirements**

1. Not Aligned to Sustainability Policy

- Would not meet most Title 24 requirements for energy efficiency
- See next slide

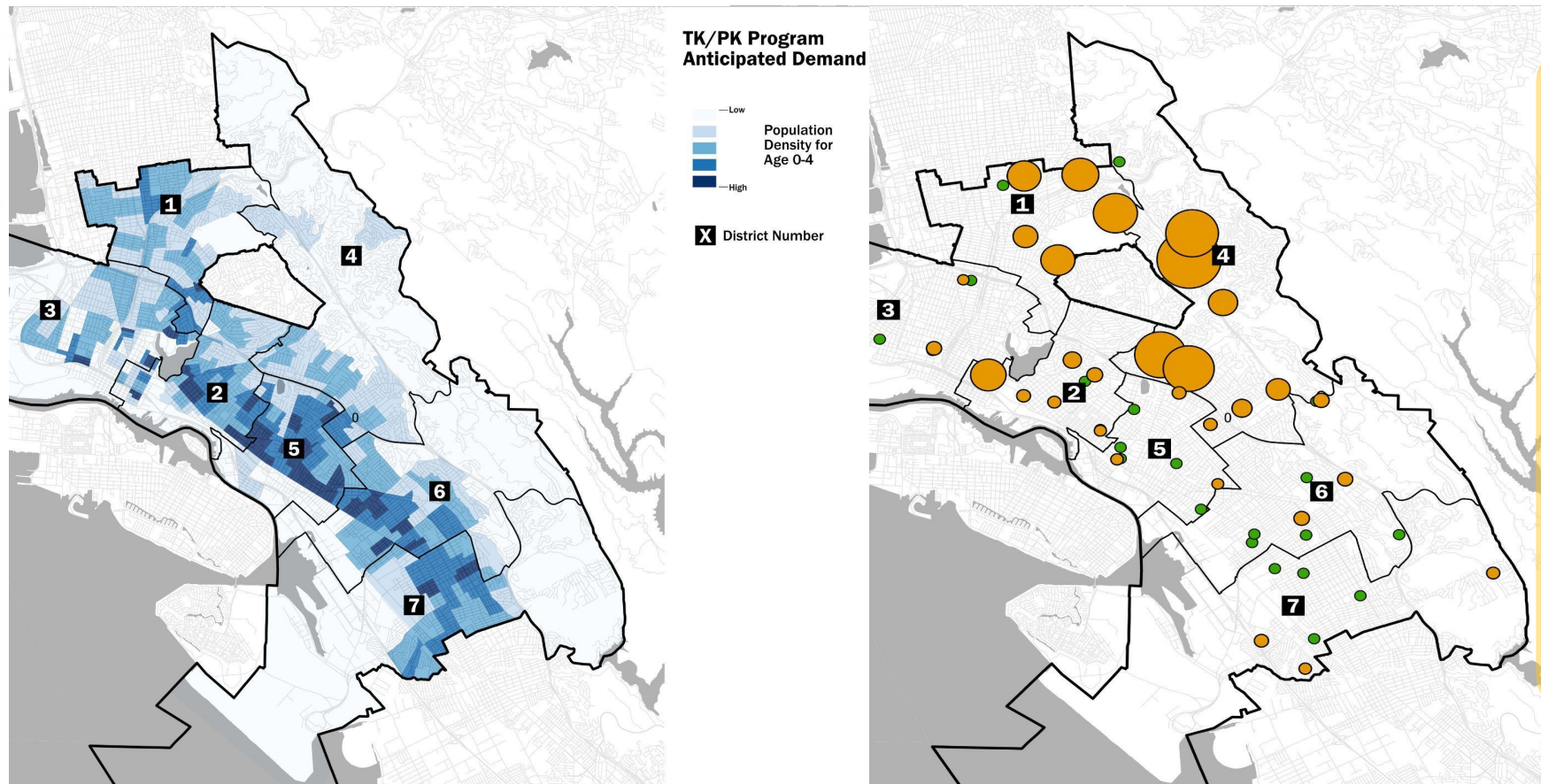


Sustainability Outcomes By Category Analysis

Category	Modernization	New Construction
Energy Efficiency	Moderate upgrades, constrained by old envelope	Net Zero Energy-ready, fully optimized
HVAC Systems	All-electric equipment, but impacted by insulation gaps	All-electric, high-efficiency, integrated heat pumps
Lighting	Partial LED retrofits	Full LED with occupancy sensors + daylighting
Building Envelope	Partial insulation and old windows retained	Airtight, insulated, Title 24 2025-compliant
Solar Integration	Add-on possible, but costly	Built-in with battery storage
Water Efficiency	Low-flow fixtures only	Includes greywater, rainwater reuse systems
Air Quality & IAQ	Filter upgrades	New ventilation and monitoring systems
Seismic Safety	Retrofit to current code, partial retrofits	Fully compliant, designed for resilience
Infrastructure	Classrooms reconfigured, inefficiency layout	Concealed systems, modern layout
Long-Term Costs	Higher due to patchwork upgrades + maintenance	Lowest; efficient systems + durable design

Planning for the Future: Expansion of Early Childhood Learning

The District needs additional capacity for Transitional Kindergarten (TK) for future OUSD Families



Why is this important?

Families who are able to enroll their children in OUSD for Early Childhood Education are more likely to stay with the District boosting enrollment.

Note:

1. US Census Data, 2020 Decennial Census
2. SY24-25 TK Waitlist

Planning for the Future: Garfield Elementary Future Vision and Impact

The Early Childhood Learning expansion will be integrated into the broader redevelopment of the Garfield Campus. The project scope includes the expansion of early childhood education facilities from **seven or more classrooms dedicated to Transitional Kindergarten (TK) and Preschool (PK)**.

This redevelopment will transform Garfield into a full PK through 5th-grade campus, increasing the overall student capacity by an **additional 120 students**.

- Shift from 7+ TK/PK Classrooms to meet the growing demand for early childhood education.
- **Full Site Redevelopment** into a modern, PK-5 campus designed to support the needs of young learners and create a cohesive community-based educational environment.

Supports **140-152 additional students** per year.

- Over next 30 years this will be up to **3,040 students** getting an early launch on high quality learning.
- Over the life of the facility it will serve **11,400 more students in early childhood programming**.

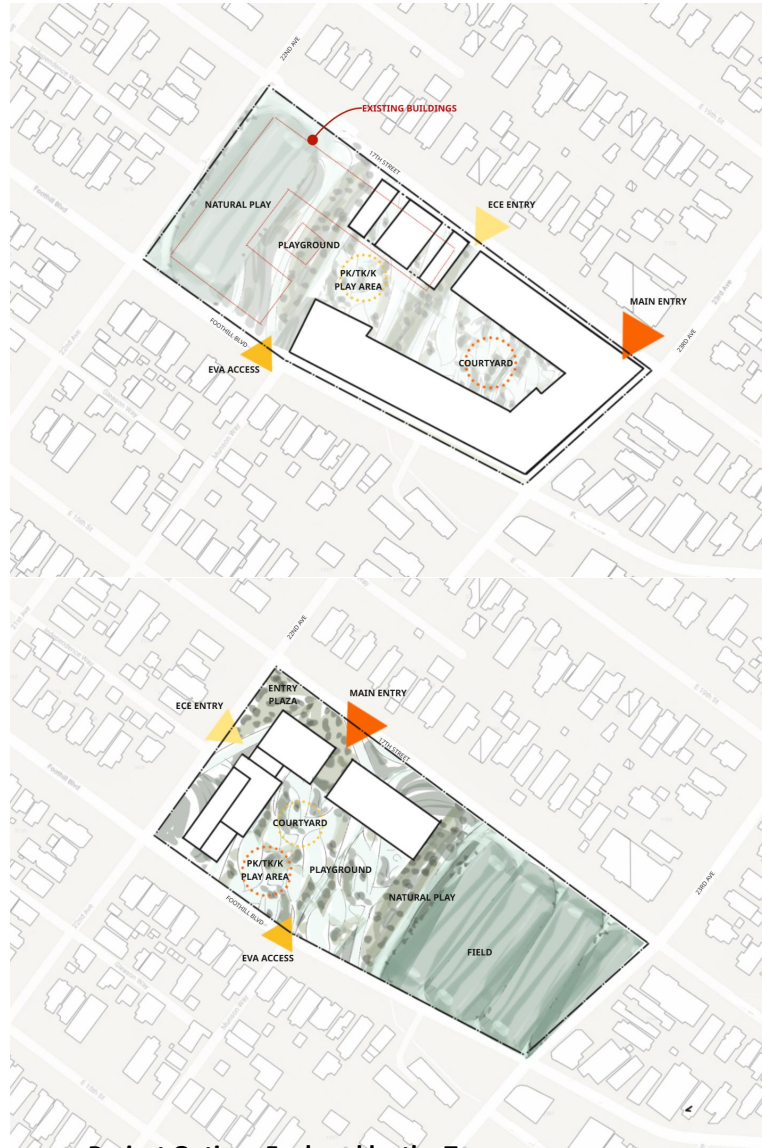


02 Revised Project Scope

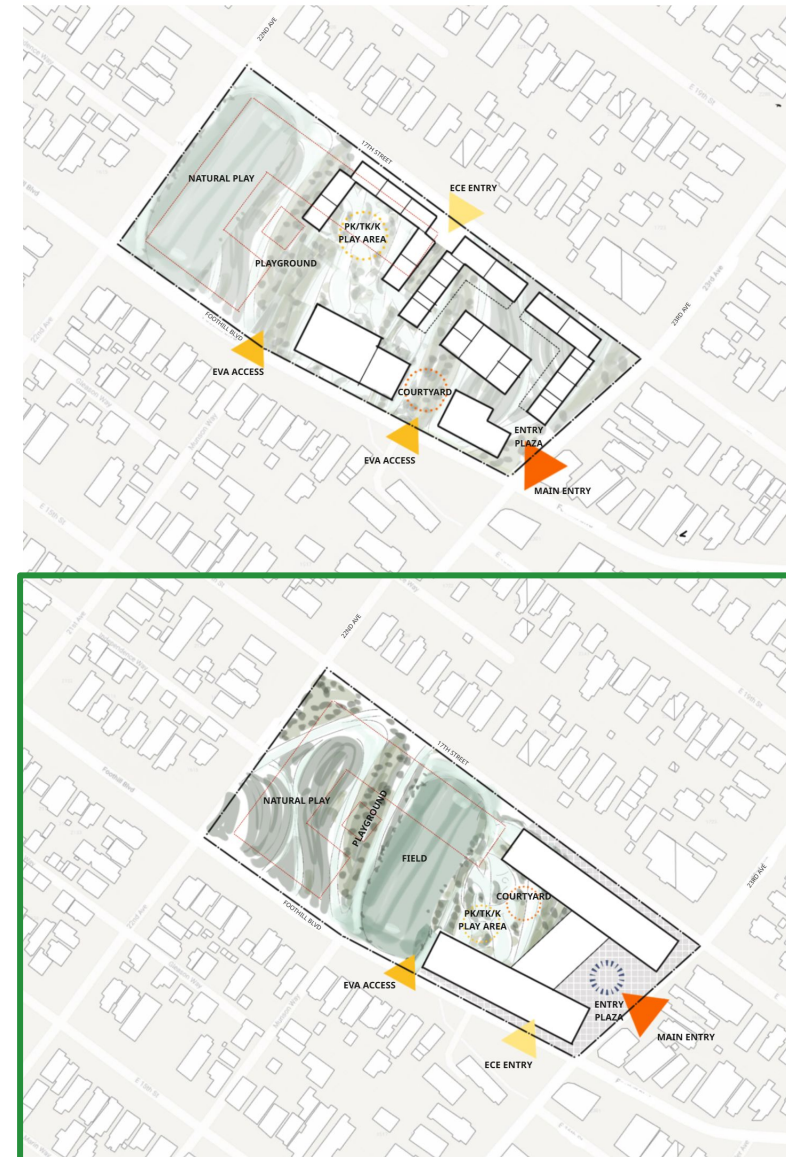


Explored Options for New Campus

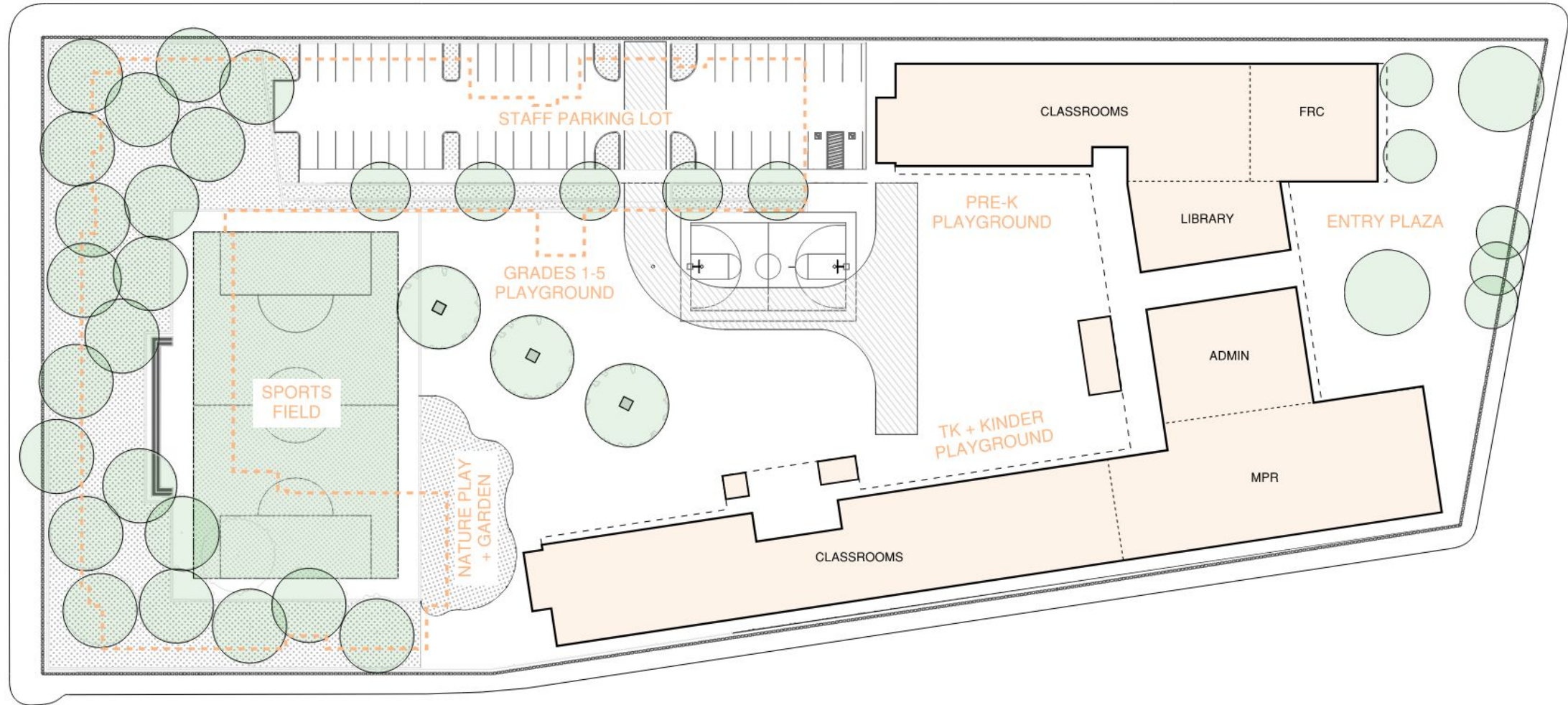
- Visited existing similar school campuses
- Evaluated campus replacement options
- Assessed building placement, layout, and number of stories
- Explored construction systems: site-built, modular, prefabrication
- Provided cost and schedule for each option



Project Options Explored by the Team



Campus Replacement - Proposed Site Layout Selected by Community



Campus Replacement - Proposed First Floor



Campus Replacement - Proposed Second Floor



Campus Replacement - Proposed Program

STANDARD CLASSROOMS	29 TOTAL
Pre-K	3
TK	4
Kindergarten	3
Grades 1 through 5	15
Special Day Classrooms	4
ENRICHMENT CLASSROOMS	2
Music	1
Art	1
LIBRARY	1
includes book stacks and group learning room	
ADMIN OFFICES	1
includes private and shared offices for school staff, rooms for counselors and various student services, conference room, and staff wellness room	
FAMILY RESOURCE CENTER	1
includes family cultural room, pantry, child program room, and offices for FRC staff	

OPSC Planning Capacity

(based on School Facility Planning Guidelines)

675 General Students

- 52 SDC Students
- Total: 727 students

Programmatic Capacity:

(based on current OEA contracted maximums)

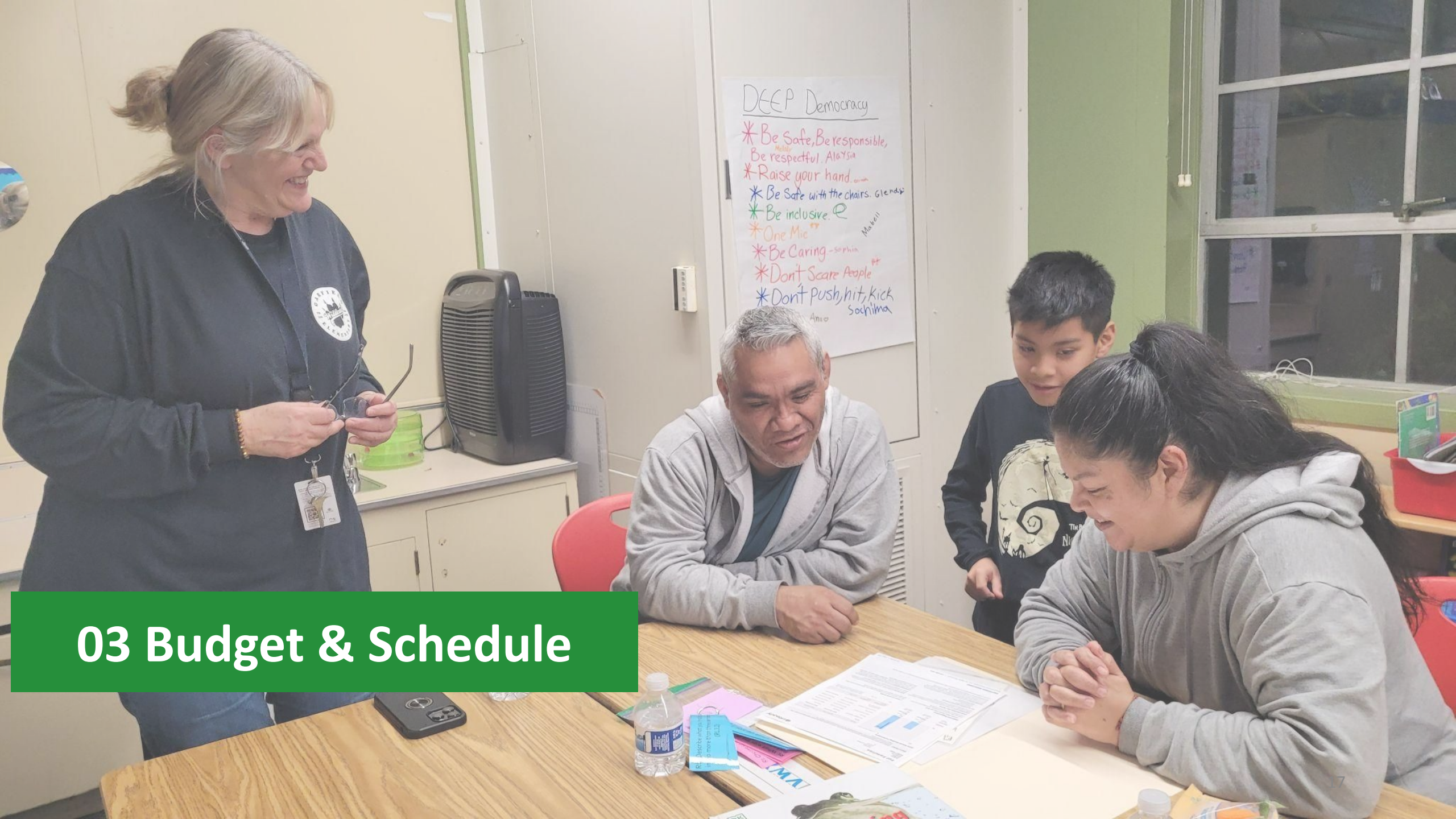
Total: 676 students

Early Childhood: 152

K-3: 288

4-5: 180

SDC: 56



03 Budget & Schedule

Investing in Garfield Through State and Local Partnerships **Yet to be Board Approved**

No Impact to Other Bond Projects

- This change **does not reduce or reallocate funds from other Measure Y projects.**
- All **existing bond projects remain funded**, based on the Board approved Spending Plan.
- Additional funding for Garfield could be allocated from other funding sources - OPSC, developer fee, early childhood partnerships, **not** from the Measure Y Spending Plan.

Local Support – Measure C & Oakland Children’s Initiative / First Five (Committed-Not Board Approved)

- In partnership with the Oakland Children’s Initiative (OCI) and First 5 Alameda County, the District have committed targeted funding to support early childhood expansion- \$18M
- Aligns with Measure C’s vision for expanding access to early learning in high-need neighborhoods.
- These funds ensure that Garfield’s new campus serves as a community hub for young learners and families.

Additional Funding from Other Resources (Facilities Committee-Vote-February 19th)

- Other Capital Funds explored with options to provide the final \$14.8M need.
- These funds are returned to the District’s Facilities Capital Improvement Fund.
- Staff recommends allocating a portion of these funds to support Garfield’s expanded scope and to help meet the vision for a modern, fully integrated PK–5 campus.

Proposed Budget Summary (Design Development)

	Staff Recommendation
	New Construction
Planning, design, and project oversight costs (25-30% current)-27.5% These costs cover the planning, design, permits, inspections, and oversight required to deliver a safe, high-quality school building.	\$28.5M
Construction Budget	\$75.0M
Total Project Cost	\$103.5M
Funding Stack for Project	
Board Approved Measure Y Budget:	\$70.7M
Oakland Children Initiative Committed Funding:	\$18.0M
Developer Fees-Fund 25:	\$5.0M
State Reimbursement Fund 35:	\$9.8M
Total Proposed Funding:	\$103.5M

*Based on QKA Cost Estimate as of June 2025.

** Based on Swinerton Cost Estimate as of December 2025

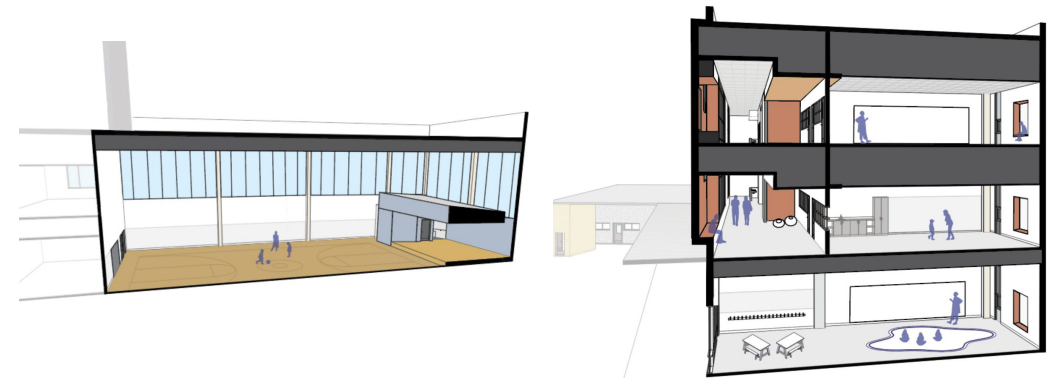
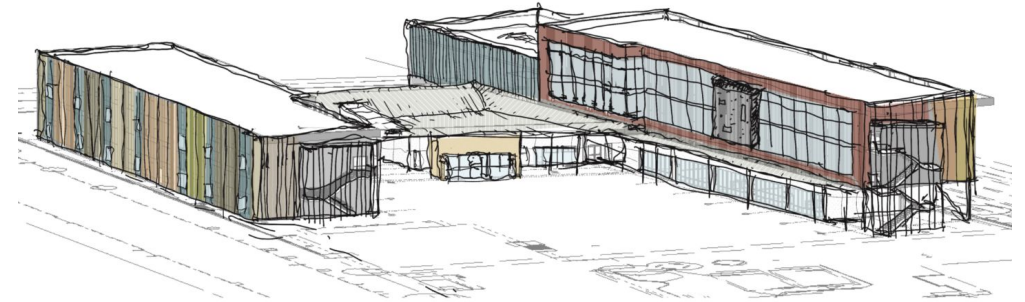
OCI - Oakland Children's Initiative.

Project Schedule

PRE-DESIGN AND PLANNING:	Q3 2025
SCHEMATIC DESIGN	Q3 2025 - Q4 2025
DESIGN DEVELOPMENT	Q4 2025 - Q2 2026
CONSTRUCTION DOCUMENTS:	Q2 2026 - Q4 2026
APPROVAL:	Q4 2026 - Q2 2027
NEW BUILDING CONSTRUCTION:	Q1 2027 - Q3 2028
MOVE-IN:	Q3 2028
DEMO + SITE WORK	Q3 2028 - Q2 2029
PROJECT COMPLETION	Q2 2029

Q1: January, February, March
Q2: April, May, June

Q3: July, August, September
Q4: October, November, December



04 Next Steps



Next Steps

Board Engagement and Voting on Project Shifts

- February 19, 2026: Facilities Committee
- March 11, 2026: Board of Education



THANK YOU

Questions?



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

