



Melrose Leadership Academy

Community Info Session

December 10, 2024



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

Agenda



- **REVIEW**: Project Progress to Date
- **PRESENT**: Design Status - Design Development
Presentation & Procurement - LLB Contractors
- **DISCUSS**: Fall 2024 Community Engagement

Project Information | Melrose Leadership Academy | December 10, 2024



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Project Information

Background

MLA Capital Bond Project Overview

PROJECT TYPE: Lease - Lease Back Delivery

PROJECT PHASE: Design Development

PROJECT TEAM:

Victor Manansala, *Sr. Project Manager*
Jorge De Anda, *Project Engineer*
Ray Bermudez, *Community Engagement Specialist*

ARCHITECT:

Jeff Evans, *HKIT Architects*
Joey Favaloro, *HKIT Architects*

Design and Approval:	April 2024 to December 2025
Bidding Period:	July 2024 - Oct 2024
Construction Period:	2026 - TBD
Completion:	TBD

MLA Capital Bond Project Scope

- Focused Modernization of Existing Main Building.
- Construction of a new middle school building with (six) classrooms.
- Aligning with our commitment to sustainability by incorporating solar panels, energy efficient building standard and battery storage technology.
- Improve the overall safety of the building.
- Installation of heating and cooling systems powered by an efficient heat pump, a step forward in our journey towards a more energy-efficient and comfortable learning environment.

Project Engagement Process Overview



PLANNING

12 - 18 MONTHS

- Start-of-Phase Meeting
- School Site Leadership Kick-Off
- A/E Selection Process
- Team-wide Planning Phase Kick-Off
- School Site and District Leadership Project Overview
- Engagement Planning Session

Community Engagement

- PAC Engagement Advisory Meeting
- Student & Teacher/ School Community Engagement (meetings, surveys, and activities)
- Community-wide Engagement: (meetings and surveys)

- End-of-Phase Meeting
- + Monthly check-in meetings with School Site Leadership.



DESIGN

12 - 14 MONTHS

- Start-of-Phase Meeting
- School Site Leadership Kick-Off

Community Engagement

- PAC Engagement Advisory Meeting
- Student & Teacher/ School Community Engagement:
 1. Concept activity
 2. Schematic activity
 3. Design Development activity
 4. Final Drawings review
- Community-wide Engagement:
 1. Concept meeting
 2. Schematic meeting
 3. Design Development meeting
 4. Final Drawings review

- End-of-Phase Meeting
- + Monthly check-in meetings with School Site Leadership.



CONSTRUCTION

16 - 24 MONTHS

- Start-of-Phase Meeting
- School Site Leadership Kick-Off

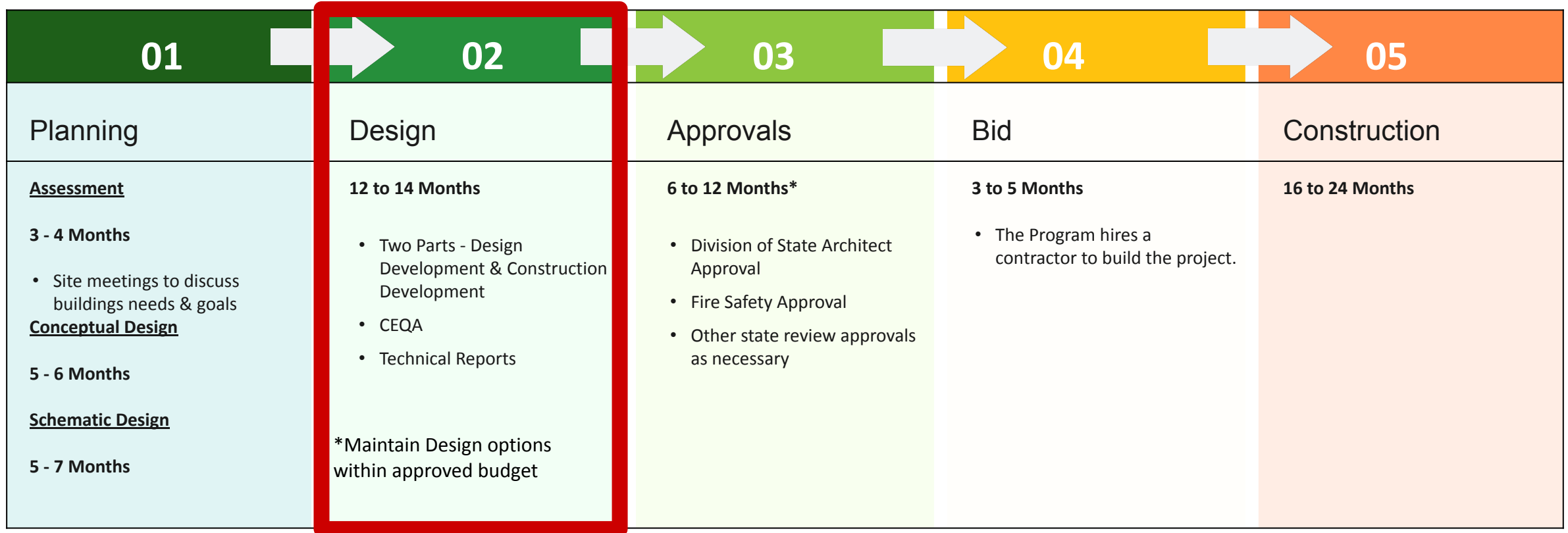
Community Engagement

- Groundbreaking Planning
- Groundbreaking Ceremony
- School Community-wide Engagement: Spring/Fall Construction update meetings 1, 2, 3, and 4.
- Ribbon Cutting Planning
- Ribbon Cutting Ceremony

- End-of-Phase Meeting
- + Weekly check-in meetings with School Site Leadership.

Project Process & Timeline

Project phases and related timeframes.



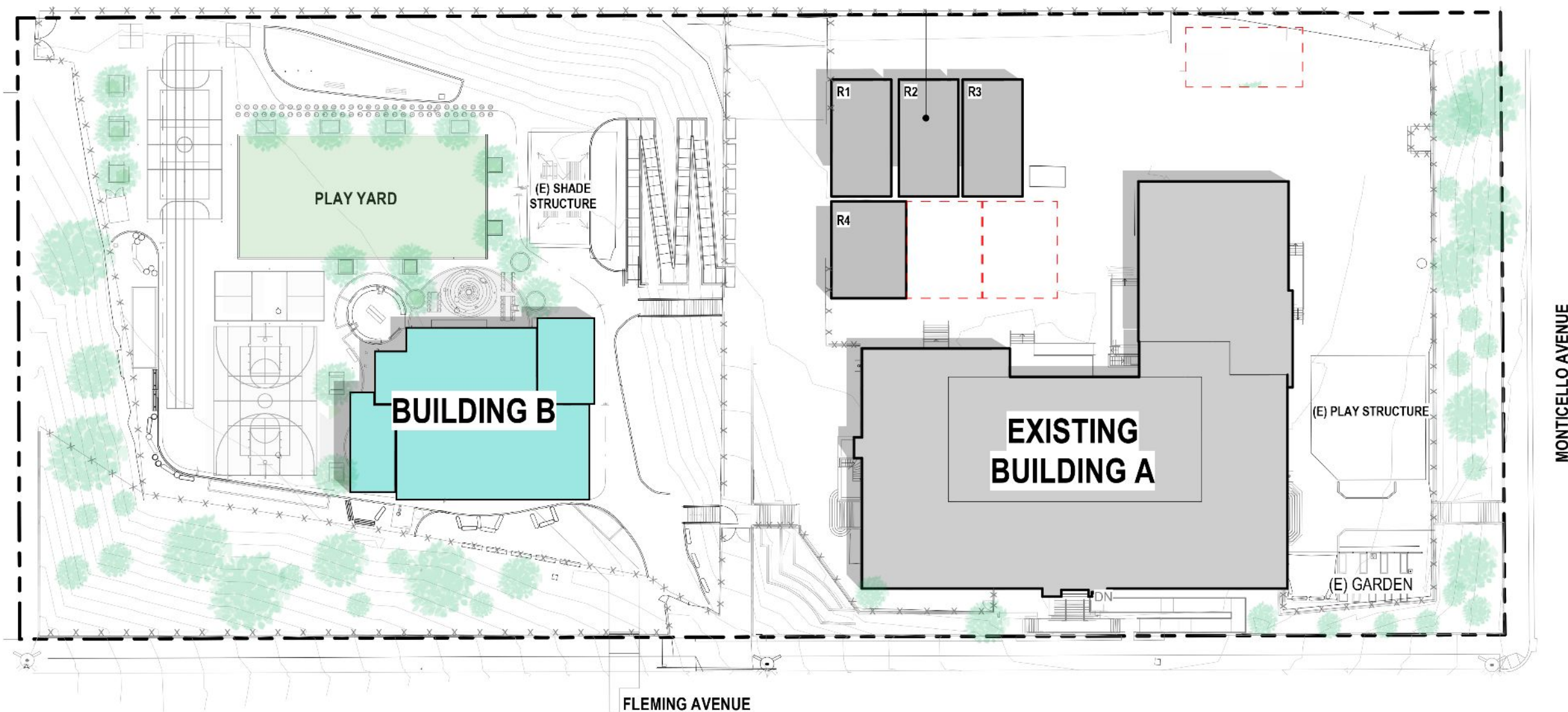


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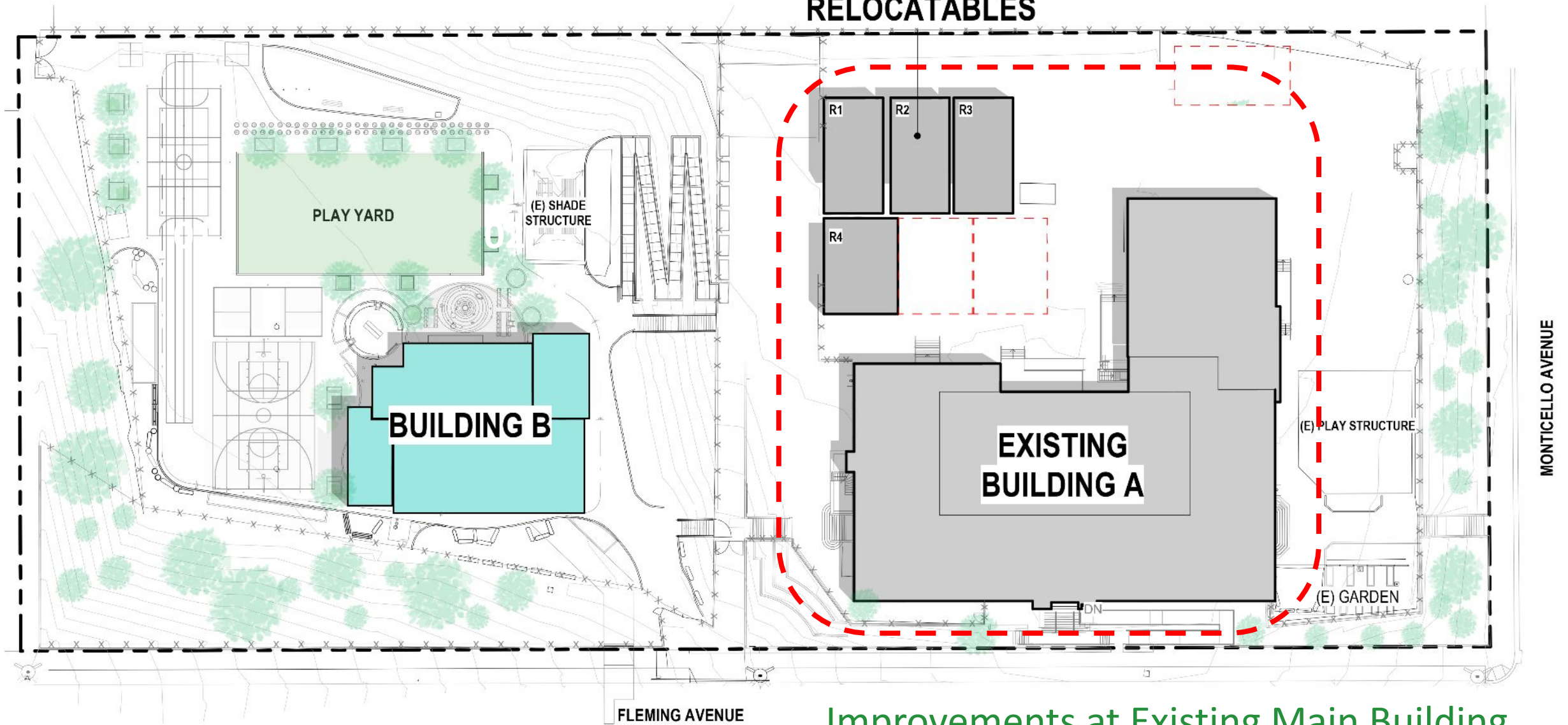
Building Design

Updates

MLA Maxwell Park - Overall Site Plan



EXISTING RELOCATABLES



Improvements at Existing Main Building

Existing Building Modernization Scope Highlights

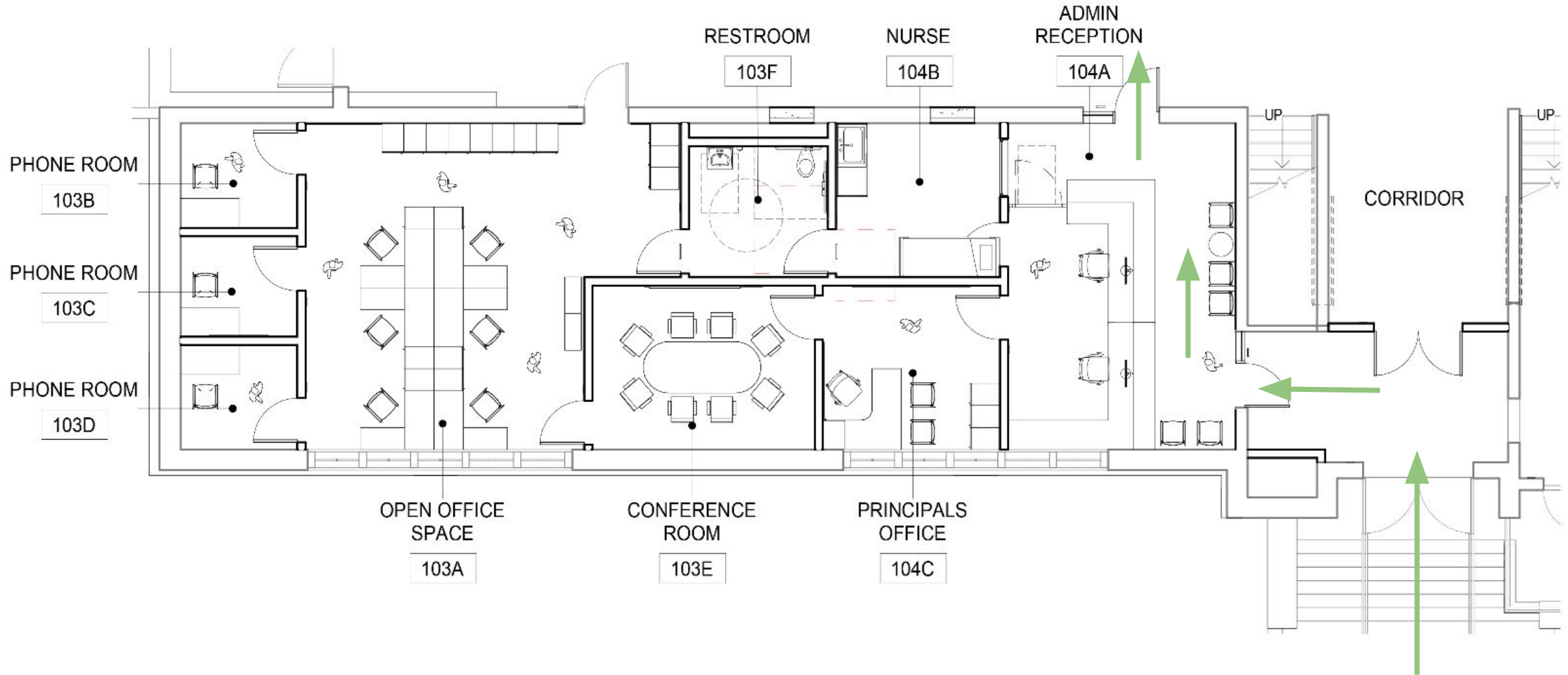
- Installation of electric heat pumps on roof to provide cooling and heating to classrooms to replace boiler and radiators.
- Enlarged admin space with improved entry sequence
- Structural upgrades to building. Involves removal of specific interior or exterior finishes in order to instal reinforcement.
- New fire and intrusion alarm systems
- New plumbing supply lines

Heat Pumps

HVAC SYSTEM	TYPE	FUEL SOURCE	GLOBAL WARMING POTENTIAL	ENERGY EFFICIENCY	INSTALL COST	MAINTENANCE	CLASSROOM SPACE
1A. HYDRONIC - REUSE EXISTING BOILER							<u>LIGHT IMPACT</u> FAN CONVECTOR IN CLASSROOM AT RADIATOR LOCATION, TAKES UP ONE WINDOW
1B. HYDRONIC - HEAT PUMP							<u>MEDIUM IMPACT</u> FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
2. HEAT PUMP - IN CLASSROOM							<u>MEDIUM IMPACT</u> FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
3. HEAT PUMP ROOF TOP							<u>LIGHT IMPACT</u> NONE AT FIRST FLOOR, SHAFT FOR DUCT WORK AT SECOND FLOOR
4. GROUND SOURCE HEAT PUMP							<u>MED IMPACT</u> FAN COIL UNIT IN CABINET, TAKES UP ONE WINDOW
5. CEILING HUNG SPLIT SYSTEM							<u>NO IMPACT</u>

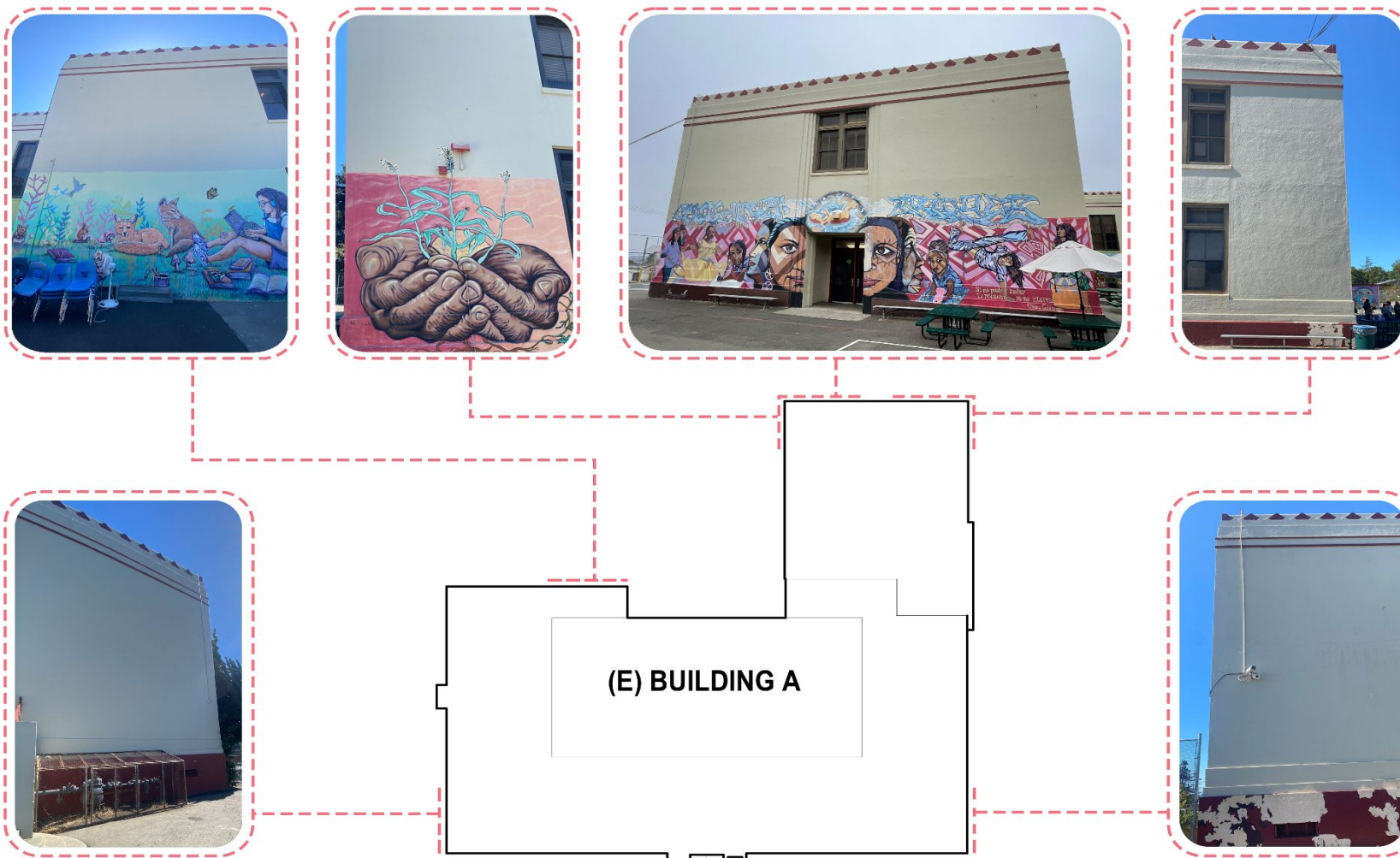


Enlarged Admin Office

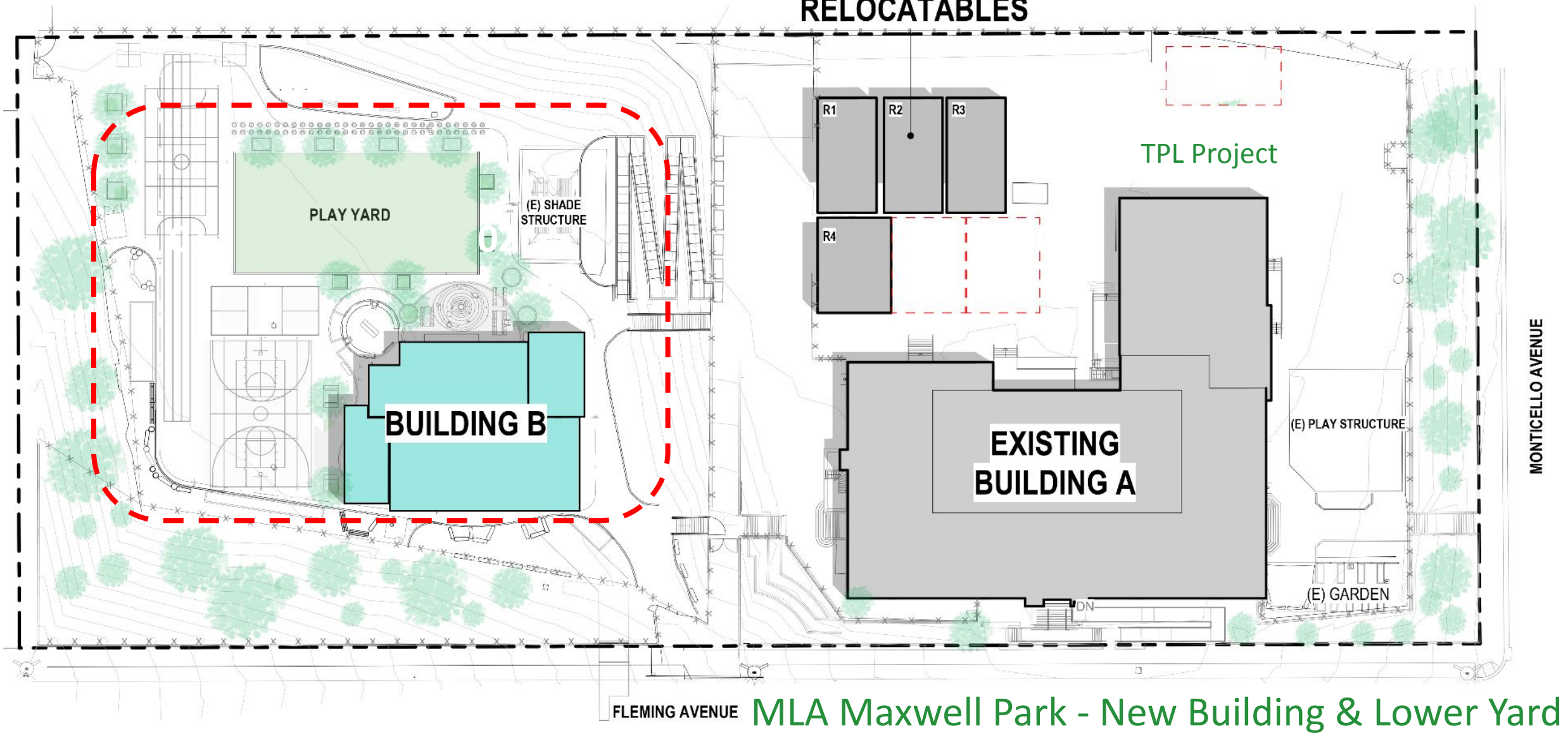


Areas of Shear Wall Improvements and Removal of Existing Murals

Discussion: Should new murals be added by the school at these locations?

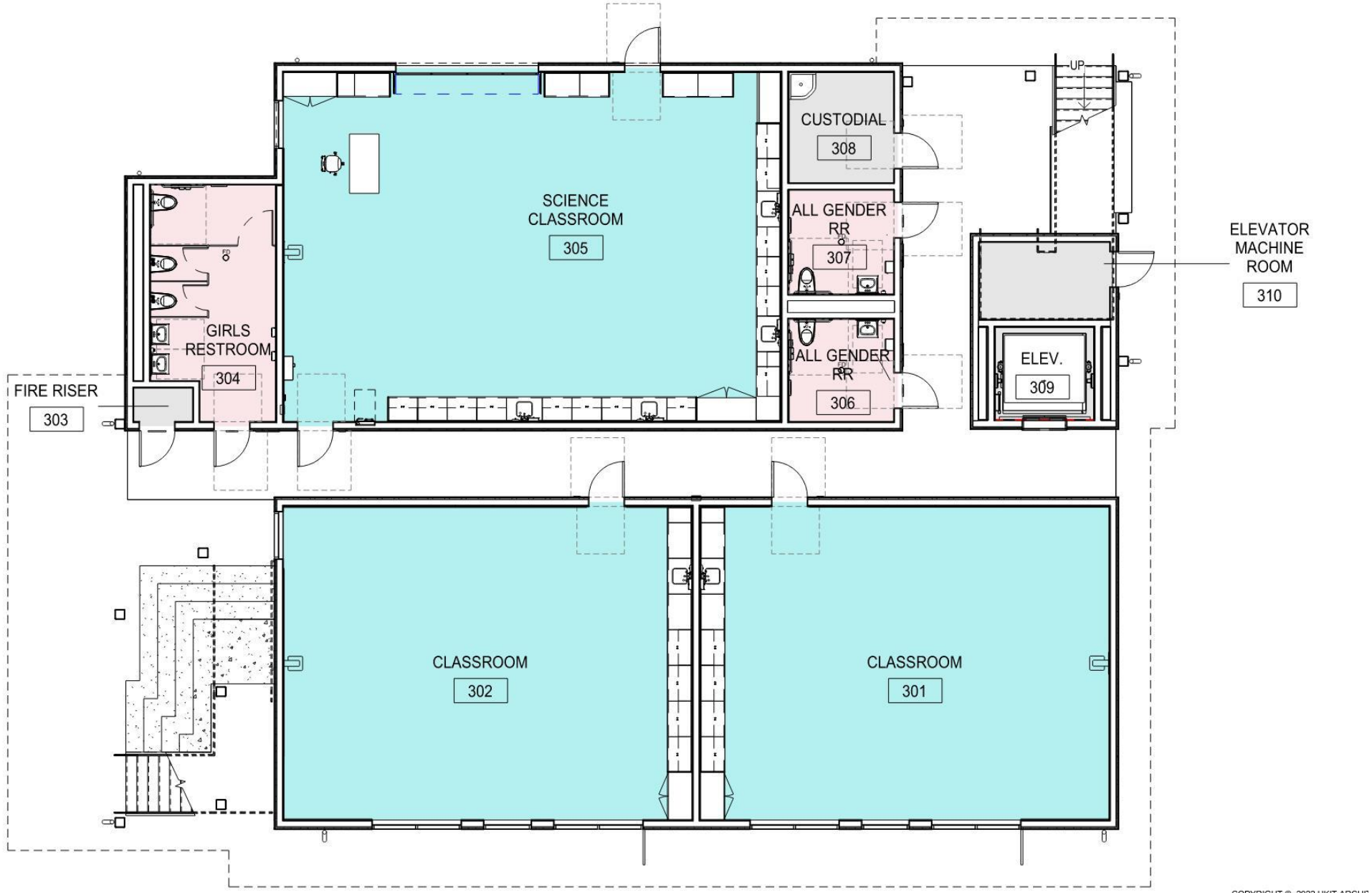


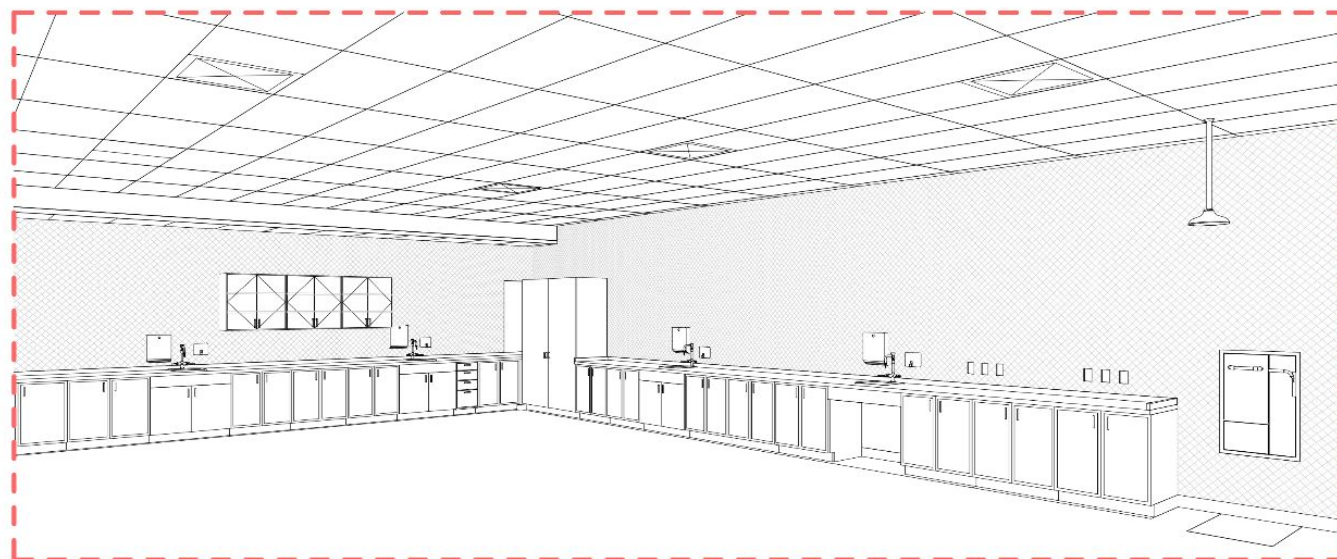
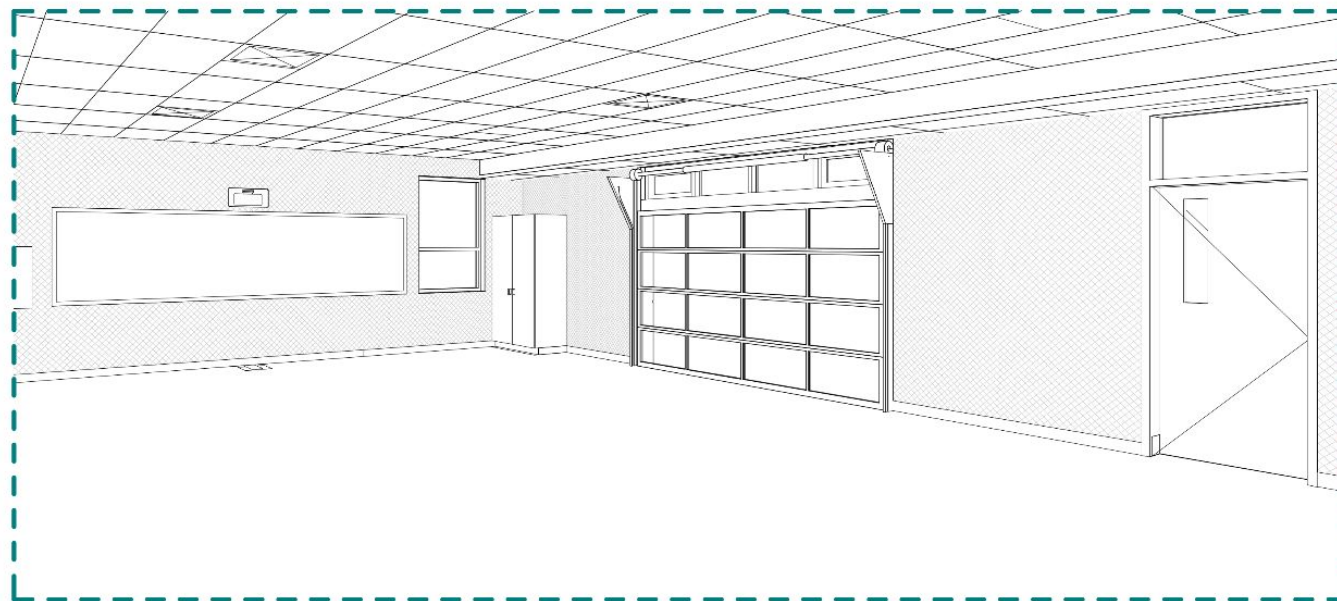
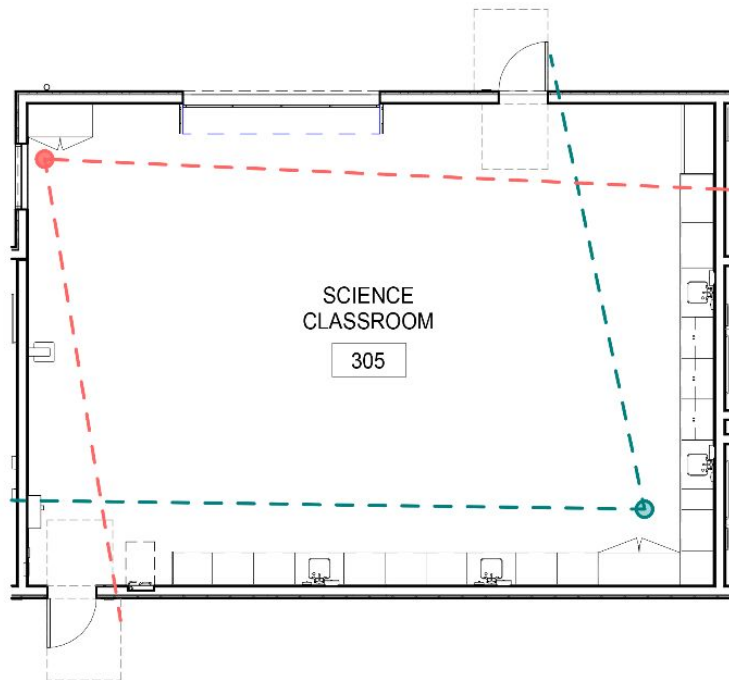
EXISTING RELOCATABLES



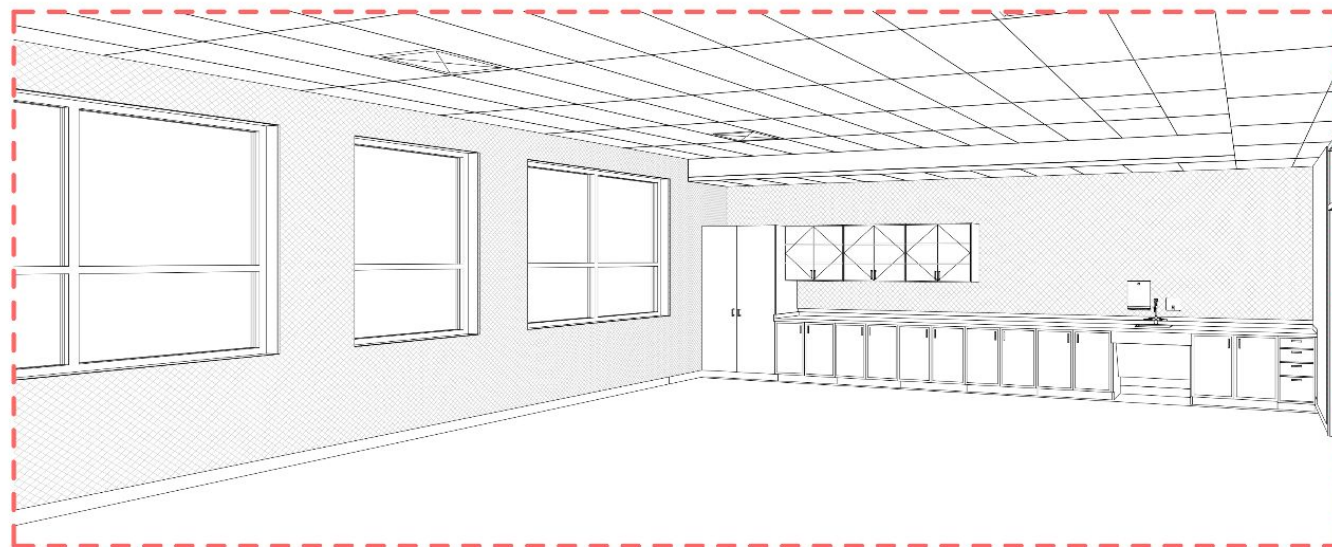
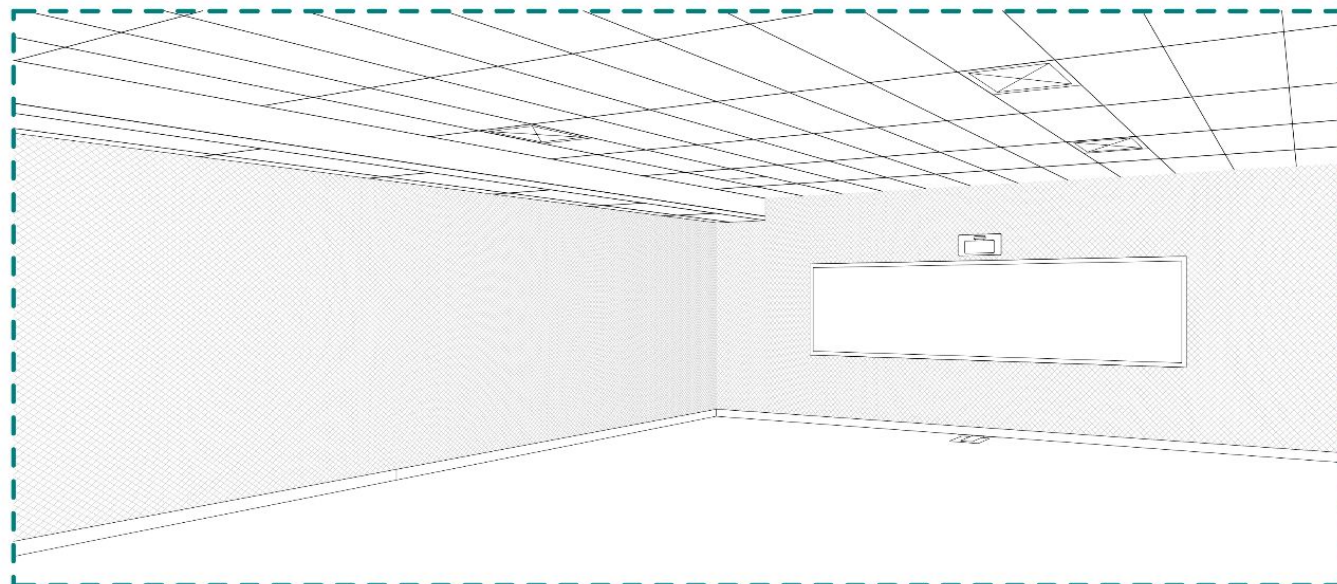
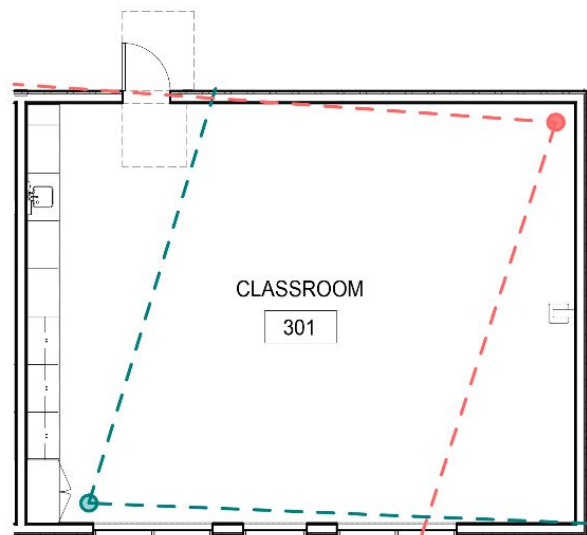
MLA Maxwell Park - New Building & Lower Yard

New Building Plan





Black and white view of proposed classroom layout



Black and white view of proposed classroom layout

New Middle School Building Exterior



Exterior View from Fleming Looking Uphill



Exterior View from Fleming Looking Downhill



Exterior View from Lower Yard

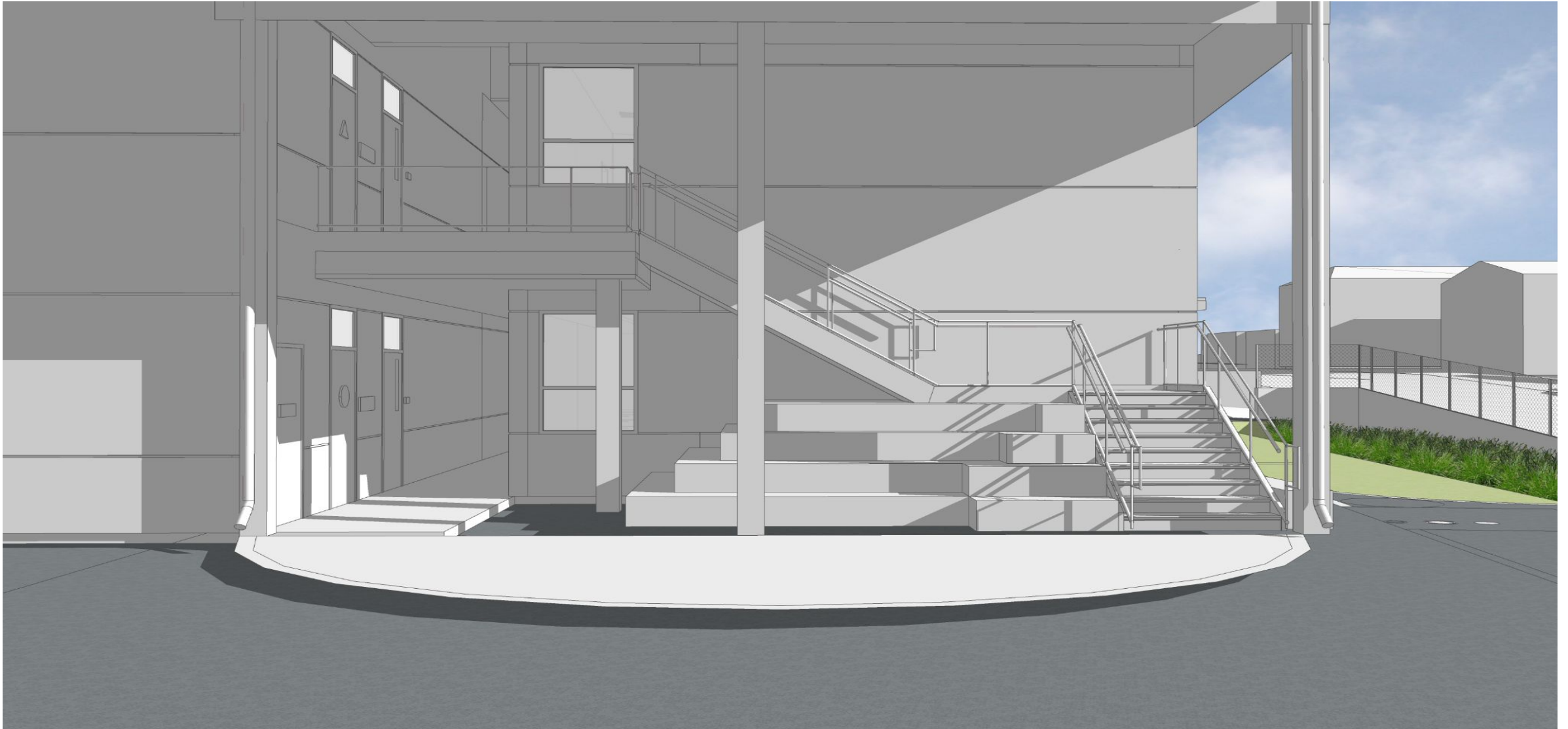


Roll Up Door

Exterior View from Ramp



Exterior View -Amphitheater



Proposed Color Palette Options for New Building

Base 1

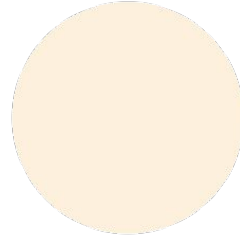
Base 2

Accent 1

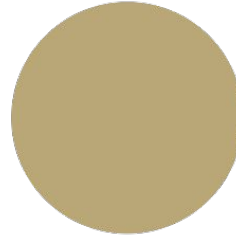
Accent 2



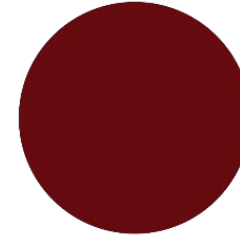
Existing



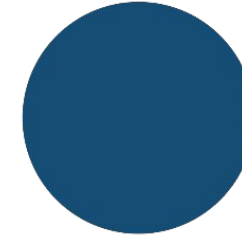
SW 7560 Impressive Ivory



SW 6136 Harmonic Tan



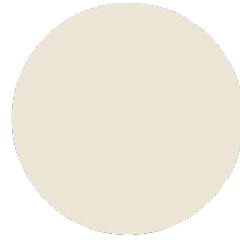
SW 7586 Stolen Kiss



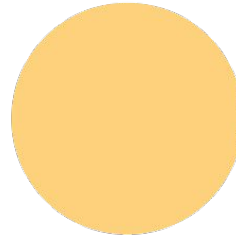
SW 6516 Down Pour



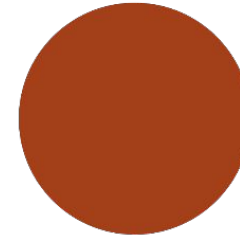
Warm



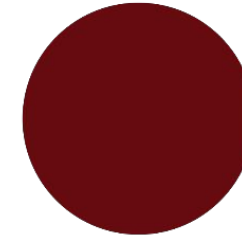
SW 7531 Canvas Tan



SW 9014 Pollen Powder



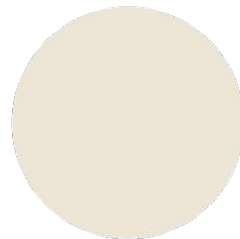
SW 7701 Cavern Clay



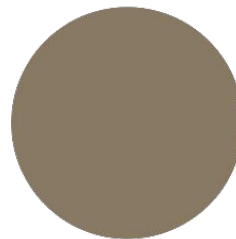
SW 7586 Stolen Kiss



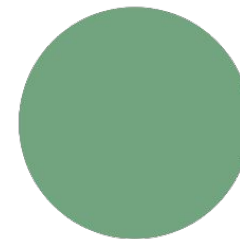
Mural



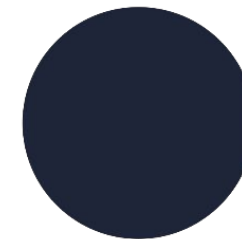
SW 7531 Canvas Tan



SW 9174 Mothwing



SW 6451 Nurture Green



SW 7602 Indigo Batik

*Colors based on district standards

Lower Yard Updates

- 3 separate outdoor class breakout spaces- flexible outside classroom, set circle, athletic surface with amphitheater
- **Multicourt 1-** basketball, pickleball, volleyball
- **Multicourt 2-** futsal, volleyball, pickleball
- Additional pickleball, 50 m dash, $\frac{1}{8}$ mile path, PE number markers





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Project Engagement

Updates

Meetings Held During the Schematic Design

Design & Approval: April 2024 - December 2025; **Bidding:** July 2024 - October 2024

Date	Stage	Engagement Activity	Agenda
February 2024	Schematic Design	Staff Meeting	Presented Initial Building Site Layout Options
March 2024	Schematic Design	Virtual Community Meeting	Building Site Layout Options
March 2024	Schematic Design	Online Survey	Building location and building character preference
April 2024	Schematic Design	Staff Recap Meeting	Building Site and Program Options and Survey Reminder
March/April 2024	Schematic Design	MLA Leadership Check-In	Update to MLA leadership to present recommendations on Building Location
April 2024	Schematic Design	Staff Meeting	Building Mass and Design Options
April 2024	Schematic Design	Virtual PAC Meeting	Update on the Outreach and Engagement
April 2024	Schematic Design	Virtual Community Meeting	Building Mass and Design Options
May 2024	Schematic Design	Virtual Recap with PAC/Site Leadership	Update on Building Design direction

Schematic Design - Design Development

Design & Approval: June 2023 - April 2025; Bidding: April 2025 - June 2025

Date	Stage	Engagement Activity	Agenda
Today	Schematic Design	PAC Meeting	Present Schematic Design Progress, Contractor Procurement Status, and Engagement Activities
Sep. 4, 2020	Schematic Design	Faculty and Staff-based Engagement	Present Schematic Design Progress & Contractor Procurement Status
Aug. 20, 2024	Schematic Design	Student-based Activity	<i>Need feedback from PAC on potential engagement opportunities</i>
Oct. 1, 2024	Schematic Design	Community-wide Informational Meeting	Present Schematic Design Progress & Contractor Procurement Status
Dec. 4, 2024	Design Development	Faculty and Staff-based Engagement	Present Design Development Progress (Detailed Design, Interior & Exterior Color Schemes) & Pre-Construction Status
Dec. 3 2024	Design Development	Student-based Activity	<i>Need feedback from PAC on potential engagement opportunities</i>
Dec. 10, 2024	Design Development	Community-wide Informational Meeting	The community-at-large receive presentations about the final design.
Spring 2025	Final Drawings	Student, Faculty and Staff Informational Meeting	Student, Faculty and Staff receive presentations about the final design of the school.
Spring 2025	Final Drawings	Community-wide Informational Meeting	The community-at-large receive presentations about the final design of the school.

Project Information | Melrose Leadership Academy | December 10, 2024



Construction Phase Engagement Activity Tentative Timeline

Construction: 2026 - TBD

Date	Stage	Engagement Activity	Agenda
TBD	Internal Prep	Project Team Kick-Off	The internal OUSD Facilities Project Team conducts an internal construction kick-off.
TBD	Construction	Community-wide Informational Meeting	The community-at-large receive construction progress updates.
TBD	Construction	Community-wide Informational Meeting	The community-at-large receive construction progress updates.
TBD	Construction	Community-wide Informational Meeting	The community-at-large receive construction progress updates.
TBD	Construction	Community-wide Informational Meeting	The community-at-large receive construction progress updates.
TBD	Opening	Ribbon Cutting	A ribbon cutting ceremony is held for the opening of the new Melrose Leadership Academy Classroom Building and Modernization.

Questions & Contact

All presentations, recordings and a post-meeting QAs will be posted to the project page on the Oakland Built website.



PROGRAM EMAIL

oakland_built@ousd.org



COMMUNICATION CONTACT

Ray Bermudez

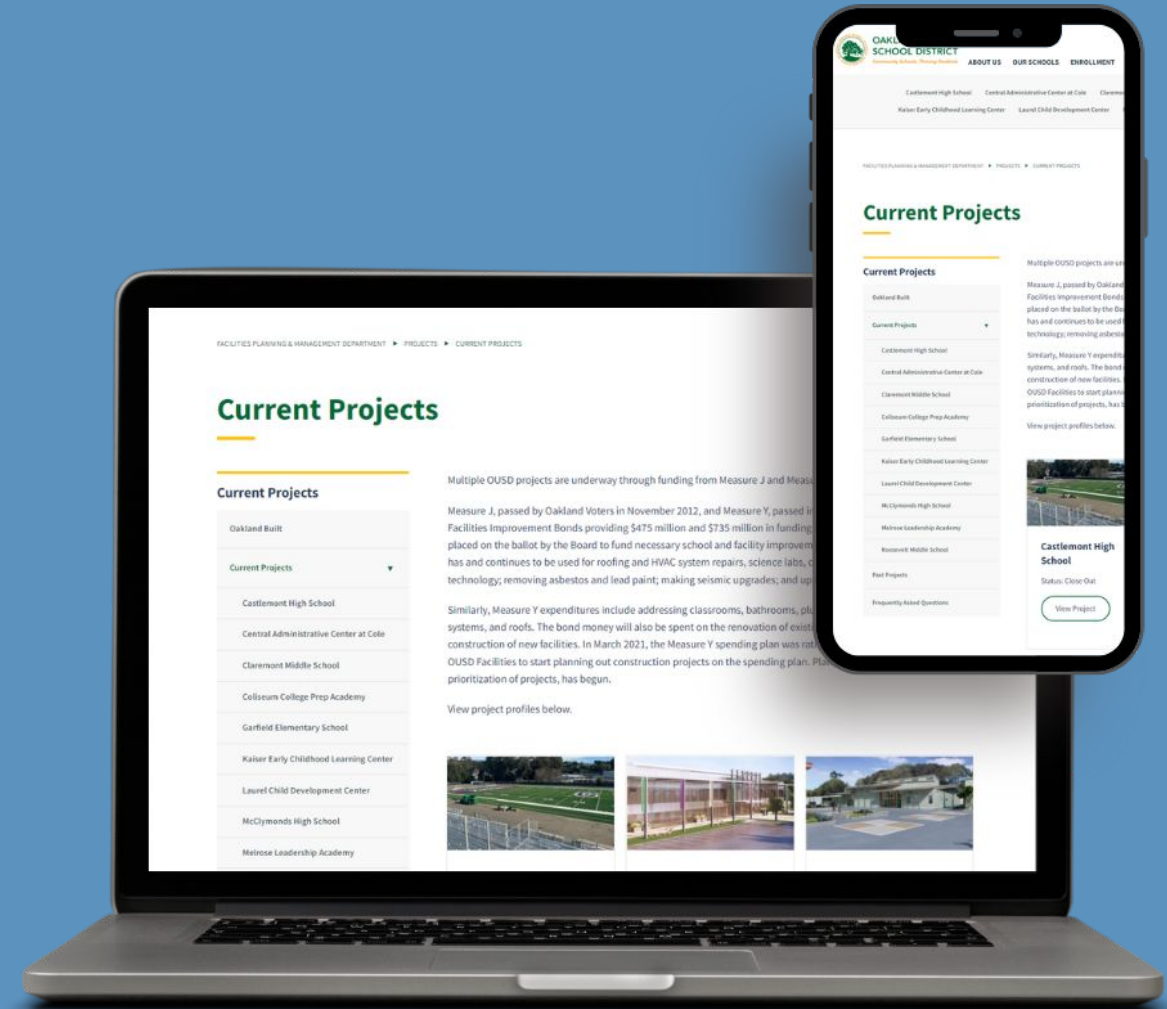
Community Engagement Specialist

Ray.bermudez@ousd.org



WEBSITE

www.ousd.org/facilities



Resources

1. OUSD Measure B, J, and Y: <https://www.ousd.org/Page/21243>.
2. OUSD Current Capital Projects: <https://www.ousd.org/Page/21322>.
3. MLA Capital Projects:
<https://www.ousd.org/facilities-planning-management-department/projects/current-projects/melrose-leadership-academy>.
4. OUSD Public Reports: <https://www.ousddata.org/public-dashboards.html>.
5. OUSD Facilities Master Plan:
https://drive.google.com/file/d/1oFx9RVA6WtHV2dD9FN5PeqVaqG_reROI/view.
6. OUSD Bond Measure Y Revised Spending Plan:
<https://drive.google.com/file/d/1XtETrBs6xKBXHoEsxqf76URL13-9A3p1/view>.

THANK YOU

Building Better So Students Thrive.



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