



MELROSE LEADERSHIP ACADEMY PRE-CONSTRUCTION COMMUNITY UPDATE

April 28, 2026

OSD Facilities Planning & Management



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



OUSD Vision and Mission



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.



MISSION

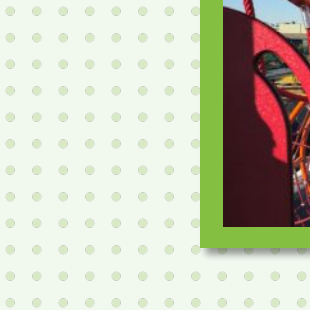
Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.



MISSION

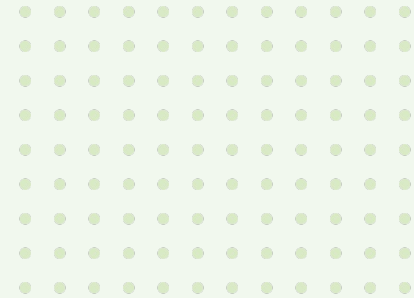
We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful.

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



Agenda

- 01 Project Process & Timeline
- 02 Engagement Overview
- 03 Project Overview
- 04 Site Plans/Renderings
- 05 Next Steps





Project Process & Timeline



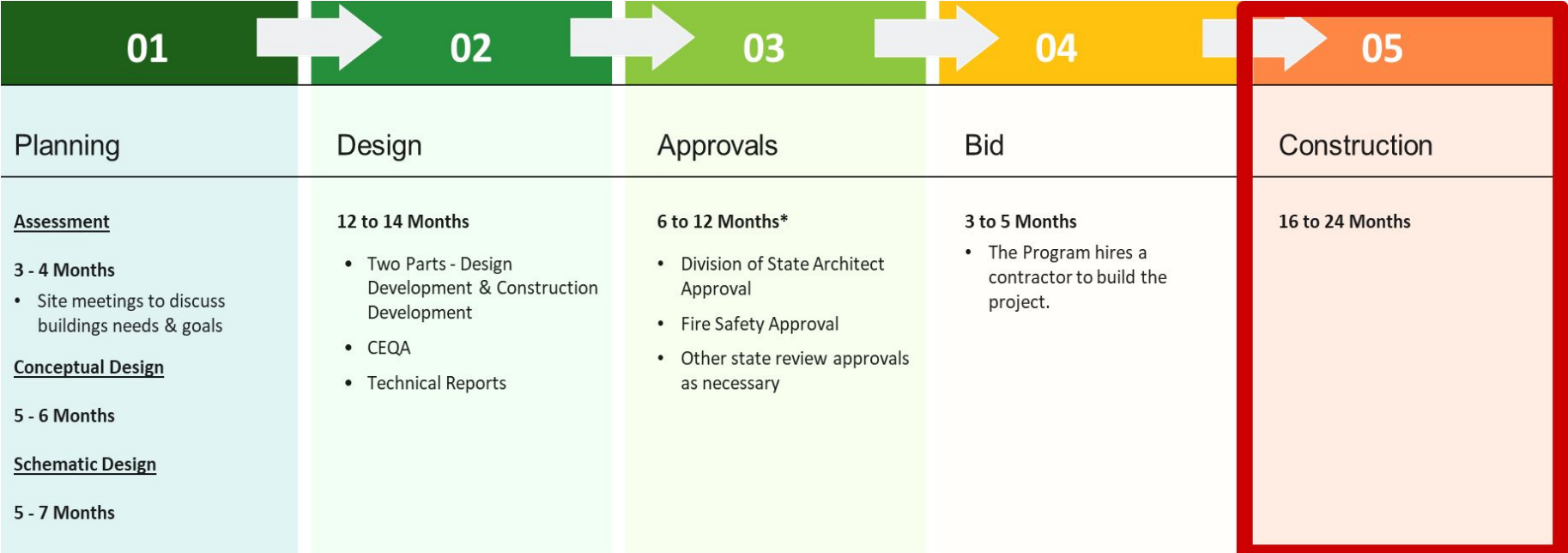
01

Project Process & Timeline

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02 Engagement Process Overview



02 Engagement Process Overview

Project Process & Timeline



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

We are Here

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.



03 Project Overview



03 Project Overview

Project Overview



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Project Type: Site Expansion & Modernization

Project Phase: DSA
Backcheck/Pre-Construction

Project Team:

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

Architect: HKIT Architects

General Contractor: Cahill Contractors

Project Scope:

The project involves the modernization and expansion of the Maxwell Park campus, including the renovation of existing Building A with HVAC and structural upgrades.

Additionally, a new two-story building will be constructed in the lower yard, with Building B featuring six new classrooms and six new restrooms, designed to meet current educational and accessibility standards.

Project Overview



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Project Budget

Total Project Budget: \$42.2 Million
Construction GMP: \$34.9 Million
Soft Costs: \$5.9 Million

Project Schedule

Design and Approval:	Q1 2024 - Q2 2026
Bidding Period:	Q1 2026
Construction Period:	Q2 2026 – Q3 2028
Completion:	Q3 2028

Milestone Dates

- ➔ June 2026: Mobilization New Building Construction
- ➔ June 2027: Mobilization Phase 1 Modernization
- ➔ August 2027: New Building Complete
- ➔ December 2027: Phase 1 Complete and Mobilization for Phase 2
- ➔ August 2028: Phase 2 Complete



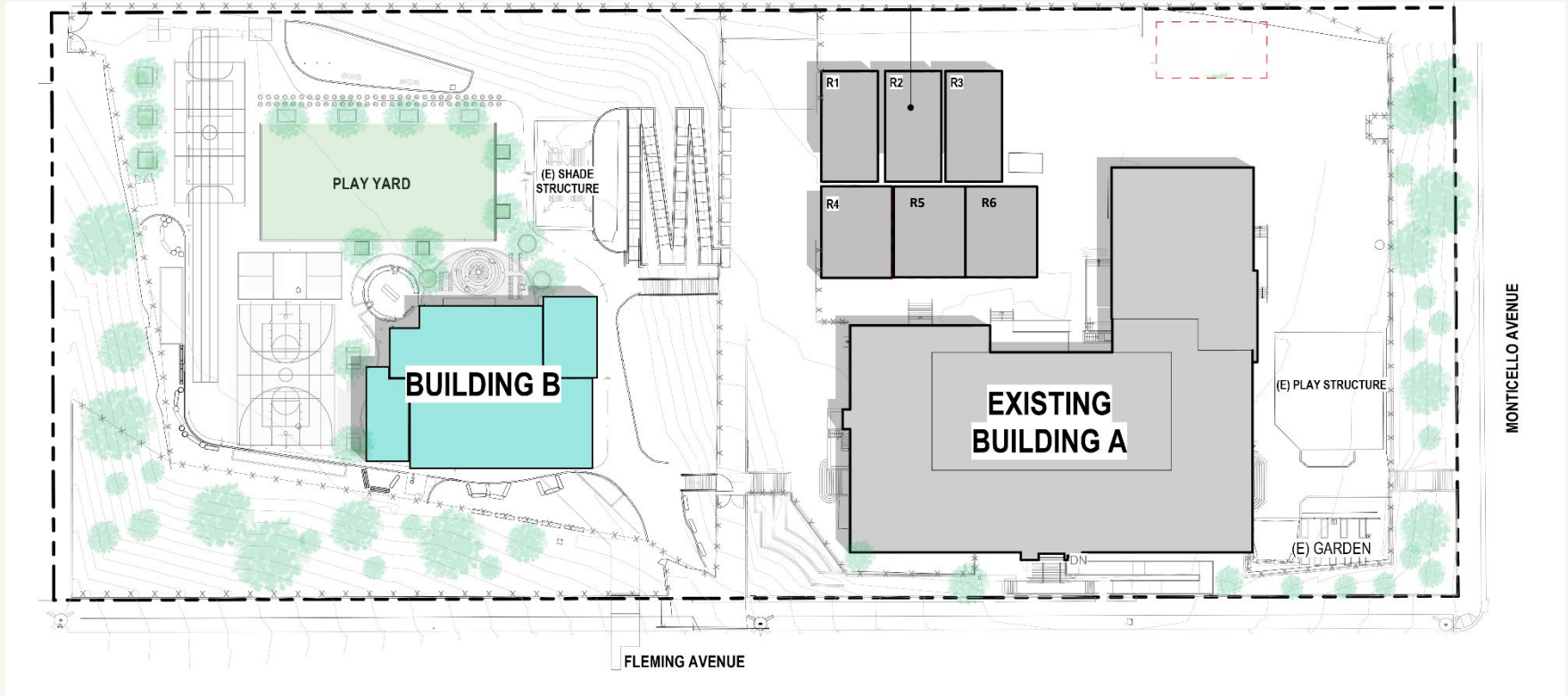
04 Site Plans/ Renderings



04 Site Plans/ Renderings



Site Plan



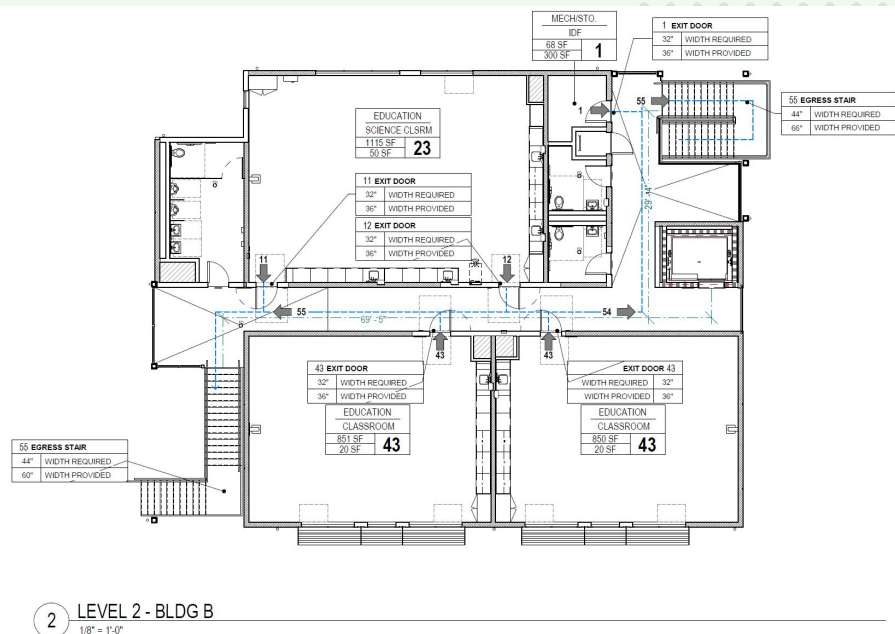
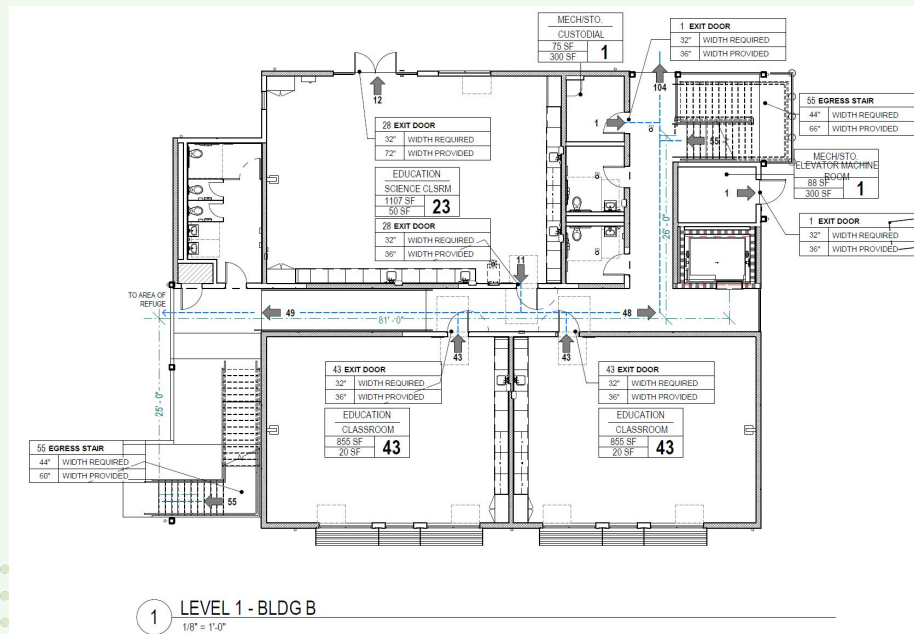


New Building Renderings



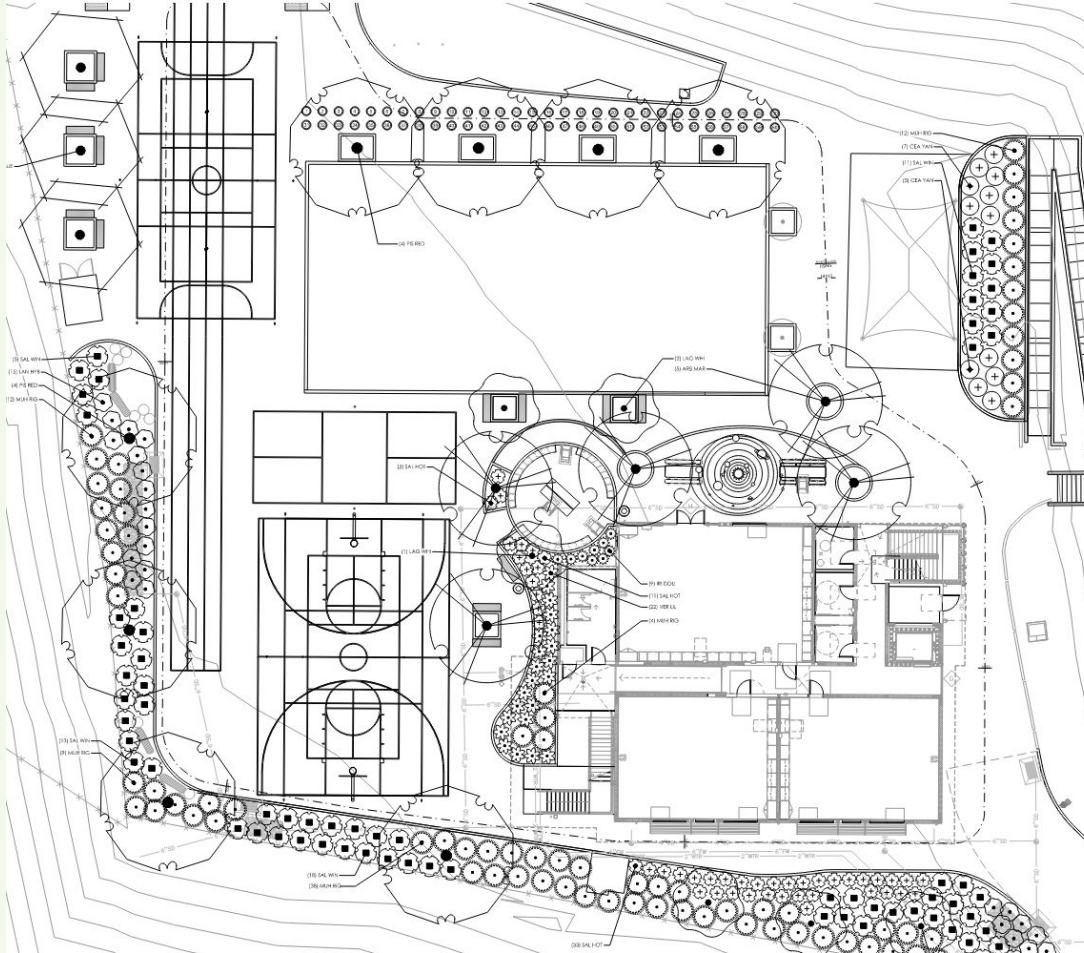


Building B - Layout Plan





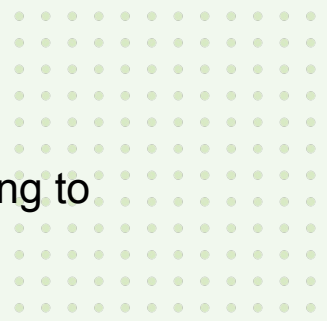
Lower Yard Updates



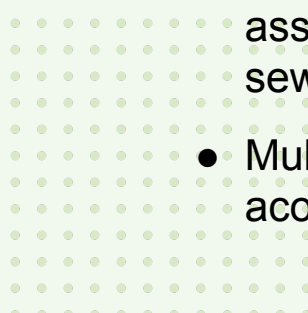
- **Three separate outdoor class breakout spaces:** flexible outside classroom, set circle, athletic surface with amphitheater
- **Multicourt 1:** basketball, pickleball, volleyball
- **Multicourt 2:** futsal, volleyball, pickleball
- Additional pickleball, 50 m dash, $\frac{1}{8}$ " mile path, PE number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



Existing Building Modernization Scope Highlights

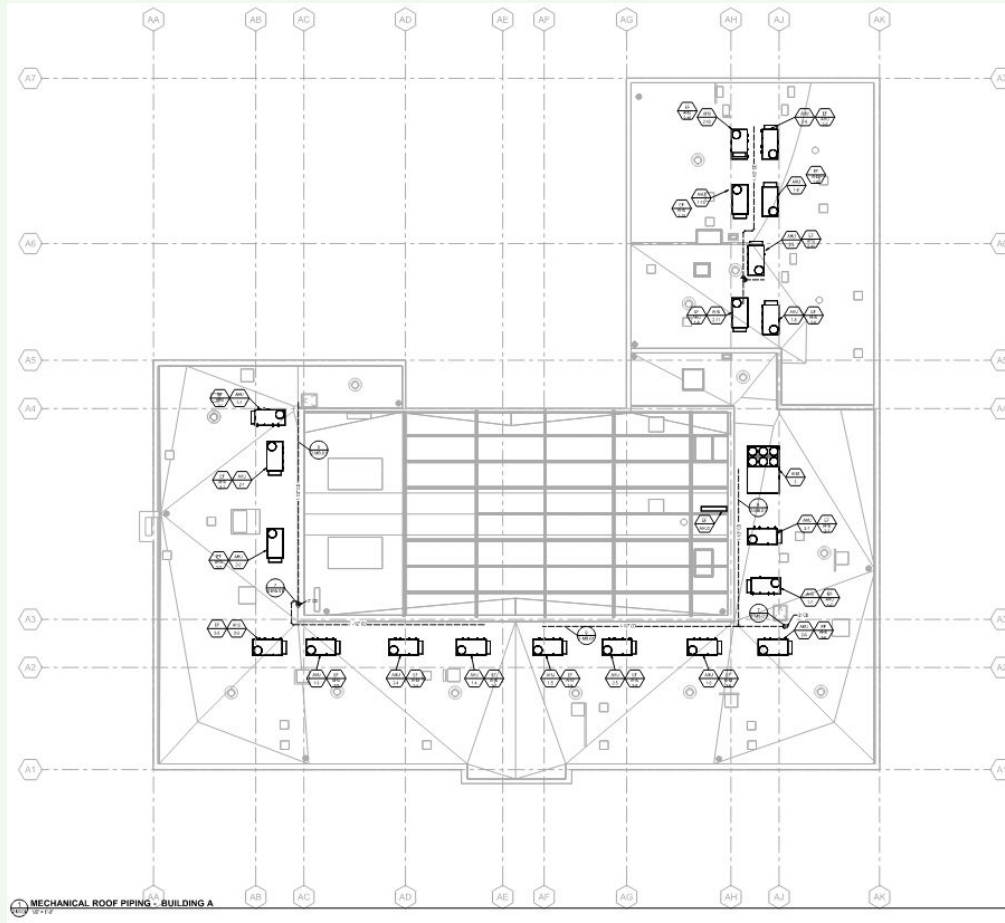


- Installation of electrical heat pumps on roof to provide cooling and heating to classrooms to replace boiler and radiators.
- Enlarged admin space with improved entry sequence.
- Structural upgrades to building, including removal of specific interior finishes in order to install reinforcement.
- New fire and intrusion alarm systems.
- New plumbing supply lines.
- Installation of CO₂ monitoring devices.
- Removal of existing cloak rooms with associated sinks, cabinets, and associated finishes. Provides new sink, base cabinet, domestic and sanitary sewer lines, and associated patchwork at floor and wall.
- Multipurpose room enhancements include new flooring, painted walls, acoustical panels, and additional power.



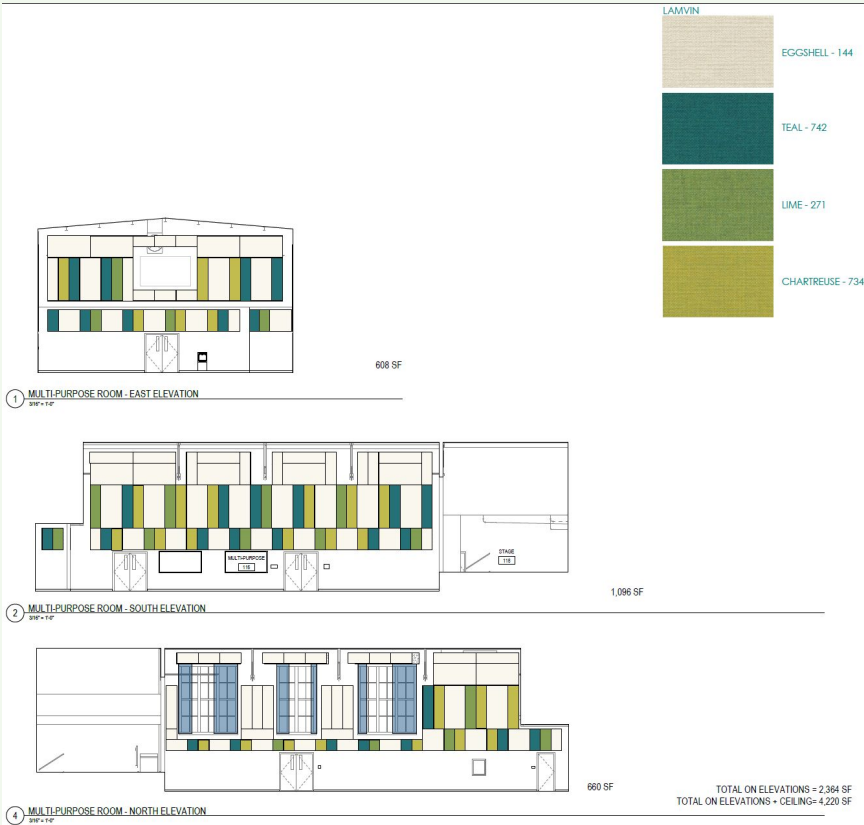
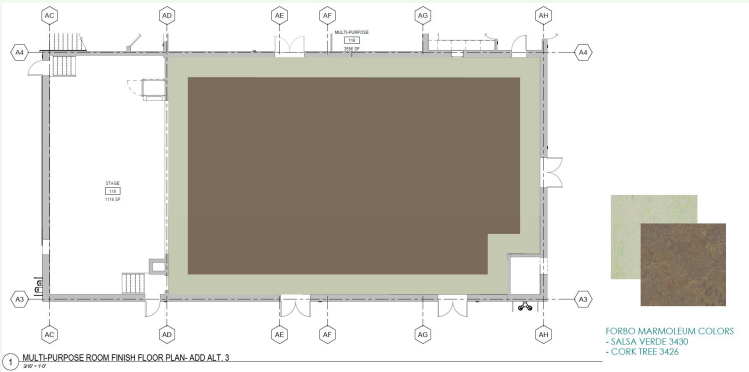


Heat Pumps at Roof



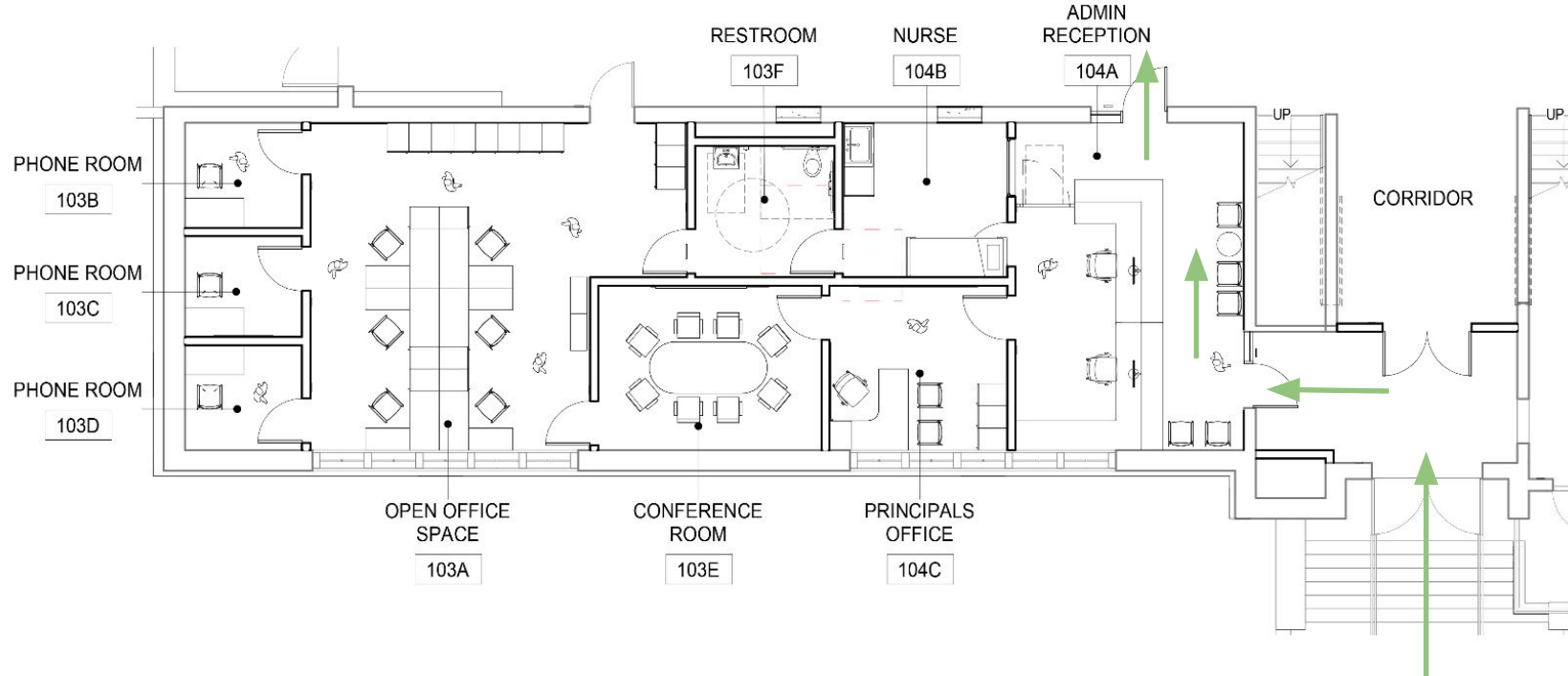


Multi-Purpose Room Enhancements



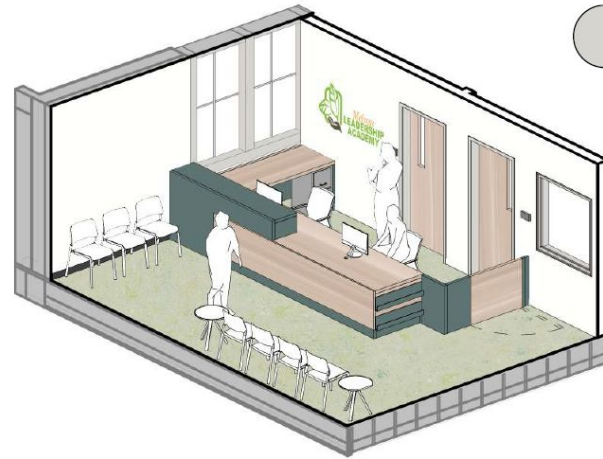


Admin Space



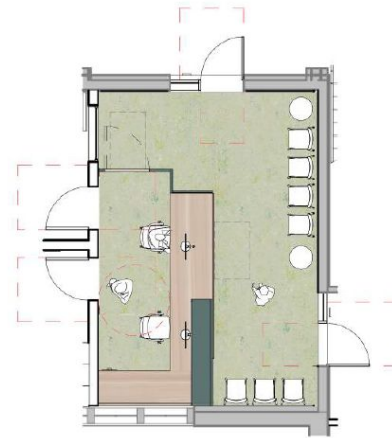


Admin Space



- WALL PAINT SW 7562
ROMAN COLUMN
- FRAME SW 1015
SKYLINE STEEL

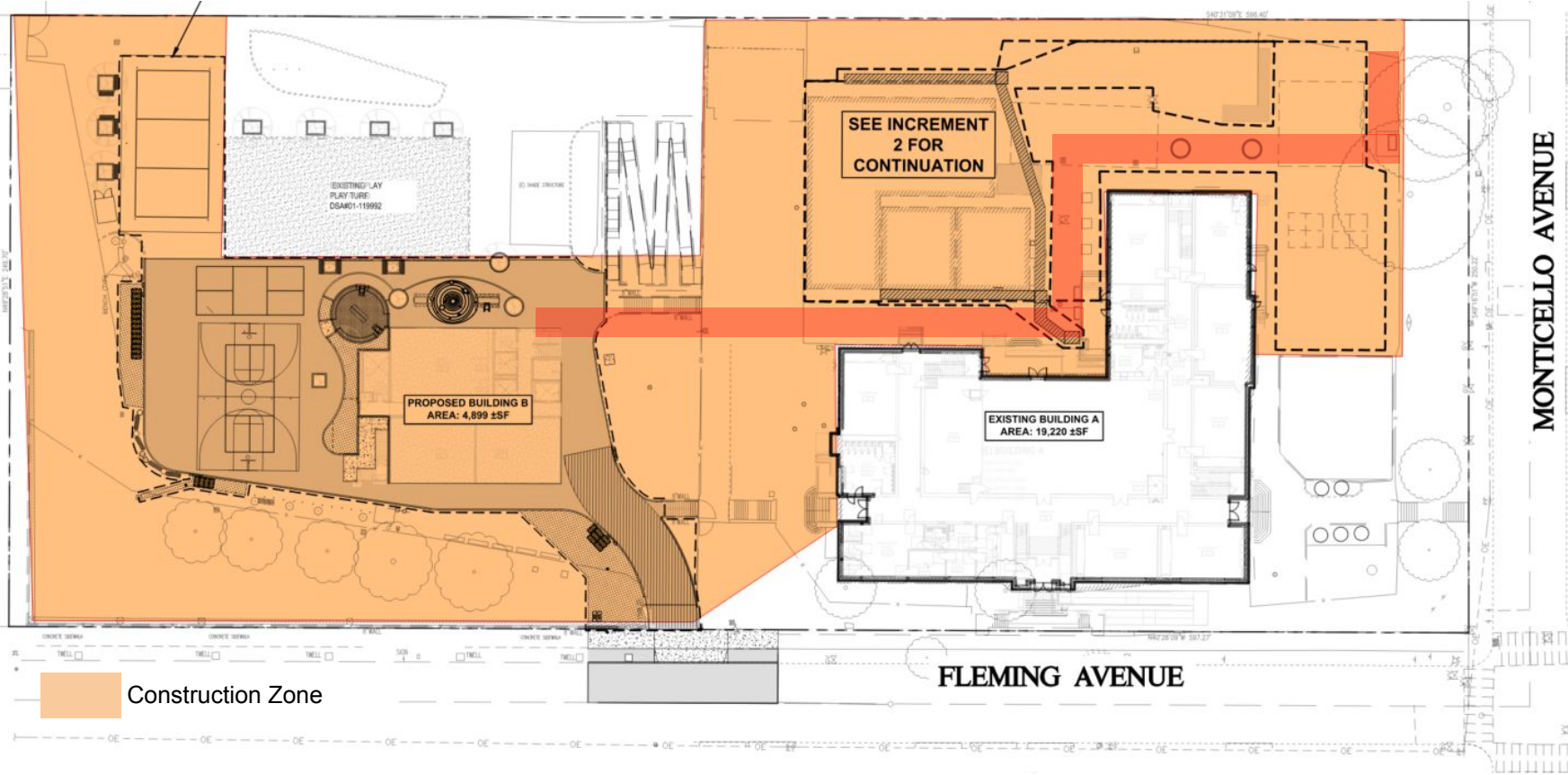
- DOOR
BLEACHED OAK
- CORIAN - SOLID SURFACE
VERDANT
- CORIAN - SOLID SURFACE
BLEACHED NUWOOD
- FORBO
SALSA VERDE 3430



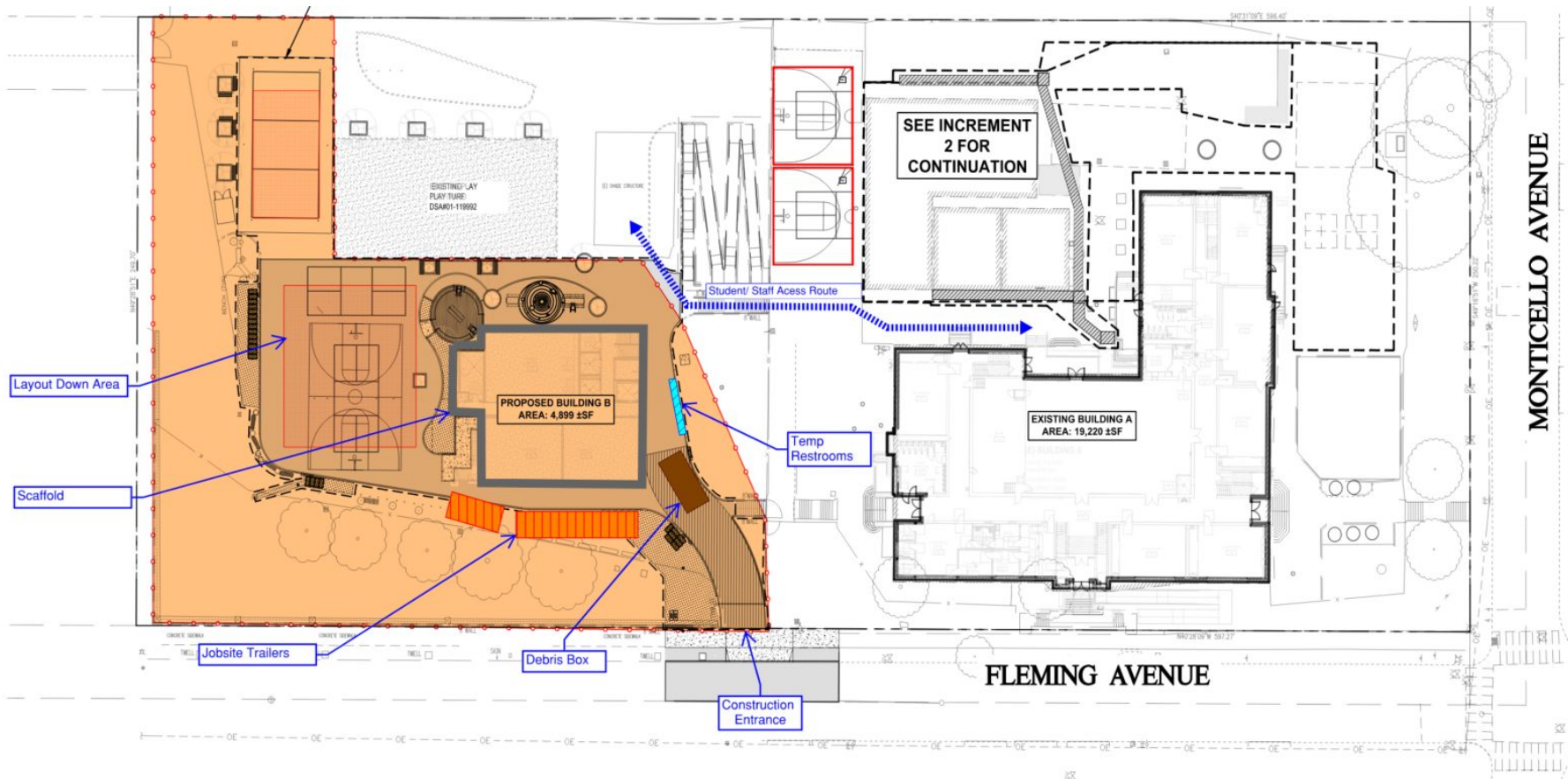


05 Logistical Plans

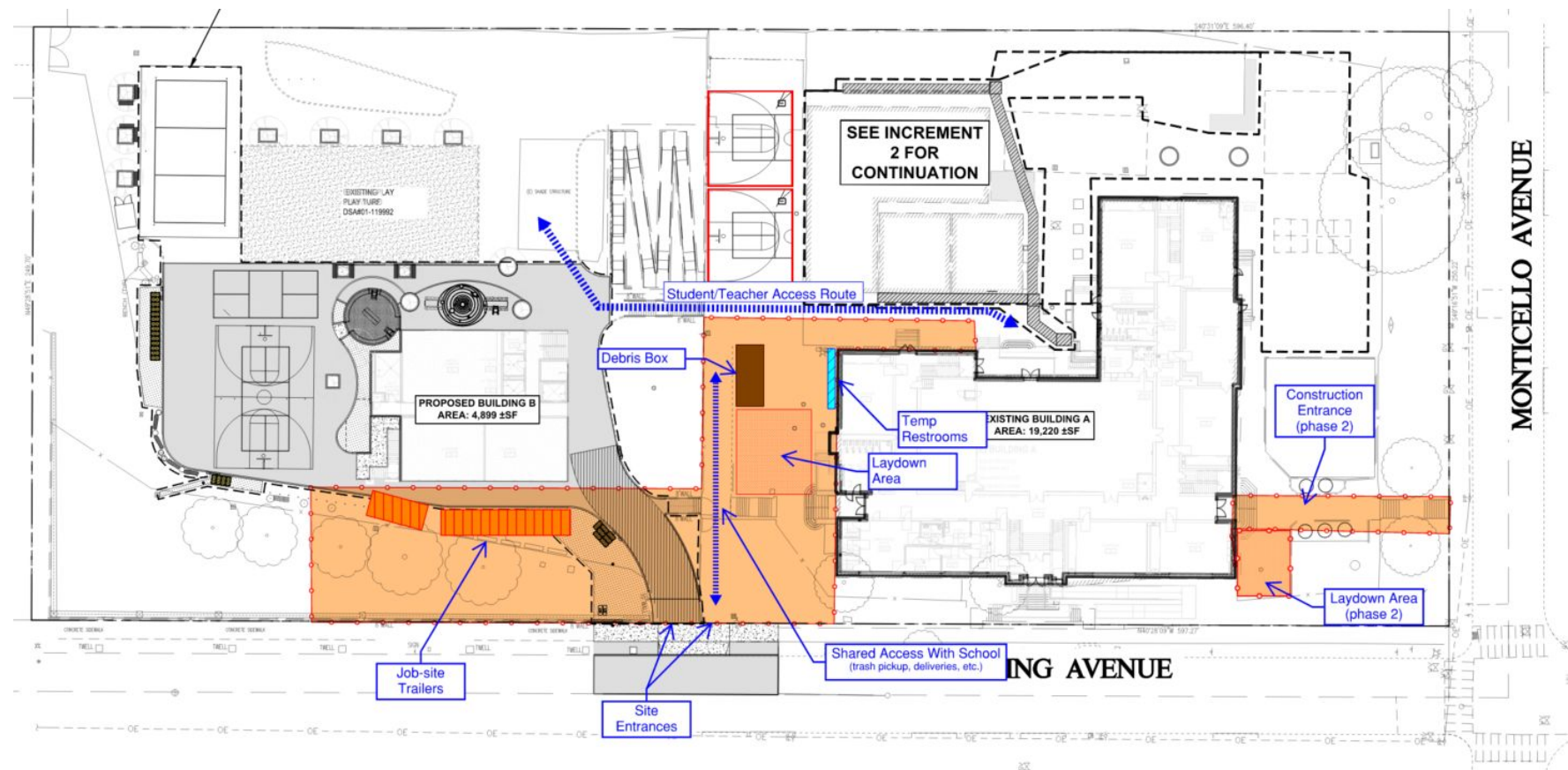
Logistics Plan: Summer 2026



Logistics Plan: June 2026 - August 2027



Logistics Plan: June 2027 - August 2028





05 Next Steps

Next Steps

Division of the State Architect Approvals:

- Increment 1 Approval - ETA Mid May 2026
- Increment 2 Approval - ETA June 2026

Mobilization: June 2026

Phase 1 (New Building): June 2026 - Aug. 2027

Phase 2 (Modernization): June 2027 - Aug. 2028





Questions?

Contact:

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Community Engagement Specialist

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Thank you!



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