



OUSD Facilities Planning & Management Division MEASURE Y BOND PROGRAM QUARTERLY REPORT

Quarter 4 2025

Reflects October 1, 2025 - December 31, 2025

The report highlights key program milestones and tracks project completion progress within the Oakland Built (OUSD Measure Bond) 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 data for school year 2025-26 certified by the California Department of Education enrollment data and the total project cost. The Cost Per Student is subject to change based on enrollment changes.



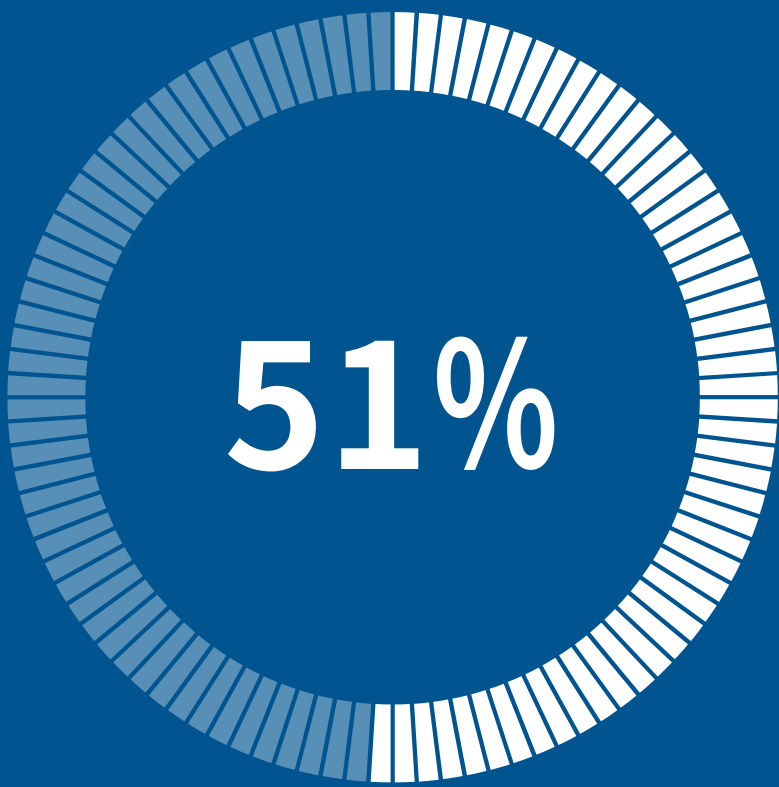
Roosevelt Middle School

This 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



OVERALL PROJECT
COMPLETION PERCENTAGE:



Current Phase: Construction
Phase Completion: 26%

PROJECT DETAILS

Roosevelt Middle School
1926 East 19th Street
Oakland, CA 94606

School Enrollment: 501
District: 2

Delivery Method: Lease-leaseback
Funding Source: Bond Measures B and Y
Cost Per Student: \$180,638*

Architect: HKIT Architects
General Contractor: Overaa Construction
Local Business Utilization (LBU): 74.5%

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
Q4 2019	Q2 2021	Q1 2025	Q2 2025	Q3 2029

BUDGET PERFORMANCE
Board Approved Budget: \$90.5 M Budget Spent (to date): \$25.5 M Remaining Budget: \$65 M Percentage Used: 28.2%

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.		
For further details, please refer to the Community Engagement Activity section on the following page or scan the QR in the bottom right corner for project details.		
PLANNING	DESIGN	CONSTRUCTION
✓ PAC Engagement Meeting ✓ Student & Teacher/School Community Engagement ✓ Community Engagement	✓ PAC Engagement Meeting Concept Phase: ✓ School/Community Engagement ✓ Community Engagement Schematic Design Phase: ✓ School/Community Engagement ✓ Community Engagement Design Development Phase: ✓ School/Community Engagement ✓ Community Engagement Final Drawings Review: ✓ School/Community Review ✓ Community Review	○ Groundbreaking Ceremony Pre-Construction Phase ✓ Update Meeting #1 General Update Phase ○ Update Meeting #2 ○ Update Meeting #3 ○ Update Meeting #4 ○ Ribbon Cutting Ceremony

PROJECT
INFORMATION



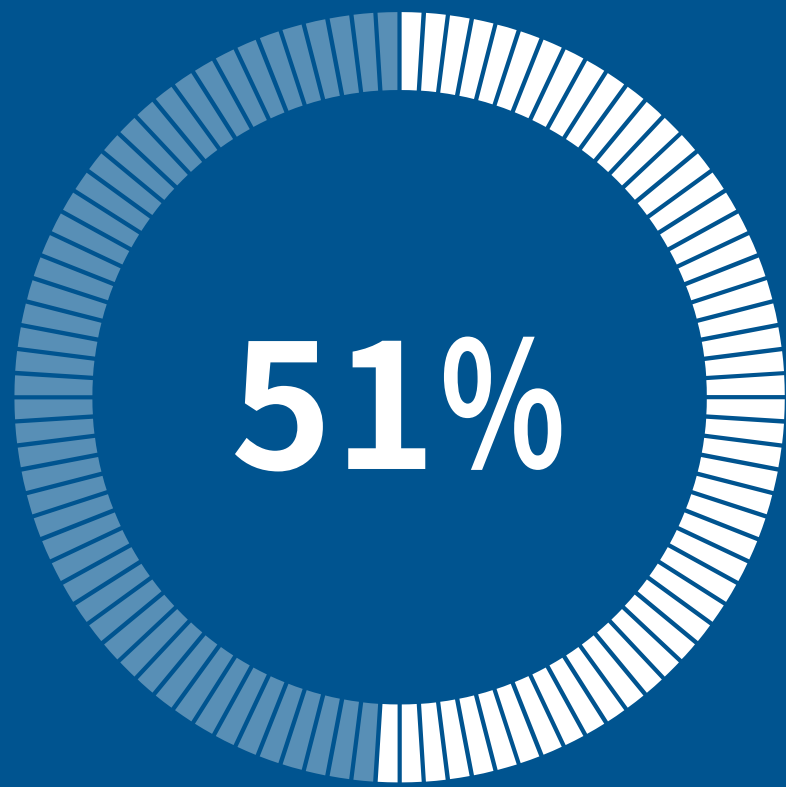


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PROJECT ACTIVITIES

PAST QUARTER'S ACCOMPLISHMENTS

- The project team completed the following:
- Received acceptance from DSA regarding the Site Safety Plan, which was submitted for Building A.
 - Completed Level 00 West Corridor floor abatement and demolition, and installation of parapet bracing.
 - Created a work plan for structural foundation (F6) footings, underground utility, and concrete access.
 - Coordinated the PLA, LBU contractor, and subcontractor Pre-Job meeting, which is an LBU reporting requirement.
 - Completed the roof abatement penetration for Level 00 hallway early.
 - Completed domestic water mainline pipe, roof sheathing, pressure testing for sprinklers, and duct installation.

POTENTIAL CHALLENGES & FINANCIAL IMPACTS

- Delayed hot mopping due to the rainy weather conditions.
- Encountered conflicts for clock and speaker tie-in, micropile deferred submittal, and exterior utilities. A submittal is being processed as a shop drawing, and RFIs are being sent to avoid potential delays in DSA plan review.
- Worked around an unforeseen weather impact on roof abatement/demo and the start of Mechanical, Electrical, Plumbing (MEP) layout, rough-in, and framing.
- Discovered lead content exceeding the testing threshold in the soil under the F6 footings. A work plan is being developed for safety requirements and work procedures when disturbing soil known to contain high lead content.
- Encountered conflicts for the micropile interior and exterior underground utility. The Contractor and Architect are collaborating on a resolution. Construction Change Documents (CCDs) have to be processed with DSA for final approval.

UPCOMING WORK

- Next quarter, the project team will
- Install interior micropiles.
 - Complete new roofing detail work, Level 01 interior wall framing, wall insulation, wall system finish, new electrical work, and reconfigure the fire alarm system.

COST & SCHEDULE CHANGES

None at this time.

COMMUNITY ENGAGEMENT ACTIVITIES

None at this time.

Glossary of Terms

A/C Paving	Asphalt and concrete paving
ADA	The Americans with Disabilities Act of 1990 and laws pertaining to accessibility
B&G	OUSD Building and Ground Department
CBOC	OUSD Measures B, J and Y Independent Citizen Bond Oversight Committee
CD	Construction Documents
CDC	Child Development Center
CEQA	California Environmental Quality Act
CGS	California Geological Survey
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.

DD	Design Development phase
DGS	Department of General Services
DSA	Division of State Architect, the permitting authority for OUSD
DTSC	Department of Toxic Substance Control
EBMUD	East Bay Municipal Utilities Division
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.
IEEEP	Inclusive Early Education Expansion Program
IOR	Inspector of Record
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 Plan
Storefront	A type of glass windows that are commonly used in entrances and ground-floor of windows to a building.