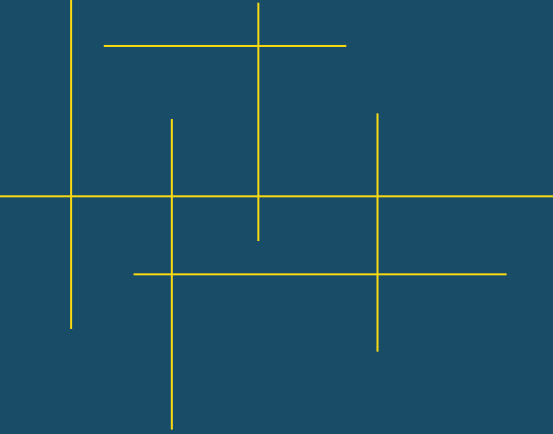


Blueprint Internship

Chris, Danae, Deion,
Gerardo, & Jose
Spring 2026



Blueprint



About Us

About Chris

- My name is Chris Bautista. I am a junior who is attending Oakland Unity High School.
- I enjoy playing soccer and football which expand my critical thinking.
- My future goals in life consist of expanding my network in the business world and being able to give constructive feedback in order to help other individuals to expand their creativity.



About Danae

- My name is Danae, I am 16, and I am a Junior at Lighthouse.
- I do art commissions from time to time and have been interested in design.
- My favorite subject is science; I enjoyed my physics, biology and chemistry class.
- As a person, I am reflective and I use this to attempt to improve myself in the best ways possible.
- I have taken 4 dual enrollment classes so far.



About Deion

- My name is Deion Perez, and I am currently a senior at Lighthouse Community Charter School.
- I play competitive soccer, which helped me learn discipline, teamwork, and how to stay focused on my goals. In the future
- I want to become an electrician because I like working with my hands and learning how the electrical system works.
- I am interested in building skills that can help people and create a strong career for my future.
- I joined jobs, gained real world experience, and understood real life. I am excited to learn new things, meet new people, and take advantage of this opportunity to grow and prepare for my future.



About Gerardo

- My name is Gerardo Castro, a junior at Lighthouse. I carry a strong sense of determination, motivation, and responsibility that allows me to pursue opportunities and set many goals for myself.
- Taught myself Graphic Design basics.
- I hope to expand my understanding of the professional world and to create opportunities not only for myself but for all of my community.

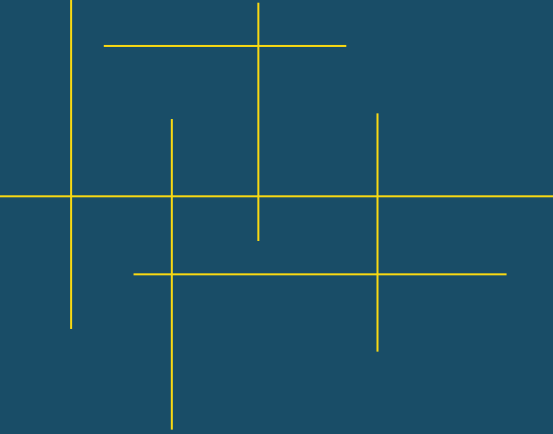


About Jose

- My name is Jose. I'm 17 and attend Oakland Unity High
- I spend my free time working
- I like playing football and baseball
- I take opportunities to make sure I learn new things
- I'm determined on finishing what I start.



Blueprint



The Internship

1

Blueprint

Introduction to Blueprint
and staff

3

Project Manager

Learned about geotechnical
engineering and due
diligence

6

Construction

Visited a construction site
(after going over safety) and
the building next to the site.

Quick Recap

4

Architecture

Toured Lighthouse and
talked about design ideas

7

Finance

Looking over
spreadsheets of the
school's budget
and contingencies.

2

Brokerage

Learned about commercial
real estate and potential
school sites

5

Law

Why lawyers are important

8

Investments

Learned about loan types,
and learned different
factors about them

Quick Recap: Informational Interview

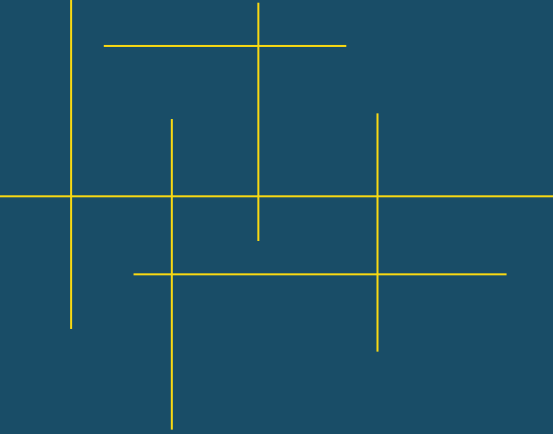
1

Jerry Lopez

Shared information for my
future in construction



Blueprint



Some Highlights

Some Highlights - Chris

Who I met

Mary Grace Houlihan – Project Director
James Heugas – Executive Director who
has a background that includes
geotechnical engineering

Commercial real estate

Commercial real estate – strong
communication skills contribute to
negotiation strategies to make deals
run smoothly

Geotechnical engineering

Geotechnical engineering –
profound ideals that involve
multiple strategies in order
to prepare construction

In person meetings

Walk throughs around school
projects and being able to
measure lengths between two
walls (Colliers meeting)

Some Highlights - Danae

Spring interns first meeting

Very memorable, really get a sense of how far the interns have come along.

Meeting with Colliers

The setting in which we were in was very professional and the team was very welcoming.

Scott's Spreadsheets

Seeing what could be done with the spreadsheet software and what opportunities it opens, very inspiring.

Meeting Mary Grace once again

When meeting at Cox Academy we were able to meet with Mary Grace again who we haven't seen since the beginning of our internship.

Getting to see Blueprint's website

Got to see the rest of the Blueprint team along with past interns from Lighthouse and other schools.

Some Highlights - Deion

Meeting with Colliers

The setting was very professional, and the team was very welcoming

Meeting with Mary Grace

We were able to meet with Mary Grace again when we met at Cox Academy.

Visiting Cox Academy

It was interesting! I was able to experience what actually happens in the field.

Spring interns first meeting

The first spring intern meeting was memorable and showed potential progress.

Some Highlights - Gerardo

Meeting staff

- Met with Mary Grace, the Northern California Project Director
- Met with Jennifer Afdahl Rice, the Executive Director
- Michele Wray Khateri, the Director of Fundraising and Strategic Initiatives

Factors of real estate development

We learned about how some factors consist of social, economic, and environmental.

Introduction to Blueprint

The Blueprint is a non-profit, real estate development firm, managing all aspects of facilities projects.

Blueprint's impact

Learned about how much Blueprint has helped communities and allowed students at charter schools to receive an education.

Some Highlights - Jose

Meeting Keivan

He gave us a walk through of what they did in Lighthouse.

Starting the Blueprint Internship

It was interesting how we got to meet everyone and how we got to go to their office

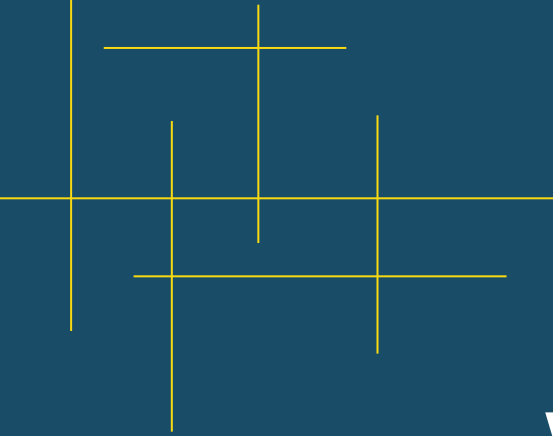
Swinerton school walk through

Gave us a walk through of a active construction site.

Meeting Colliers Team

My favorite group of people - they had a good bond with each other.

Blueprint



What We Learned

What I Learned - Chris

- I learned multiple steps are needed before creating a building
- Zoning restrictions can hinder where projects are able to be located
- I gained knowledge about how engineers study soil, foundation stability, and environmental factors before taking the next step in construction
- Spreadsheets are crucial in maintaining budgets

What I Learned - Danae

History

In two presentations, history was mentioned, in finance and in planning for the site.

Marketing

Meeting with Colliers at a site in downtown Oakland, the interns were showed two different flyers.

Safety

While on sites, there are safety rules that include visual contact and awareness.

Soil

What types of soil are used and which are rejected, and where these rejected soils get stored.

Teamwork

Getting to be inside the workspace has taught me how groups in school are similar in many ways to the ones in work.

Inspectors

There are different types of inspectors and what and how they inspect.

What I Learned - Deion

- I learned more about how sites are chosen and what actually makes them good enough, like getting approval from neighbors and having the correct type of soil.
- I understand better that there are a lot of different things that go into deciding if the job site works or not
- The main thing that stood out is when we went to Cox Academy. I better understand what happens on the job site and behind the scenes, such as the people who are in the office on the computers.

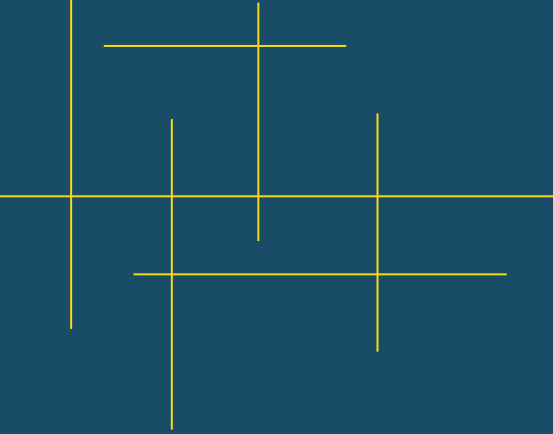
What I Learned - Gerardo

- I would also say that I received more insight into how sites are selected and what factors decide whether they meet the standard or not, for example, the approval of neighbors, and the soil type.
- Overall, I got to learn the many factors involved in deciding if a site is acceptable enough.
- My main highlight has been learning about different loans, and learning about loan terms, and interest rates which will overall help us all in the future for our career and personal life.

What I Learned - Jose

- I learned how to manage my time a little more
- I learned law is very important for construction
- I learned managing the customer's budget is critical to avoid problems
- I learned there are a lot of problems in construction if you don't try to prevent them

Blueprint



Photos

Photo Collage - Chris



Photo Collage - Danae

Welcome Spring Interns!

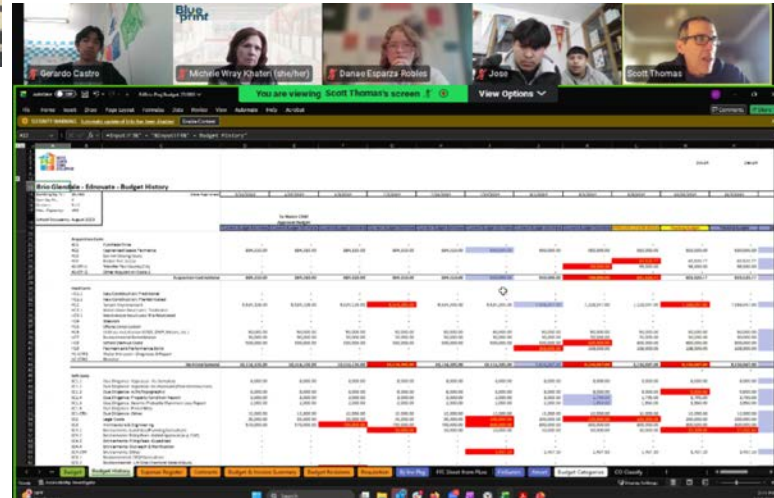


Photo Collage - Deion

Welcome Spring Interns!



Blueprint

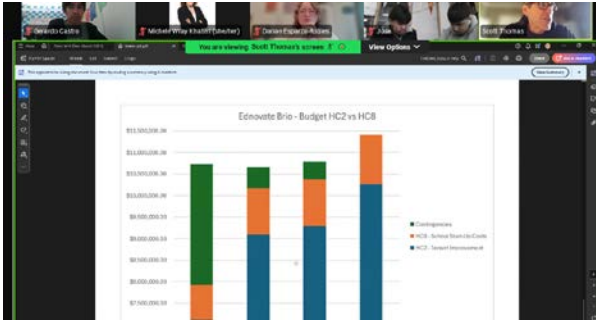


Obtaining Approval

- Conditions of Approval
- Staff Report
- Public Notification
- Public Hearings
- Appeal Period
- Approval to start Plans for construction



Blueprint



	Approved Budget - 6/6/24	Client Update - 7/22/25	Client Update - 8/26/25	Client Update - 11/3/25
HC2 - Tenant Improvement	\$ 7,120,347.00	\$ 9,096,896.00	\$ 9,200,240.34	\$ 10,259,776.70
HC2 - School Start-Up Costs	\$ 800,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,156,874.16
Contingencies	\$ 2,700,352.13	\$ 406,826.38	\$ 413,675.63	
Subtotal:	\$ 10,727,822.13	\$ 19,693,264.00	\$ 19,789,456.00	\$ 11,416,250.04

Ednovate		Approved Budget
Hard Costs		
HC2	Tenant Improvement	7,120.0
HC5	Utilities Installation (AT&T, DWP, Edison, etc.)	50.0
HC7	Environmental Remediation	30.0
HC8	School Start-Up Costs	800.0
HC9	Payment and Performance Bond	1,156.6
HC-OTH1	Water Intrusion - Diagnosis & Repair	
HC-OTH2	Elevator	
	Hard Cost Subtotal	8,116.6
Soft Costs		

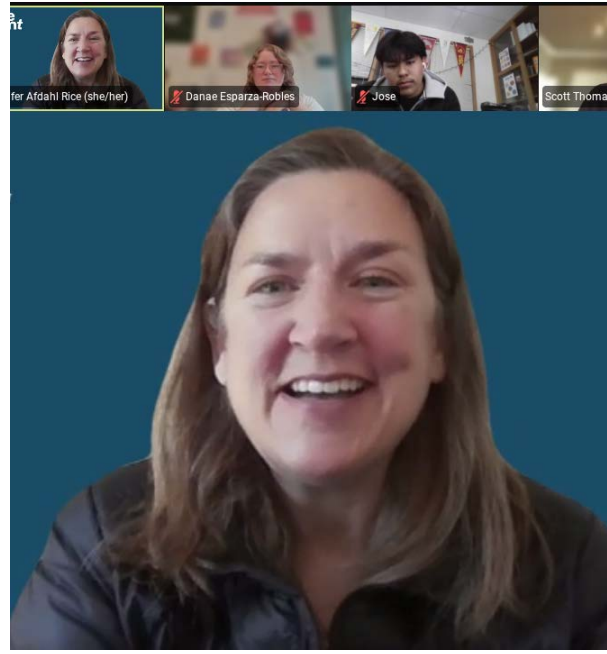
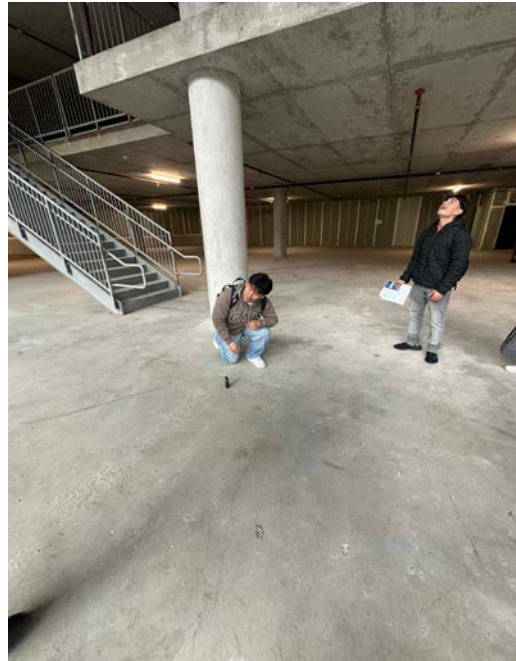


Photo Collage - Gerardo



Photo Collage - Jose



Blueprint



Shout Outs!

Shout Outs! - Chris



Colliers team

Collaborative team



James Heugas

Innovative and finds
solutions

Shout Outs! - Danae



Ms. Nicole

Thank you for
introducing us to
Blueprint!



Blueprint team

Thank you for taking us
interns for the spring!

Shout Outs! - Deion



Ms. Jennifer

I'm super thankful for her being able to be there and support every week and in every way!



Ms. Nicole

Thank you for introducing us to Blueprint!!!

Shout Outs! - Gerardo



Jennifer Afdahl Rice

I appreciate her for joining us every week, and being there so support us through our time at Blueprint



Crystal Langdon

I appreciate all the helpful info you provided us, not only to help our future careers but our every day lives, with information about loans.

Shout Outs! - Jose

Ms. Jennifer

Thank you for giving me the opportunity of participating in the Internship



Colliers Team

Thanks to all of you for sharing your very important jobs and friendships



Thank You to Our Spring 2026 Interns, Sponsors & Partners



Questions &
Answers
Thank You!