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# Memo

To Facilities Committee  
 From Tadashi Nakagedawa, Acting Deputy Chief,  
 Facilities Planning and Management

Committee Meeting Date December 13, 2019

Subject Masterplan for Deferred Maintenance

**Action** Recommendation to Establish and Fund Deferred Maintenance account and provide Buildings and Grounds with \$7M per year in deferred maintenance funds.

**Background/  
 Discussion** Deferred Maintenance is defined as repair and/or replacement of existing site improvements and infrastructure Examples of this work include repair or replacement of roofing, paving, and plumbing HVAC and mechanical systems. Up until the 2014-2015 year, the State provided a match of up to one-half of 1% of the general fund for a Deferred Maintenance Account. Since State funding was flexed in 2014-2015, the District has not prioritized Deferred Maintenance. This lack of Deferred Maintenance funding has lead us to a growing backlog of major deficiencies and an increase in Capital repair budget demands.

A five-year plan has been developed to show the items that need attention throughout the District and the cost associated with those items.

Items listed in the report are projects that we have prioritized from immediate needs to up to five years out. Items shaded in green are items that could no longer wait and have been paid for from Buildings and Grounds only source of funding, Restricted Repair Maintenance Account (RRMA) and need to be reallocated to Deferred Maintenance.

**Recommendation** Approval of the five-year plan and establishment of a Deferred Maintenance fund for \$7 Million per year.

**Fiscal Impact**

Requesting a total of \$35 Million for the next 5 years for Deferred Maintenance from the General Fund.

**Attachment**

Five Year Plan spreadsheet

**OAKLAND UNIFIED SCHOOL DISTRICT  
FIVE YEAR DEFERRED MAINTENANCE PLANS  
FISCAL YEAR 2019-2024**

2019-2024  
Revised 11/8/2018

The Deferred Maintenance Plan is a work in progress. This current draft indicates the District's immediate need for critical assets spread out over a five (5) year period. The inventory and assessment work is ongoing.

Project Category	Number of Project	Current Year 1st Year 2019-20	2nd Year 2020-21	3rd Year 2021-22	4thYear 2022-23	5th Year 2023-24	Total Estimate Cost
Classroom Lighting	4	406,206.00	225,000.00	150,000.00	150,000.00	0.00	931,206.00
Electrical	6	836,000.00	1,386,000.00	600,000.00	50,000.00	650,000.00	3,522,000.00
Floor Covering	14	780,000.00	1,750,000.00	2,000,000.00	1,150,000.00	1,400,000.00	7,080,000.00
HVAC	4	300,000.00	300,000.00	200,000.00	200,000.00	300,000.00	1,300,000.00
Painting	11	960,000.00	730,000.00	1,000,000.00	525,000.00	585,000.00	3,800,000.00
Paving	9	1,300,000.00	706,200.00	170,000.00	750,000.00	315,000.00	3,241,200.00
Plumbing	13	413,250.00	470,000.00	570,000.00	1,550,000.00	2,600,000.00	5,603,250.00
Roofing	5	350,000.00	200,000.00	200,000.00	85,000.00	300,000.00	1,135,000.00
Wall Systems	13	631,000.00	1,350,000.00	510,000.00	600,000.00	750,000.00	3,841,000.00
<b>TOTAL:</b>	<b>79</b>	<b>5,976,456.00</b>	<b>7,117,200.00</b>	<b>5,400,000.00</b>	<b>5,060,000.00</b>	<b>6,900,000.00</b>	<b>30,453,656.00</b>
<b>Grand Total:</b>	<b>30,453,656.00</b>						

## Buildings And Grounds 2019 - 2020 Proposed Deferred Maintenance Plan

The Deferred Maintenance Plan is a work in progress. This current draft indicates the District's immediate need for critical assets spread out over a five (5) year period. The inventory and assessment work is ongoing.

School Name	Site #	Projects	Description	Project Needs and Budget	Budget Summary	
Oakland Technical	305	Bleachers	Repair bleachers football	\$250,000.00	Total Deferred Maintenance Cost	\$6,465,211.00
Castlemont	301	Bleachers	Repair bleachers football	\$250,000.00		
Skyline	306	Bleachers	Repair bleachers football	\$250,000.00		
Allendale	101	Plumbing	Restroom renovations	\$350,000.00		
Joaquin Miller	142	Plumbing	Restroom renovations	\$250,000.00		
King Estate	352	Plumbing	Sewer Repair	\$350,000.00		
Oakland Tech Upper	305	Roofing	Roof	\$130,000.00		
Horace Mann	136	Paving	Replace All Asphalt	\$300,000.00		
East Oakland Pride	154	Paving	Complete Asphalt Replacement	\$500,000.00		
Carl Munck	168	Paving	Complete Asphalt Replacement	\$500,000.00		
Melrose Leadership Academy	235	HVAC	Boiler replacement (2)	\$300,000.00		
Castlemont	301	Floor Covering	Floor/Gym	\$80,000.00		
Joaquin Miller	142	Wall Systems	Window replacement	\$290,000.00		
Skyline	306	Electrical	Football field Lighting	\$400,000.00		
Urban promise	236	Roofing	Roof replacement	\$350,000.00		
East Oakland Pride	162	Roofing	Roof replacement	\$200,000.00		
Ralph Bunche	223	Roofing	Roof replacement	\$300,000.00		

## Completed or In Progress

School Name	Site #	Projects	Description	Project Needs and Budget	Budget Summary
Rusdsale	352	Plumbing	Fire line replacement PR 19003	\$118,638.00	Completed Paid by RRMA
Laurel	131	HVAC	HVAC unit replacement PR19005	\$50,950.00	In Progress
Frick	203	HVAC	Boiler replacement PR 19006	\$150,000.00	In Progress
MLK	182	Plumbing	Sewer main sys/Main Bldg	\$234,960.00	Completed Paid by RRMA
Hillcrest	127	Painting	Exterior painting PR19001	\$129,500.00	Completed Paid by RRMA
Joaquin Miller	142	painting	Interior painting PR19002	\$199,500.00	Completed Paid by RRMA
Allendale	101	Painting	Exterior painting PR 19000	\$123,500.00	In Progress
Castlemont	301	HVAC	Boiler replacement PR19008	\$59,433.00	Completed Paid by RRMA
Garfield	118	Plumbing	Sewer in main building	\$72,780.00	Completed Paid by RRMA
Roosevelt	212	Plumbing	Sewer repair PR1901 0	\$217,450.00	Completed Paid by RRMA
Skyline	306	Wall Systems	Window tinting PR19009	\$58,500.00	In Progress

**Deferred Maintenance Plan 5 Year Cost Overview**

Year 1 Project Cost 19 - 20			Year 2 Project Cost 20 - 21			Year 3 Project Cost 21 - 22			Year 4 Project Cost 22 - 23			Year 5 Project Cost 23 - 24		
Projects	Category	Project Cost	Projects	Category	Project Cost	Projects	Category	Project Cost	Projects	Category	Project Cost	Projects	Category	Project Cost
3	Bleachers	\$750,000.00	3	Electrical	\$1,136,000.00	1	Ceiling	\$100,000.00	1	Bleacher	\$160,000.00	2	Electrical	\$650,000.00
1	Electrical	\$400,000.00	2	Flooring	\$650,000.00	4	Electrical	\$750,000.00	2	Electrical	\$350,000.00	2	Flooring	\$700,000.00
1	Floor Covering	\$80,000.00	1	HVAC	\$250,000.00	1	Fencing	\$100,000.00	4	Flooring	\$1,250,000.00	3	Painting	\$625,000.00
5	HVAC	\$795,343.00	2	Mechanical	\$300,000.00	1	Flooring	\$300,000.00	1	HVAC	\$200,000.00	1	Paving	\$215,000.00
3	Painting	\$452,500.00	4	Painting	\$730,000.00	1	HVAC	\$200,000.00	1	Lighting	\$150,000.00	5	Plumbing	\$1,850,000.00
3	Paving	\$1,300,000.00	2	Paving	\$1,200,000.00	1	Lighting	\$150,000.00	8	Painting	\$1,415,000.00	1	Roofing	\$300,000.00
6	Plumbing	\$1,358,868.00	3	Plumbing	\$430,000.00	2	Mechanical	\$300,000.00	2	Paving	\$650,000.00	2	Windows	\$750,000.00
4	Roofing	\$980,000.00	1	Roofing	\$200,000.00	5	Painting	\$1,120,000.00	1	Plumbing	\$250,000.00	16	Total cost	\$5,090,000.00
2	Wall Systems	\$348,500.00	1	Windows	\$150,000.00	2	Paving	\$200,000.00	1	Roofing	\$85,000.00			
28	Total cost	\$6,465,211.00	19	Total Cost	\$5,046,000.00	4	Plumbing	\$695,000.00	21	Total Cost	\$4,510,000.00			
						2	Roofing	\$450,000.00						
						24	Total cost	\$4,365,000.00						

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\$23.00

Buildings And Grounds 2020 - 2021 Proposed Deferred Maintenance Plan						
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School Name	Site #	Projects	Description	Project Needs and Budget	Budget Summary	
900 High Street	999	Electrical	PG&E Main Power Distribution Panel	\$750,000.00	Total Deferred Maintenance Cost	\$5,046,000.00
Castlemont	301	Electrical	Transformer replacement	\$50,000.00		
Chabot	106	Flooring	Flooring main building	\$150,000.00		
Howard	166	Flooring	Flooring Entire School	\$500,000.00		
Sankofa	191	HVAC	Heating System Boiler replacement	\$250,000.00		
Havenscourt	207	Painting	Exterior	\$220,000.00		
Sequoia	151	Painting	Exterior	\$160,000.00		
Sequoia	151	Painting	Interior	\$200,000.00		
Bret Harte	206	Painting	Exterior	\$150,000.00		
Sobrante Park	154	Paving	Repave Entire school yard area	\$500,000.00		
Oakland Technical	304	Paving	Repave Entire Site	\$700,000.00		
Oakland Technical	304	Plumbing	Storm drain Old shop area	\$60,000.00		
Lockwood	123	Plumbing	Kitchen Sewer	\$220,000.00		
Lockwood	123	Plumbing	Water Main	\$150,000.00		
Webster	162	Roofing	Roof	\$200,000.00		
CCPA/Havencourt	232	Windows	Window replacement Courtyard Side	\$150,000.00		
Oakland High	304	Electrical	Football Field Pole Lights Retrofit	\$336,000.00		
Laurel	131	Mechanical	Elevator replacement	\$150,000.00		
Stonehurst	155	Mechanical	Elevator replacement	\$150,000.00		

Buildings And Grounds 2021 - 2022 Proposed Deferred Maintenance Plan						
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School Name	Site #	Projects	Description	Project Needs and Budget	Budget Summary	
Horace Mann	136	Lighting	Classroom lighting ballast discontinued	\$150,000.00	Total Deferred Maintenance Cost	\$4,365,000.00
Castlemont	301	Electrical	Football Field Pole Lights	\$300,000.00		
Horace Mann	136	Electrical	Interior Lighting	\$200,000.00		
Chabot	106	Electrical	Interior Lighting	\$200,000.00		
Castlemont	301	Electrical	Panel upgrade (swimming pool)	\$50,000.00		
Hillcrest	127	Old Building	Flooring	\$300,000.00		
Burbank	104	HVAC	Boiler Replacement	\$200,000.00		
Oakland Tech Upper	305	Painting	Exterior	\$200,000.00		
Westlake	213	Painting	Exterior	\$200,000.00		
Piedmont	146	Painting	Exterior	\$150,000.00		
Korematsu	172	Painting	Exterior/Interior	\$450,000.00		
King Estate	216	Painting	Exterior	\$120,000.00		
Brookfield	103	Paving	Slurry compound to inner courtyard	\$100,000.00		
Madison Upper Campus	154	Paving	3" overlay for selected areas	\$100,000.00		
Oakland Technical (Auditorium)	304	Plumbing	Sewer Repair	\$225,000.00		
Roosevelt	212	Plumbing	Sewer Repair (Front of property)	\$250,000.00		
Roosevelt	212	Plumbing	Area Drains (Courtyard area)	\$125,000.00		
East Oakland Pride	107	Plumbing	Gas Main	\$95,000.00		
Skyline Cafe	306	Roofing	Roof	\$200,000.00		
Melrose	141	Roofing	Roof	\$250,000.00		
East Oakland Pride	107	Ceiling	Hallway	\$100,000.00		
Madison	215	Fencing	Back of Property	\$100,000.00		
CCPA	232	Mechanical	Elevator Replacement	\$150,000.00		
Bret Harte	206	Mechanical	Elevator Replacement	\$150,000.00		

Buildings And Grounds 2022 - 2023 Proposed Deferred Maintenance Plan						
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School Name	Site #	Projects	Description	Project Needs and Budget	Budget Summary	
Chabot	106	Lighting	Classroom lighting ballast discontinued	\$150,000.00	Total Deferred Maintenance Cost	\$4,510,000.00
Oakland High	304	Electrical	Control Panel	\$50,000.00		
Fruitvale	117	Basement	Flooring	\$250,000.00		
Piedmont	146	HVAC	Heating System	\$200,000.00		
Bella Vista CDC	805	Painting	Exterior	\$125,000.00		
Westlake	213	Painting	Interior	\$200,000.00		
Madison	154	Painting	Exterior	\$200,000.00		
Garfield	118	Paving	Entire Site	\$500,000.00		
Franklin	116	Paving	Repave Entire Site	\$150,000.00		
Hillcrest	127	Plumbing	Sewer Repair	\$250,000.00		
900 High St.	955	Roofing	Roof Replacement	\$85,000.00		
Castlemont	301	Bleachers	Replace new bleachers	\$160,000.00		
McClymonds	303	Electrical	Replace Auditorium lighting	\$300,000.00		
Edna Brewer	210	Painting	Complete Interior Repaint	\$250,000.00		
Peidmont	146	Painting	Complete Exterior Repaint	\$180,000.00		
Howard	166	Painting	Complete Exterior Repaint	\$180,000.00		
Howard	166	Painting	Complete interior Repaint	\$150,000.00		
Havenscourt	232	Painting	Complete Exterior Repaint	\$130,000.00		
Bella Vista	102	First Level	Flooring	\$200,000.00		
Piedmont	146	Flooring	New floor tile in classrooms	\$400,000.00		
Sequoia	151	Flooring	New floor tile in classrooms	\$400,000.00		



Buildings And Grounds 2023 - 2024 Proposed Deferred Maintenance Plan						
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School/Site Name	Site #	Project Catagoary	Description	Project Needs and Budget	Budget Summary	
					Total Deferred Maintenance Cost	
United For Success	228	Electrical	Electrical service panels upgrade	\$150,000.00	\$5,090,000.00	
Skyline	306	Electrical	Electrical service panels upgrade	\$500,000.00		
Maxwell Park	139	Flooring	New floor tile entire site	\$500,000.00		
Joaquin Miller	142	Flooring	New floor tile various classrooms	\$200,000.00		
East Oakland Pride	108	Painting	Interior	\$200,000.00		
Ralph Bunche	309	Painting	Exterior	\$250,000.00		
Grass Valley	122	Painting	Exterior	\$175,000.00		
Elmhurst	202	Paving	Paving	\$215,000.00		
Bret Harte (Shop Building)	206	Plumbing	Water Main	\$300,000.00		
Melrose Leadership@Max	235	Plumbing	Stormdrains	\$500,000.00		
King Estate	352	Plumbing	Stormdrains Repair	\$400,000.00		
Bret Harte (Gym)	206	Plumbing	Restroom Remodel	\$500,000.00		
Franklin (Main Building)	116	Plumbing	Restroom Remodel	\$150,000.00		
Ralph Bunche	223	Roofing	Roof Replacement	\$300,000.00		
CUES/Futures	123	Windows	Playground side on Kinder Wing	\$250,000.00		
Montera	211	Windows	Entire Site	\$500,000.00		

2/13/2020

Jody London  
President, Boar of Education

2/13/2020

Kyla Johnson-Trammell  
Secretary, Board of Education