

Board Office Use: Legislative File Info.	
File ID Number	25-1628
Introduction Date	10-16-2025
Enactment Number	
Enactment Date	



Board Cover Memorandum

To Facilities Committee

From Denise Saddler, Ed. D., Interim Superintendent
Preston Thomas, Chief Systems & Services Officer
Sele Nadel-Hayes, Executive Director, Facilities Planning & Management
Pranita Ranbhise, Executive Director, Facilities Planning & Management
David Colbert, Director, Facilities Planning & Management
Marc White, Building & Grounds
Megan Allegretti, Director, Facilities Planning & Management

Meeting Date October 16, 2025

Subject Presentation of 2025 Summer Facilities Projects

Ask of the Committee This item provides an update on the status of facilities projects initiated over the Summer of 2025. No action is requested at this time. Questions, observations, and specific feedback are welcome.

Background Over the past two years, the Facilities Department has shared summaries of completed and ongoing summer projects to provide the CBOC, Facilities Committee, and community with an understanding of how bond, deferred maintenance, and other strategic funds are being invested to improve school sites.

The projects scheduled for Summer 2025 include critical improvements in safety, modernization, living schoolyard, sustainability, and access. They address a variety of needs—from fire and intrusion alarm upgrades to restroom renovations, solar installations, roofing replacements, and kitchen modernizations. These projects impact nearly every region of the district and contribute to a better learning and working environment for students and staff.

Discussion As part of our commitment to transparency and accountability, the Facilities Department shared initial planning for facilities projects in June 2025. As a follow-up, staff will present highlights of both completed and ongoing projects across the District, with a focus on major improvements in safety, modernization, and sustainability.

Fiscal Impact Project costs vary depending on the type and scale of work. Funding sources include:

- Bond Measure Y
- Deferred Maintenance Funds

- State Funds
- KIT (Kitchen Infrastructure and Training) Funds
- Philanthropic and Grant Contributions

Attachment Presentation: Summer 2025 Facilities Projects



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Facilities Department Summer Projects 2025

**OUSD Facilities Planning & Management Department
Buildings & Grounds Department**

OUSD Facilities Committee
October 2025





OUTLINE

- Facilities Overview
- Major Modernizations
- Living Schoolyards
- Security and Safety Improvements
- Energy Efficiency and Sustainability
- Kitchen and Dining Improvements
- Turf Field Replacement and Maintenance
- Deferred Maintenance
 - Routine Restricted Maintenance Account
- Other Facilities Efforts

OUSD FACILITIES MISSION STATEMENT

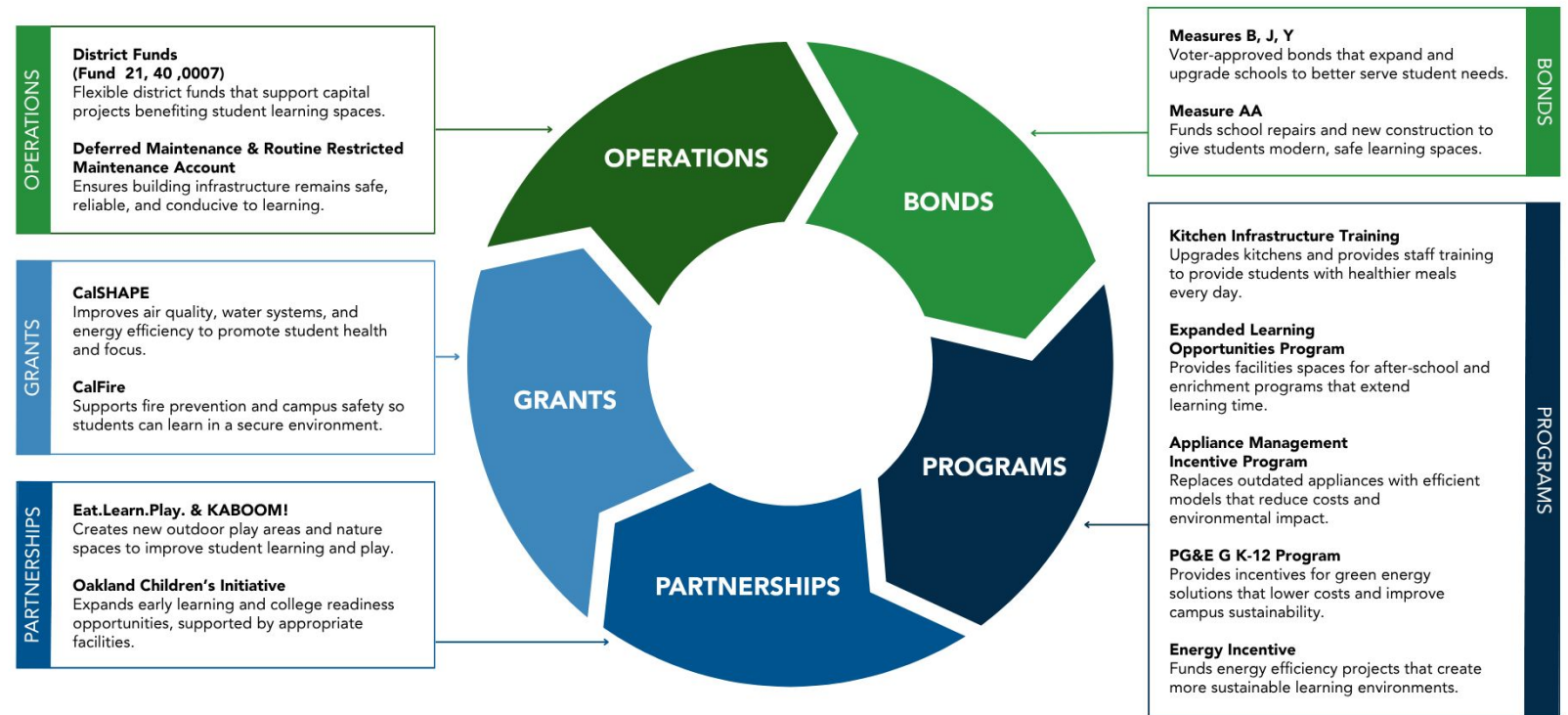
OUSD Facilities **support whole student growth** and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful.

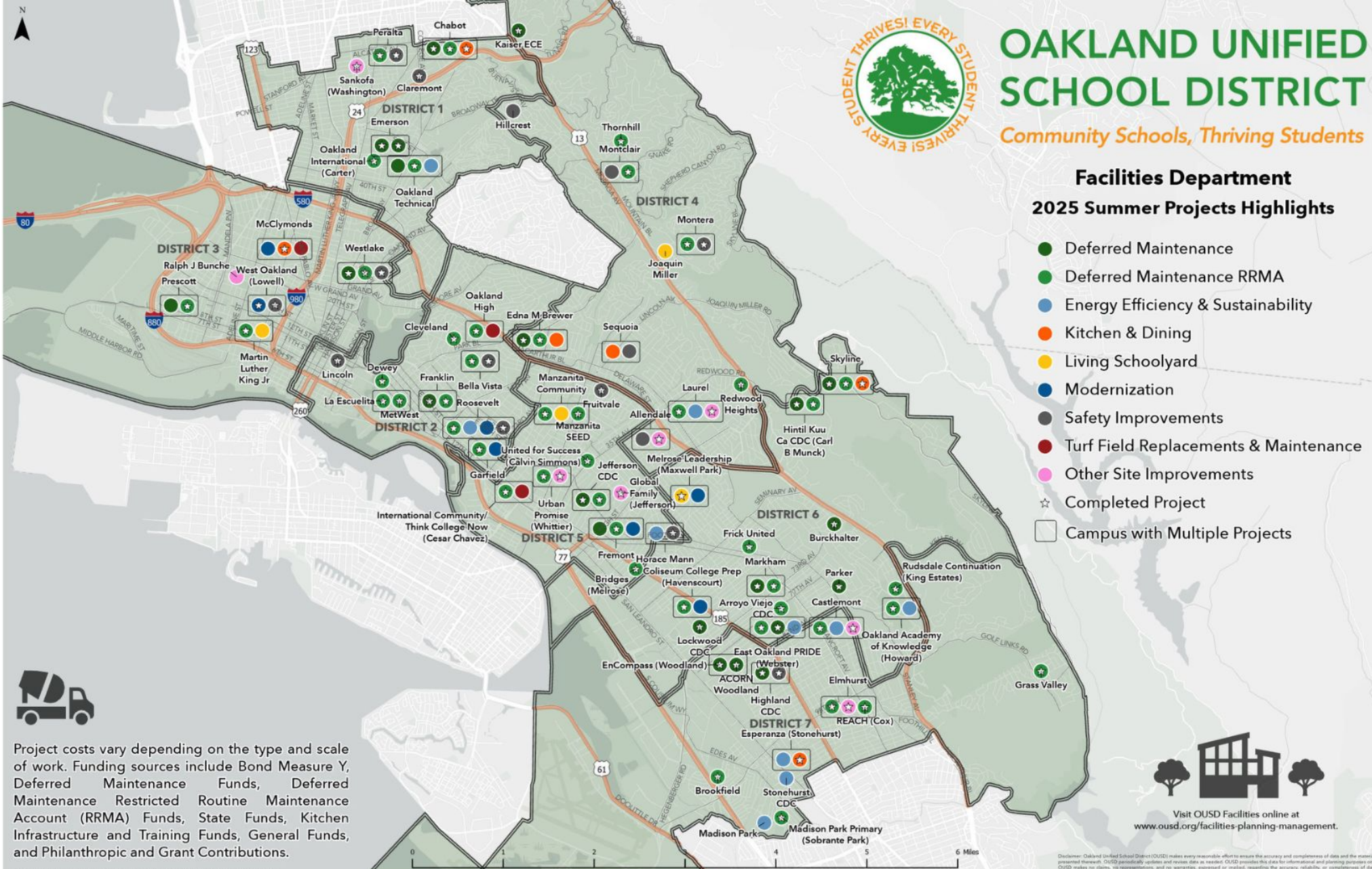
These **spaces maximize collaboration**, empower innovation, and inspire creativity, **preparing our students** to be college-, career, and community-ready.



FACILITIES PROJECTS OVERVIEW

The Facilities Department's projects are organized into District-wide initiatives that are defined by their student impact and funded by various sources. The number of active projects across the District has increased from the previous year, reflecting OUSD's continued investment in maintaining and enhancing facilities.





MAJOR MODERNIZATIONS

The Facilities Planning and Management Department has a multitude of major capital projects that are ongoing and completed. Major capital projects are defined as projects typically funded through bond measures.

Construction Phase

- Fremont HS
- Roosevelt MS

Design Phase

- Coliseum College Preparatory Academy
- Garfield ES
- McClymonds HS
- Melrose Leadership Academy

Planning Phase: Completed

Projects Completed

- West Oakland MS

Funding Sources: Measure B, J & Y Bond Funds.

Note: One or more funding sources may apply.



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WEST OAKLAND MS *WINDOW REPLACEMENT*

This project involved the removal of the existing window wall system and replacing with a new, standard commercial aluminum window wall system. The new system includes project windows that comply with the latest California Code requirements for thermal performance and energy efficiency.

Status: COMPLETE



Before



After

LIVING SCHOOLYARDS

OUSD is redesigning and realizing next-generation schoolyards that provide dynamic, joyful play spaces for health, wellness, and academic success. Branded as “Living Schoolyards,” this initiative aims to transform the current paved-over schoolyards into places where nature is integrated into the everyday experience of our students and communities.



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Kaboom! x Eat.Learn.Play. Partnership

- Joaquin Miller ES
- Manzanita Community School*
- Melrose Leadership Academy
- Martin Luther King Jr. ES*

Playmatting Project

- Jefferson ECE

Funding Sources: ESSER III, Philanthropy, S & C Carryover

Note: One or more funding sources may apply.

* Projects in progress.



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JOAQUIN MILLER ES *LIVING SCHOOLYARD*

This project includes removing old play structures, basketball hoops, and asphalt to prepare for new playgrounds and mural-ready surfaces. It features nature area development with new trees, upgraded irrigation and drainage, and enhanced gardens with replaced planter boxes. Privacy screens and landscaping improvements will create a safer, more engaging outdoor space for students.

Status: COMPLETE



Before



After

LIVING SCHOOLYARDS RIBBON CUTTINGS

Joaquin Miller Living Schoolyard Ribbon Cutting held on August 29, 2025 and Melrose Leadership Academy Living Schoolyard Ribbon Cutting held on August 7, 2025.



SECURITY AND SAFETY IMPROVEMENTS

To maintain a healthy and joyful environment for students, OUSD is implementing a wide range of security efforts to ensure their safety. Upgrading and maintaining surveillance camera systems, developing and preparing evacuation maps, adding door entry systems that enable school sites to control who can access the premises using video intercoms, and other safety initiatives are a part of OUSD's comprehensive plan to keep students across the district safe.

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- Allendale ES*
- Bella Vista ES
- Burckhalter ES
- Claremont MS
- Fruitvale ES
- Highland Preschool
- Hillcrest K-8
- Horace Mann ES
- Lincoln ES
- Montera MS
- Montclair ES*
- Peralta ES
- Roosevelt MS
- Sequoia ES*
- Westlake MS
- West Oakland MS

Funding Sources: Measure B & Y Bond, ESSER, School Violence Prevention Program Grant

Note: One or more funding sources may apply.

* Projects in progress.



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ROOSEVELT MS CAMERA AND DOOR *ENTRY* SYSTEM

This project includes the installation and replacement of 54 security cameras at Roosevelt Middle School, along with the repair, adjustment, or removal of 12 existing cameras. Seven attic stock cameras and replace the on-site camera server. In addition, all cameras will be programmed into the Milestone system to ensure full integration and functionality.

Status: COMPLETE



Door entry camera



*Video footage of various cameras
installed at site*



KITCHEN AND DINING INVESTMENTS

To support student nutrition and operational efficiency, OUSD is implementing kitchen and dining hall upgrades. Improvements include replacing outdated equipment, improving plumbing and electrical systems. Adding modern appliances such as combi-ovens to support scratch cooking and also expanding service lines to reduce wait times. Dining areas are being renovated with durable furniture, improved lighting, and optimized layouts to increase seating capacity and traffic flow.

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- Allendale ES
- Edna Brewer MS
- Esperanza ES
- Hoover ES
- McClymonds HS (Kitchen: Completed; Dining Hall: Next Phase)*
- Skyline HS

Funding Source: Kitchen Infrastructure and Training (KIT) Fund

Note: *Projects in progress



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McCLYMONDS HS *KITCHEN RENOVATION AND MODERNIZATION*

This project included the full replacement of all commercial kitchen equipment at McClymonds High School, along with new flooring, fresh paint, and reconfigured serving lines to improve efficiency. It also included replacement of all domestic water systems to meet current health and safety standards and installation of five Flowater hydration stations for students. These upgrades enhanced meal preparation capacity, improved service flow, and ensured long-term reliability of food service operations.

Status: COMPLETE



EDNA BREWER MS *KITCHEN RENOVATION AND MODERNIZATION*

Edna Brewer MS's cafeteria and kitchen was fully upgraded to make meal service easier and more efficient. The project included new floors, fresh paint, modern serving lines that can handle hot or cold food, and new equipment like ovens, counters, a salad bar, and refrigerators. Plumbing and electrical systems were also updated, creating a fresh, functional space for students to enjoy their meals.

Status: **COMPLETE**



Before



After

ENERGY EFFICIENCY AND SUSTAINABILITY

OUSD acknowledges the urgent and lasting effects of the global climate crisis. As such, the District is prioritizing the pressing need for creating a socially equitable, economically stable, and climate-resilient school district.

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Solar Panel

- Horace Mann ES *
- Laurel Preschool *
- Madison Park Academy *
- Oakland Academy of Knowledge*
- Stonehurst ES* (Esperanza and Fred T. Korematsu campus)

Solar Battery Backup

- Castlemont HS*
- Oakland Technical HS*
- Roosevelt MS*

EV Charger

- East Oakland Pride

Funding Sources: Bond Funds Measure Y, PG&E Program, Energy Incentive, and Fund 21.

Note: One or more funding sources may apply.

*Projects in progress.



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TURF FIELD REPLACEMENTS AND MAINTENANCE



OUSD is upgrading athletic infrastructure to ensure safe, durable, and high-performing facilities for students. These investments enhance student health, support competitive athletics, and provide community access to high-quality recreational spaces.

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- Cesar Chavez Campus at ICN/TCN*
- Mcclymonds HS (in planning)*
- Oakland HS*

Funding Source: Measure Y and ELOP

Note: One or more funding sources may apply.

*Projects in progress.



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DEFERRED MAINTENANCE

Deferred Maintenance involves the major repair or replacement of existing school building components projected to be maintained on a district-wide that have reached the end of their lifecycle. OUSD Buildings and Grounds Department manages the deferred maintenance fund (Fund 14), which funds projects that support the following categories: plumbing and sewer, heating systems, air-conditioning, electrical systems, roof, windows, asphalt, boiler, flooring, and painting.

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- Acorn Woodland ES exterior painting
- Bridges Academy ES exterior painting
- Chabot ES roof replacement
- Edna Brewer MS Vinyl Composite Tile floor replacement
- Emerson ES exterior painting and roof replacement
- Encompass exterior painting
- Franklin ES restroom remodel
- Highland CDC roofing project (Funded by ECE)
- Jefferson CDC roofing, playground asphalt and structure, and landscaping (Funded by ECE)
- Kaiser ECE boiler replacement (Funded by ECE)
- Lockwood CDC PA system
- Markham ES restroom renovation
- Skyline HS restroom renovation
- Westlake MS roof replacement (Funded by ECE)

Budget Timeline:

- In February 2020, the Board approved funding Deferred Maintenance Budget at \$7M per year for 5 years and could only fund \$5M at year based on district budget. The Board later reduced the funding to \$3M to provide budget solutions for the Blueprint Cohort 3 savings.
- In FY 2022-23, the Board approved \$3M to fund districtwide projects.
- In FY 2024 -2025, the budget is \$3M.

Funding Sources: Deferred Maintenance and Early Childhood Education



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CHABOT ES *ROOF REPLACEMENT*

This project replaced and upgraded the roofing systems on both the library and main building to improve durability, weather resistance, and safety. Work included installing new shingles, insulation, cover board, base and cap sheets, metal flashing, and new gutters and downspouts. In addition, rotted plywood was replaced, and a new access hatch door was added for improved maintenance and safety.

Status: COMPLETE



Before



After

EDNA BREWER MS *VINYL COMPOSITE TILE FLOOR REPLACEMENT*

The project scope included the removal of existing Vinyl Composite Tile flooring in the main building classrooms and hallways, as well as all classrooms in Buildings 30 and 40, followed by the installation of new Armstrong Imperial Texture tile. Hazardous materials associated with floor dry rot uncovered during the tile removal process was also removed

Status: COMPLETE



Before



After

SKYLINE HS *RESTROOM RENOVATION*

The project included demolition and replacement of tiles, stalls, mirrors, toilets, urinals, faucets, and soap dispensers, with installation of fire-rated stalls, white ceramic wall tile, epoxy-finished flooring, and new LED lighting. Existing painted surfaces were prepped and repainted.

Status: COMPLETE



Before



After

ROUTINE RESTRICTED MAINTENANCE ACCOUNT (RRMA)

Within the Deferred Maintenance initiative, the Buildings and Grounds (B&G) Department oversees the routine maintenance of OUSD's facilities using its RRMA fund. Below is a list of the summer projects completed by OUSD staff:

Paint Shop - 17 projects

- Bridges Academy ES
- Brookfield ES
- International Community School and Think College Now (Cesar Chavez Complex)
- Coliseum College Preparatory Academy
- Elmhurst United MS
- Hintil Kuu Ka CDC
- Laurel ES
- Met West HS
- Oakland HS
- Peralta ES
- Prescott ES
- Rudsdale Continuation HS
- Santa Fe Campus

- Thornhill ES
- United for Success Academy
- Urban Promise Academy
- Westlake MS

Roofing Shop - 4 projects

- Bridges Academy at Melrose
- Peralta ES
- Roosevelt MS
- REACH Academy

Carpentry Shop - 12 projects

- Bella Vista ES
- Chabot ES
- Cleveland ES
- Edna Brewer MS
- Garfield ES

- Franklin ES
- Hintil Kuu Ka CDC
- Laurel ES
- Manzanita Community School
- Manzanita SEED ES
- Oakland International HS

Funding Source: RRMA

Note: *Projects in progress



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ROUTINE RESTRICTED MAINTENANCE ACCOUNT (RRMA)

Laborer's Shop - 5 projects

- Dewey Academy
- Fremont HS
- Monterra MS
- REACH Academy
- Thornhill ES

HVAC Shop - 16 projects

- Bridges Academy ES
- Brookfield ES
- Calvin Simmons MS
- Castlemont HS
- College Coliseum Preparatory Academy
- Elmhurst United MS
- Fremont HS
- Madison Park Academy (lower)
- Markham ES
- Martin Luther King Jr. ES
- Oakland Academy of Knowledge

- Oakland HS
- Redwood Heights ES
- Rudsdale Continuation HS
- Skyline HS
- Westlake MS

Electrical Shop - 13 projects

- Arrojo Viejo CDC
- Bridges Academy ES
- Castlemont HS
- East Oakland Pride
- Frick United Academy of Language
- La Escuelita ES
- Marcus A. Foster Building
- Montclair ES
- Prescott ES
- Skyline HS
- Rudsdale Continuation HS
- Urban Promise Academy

Plumbing Shop - 6 projects

- Cesar E. Chavez ES
- Dewy ES
- Frick United Academy of Language
- Grass Valley ES
- Jefferson ES or CDC
- Oakland Tech HS

Funding Source: RRMA

Note: *Projects in progress



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WATER QUALITY UPDATES

FloWater Installations: 60 New FloWater units installed

- Goal of 100 Students:1 filtered drinking station includes Brita, MDF, FloWater, and Elkay units

Comprehensive Testing: 6,781 samples collected

All OUSD sites tested: indoor/outdoor fountains, filtered stations, and kitchen sinks

- 1,949 drinking fountains
- 226 filtered stations
- 236 kitchen sinks

Site Labeling: 2,411 drinking fountains and filtering stations

- Labeled with asset tags for tracking and monitoring system.
- Expanding to all sinks in the 2025-26 year.

Kitchen Renovations

- 13 projects to replace sinks, faucets, pipes, and handwashing stations completed

Transparency & Communication

- Building automated site notifications and publishing of a public dashboard



EMERGENCY STABILIZATION AND DEMOLITION AT KEY DISTRICT PROPERTIES

Following the Board's adoption of the June 25, 2025 emergency resolution 25-1314, the Facilities and Operations team has acted quickly to stabilize and secure unsafe district properties and begin demolition and remediation work. This has required close coordination with city agencies, environmental consultants, contractors, and community partners to ensure safety and minimize disruption to surrounding neighborhoods.

DEMOLITION LOCATIONS AND STATUSES

- **Hillside Campus** - *Complete*
- **1025 2nd Avenue** (Ethel Moore and Paul Robeson Buildings)- *Complete*
 - The District has followed a phased approach that includes voluntary relocation efforts, issuing formal notices to vacate, and preparing for legal eviction proceedings through unlawful detainer actions in compliance with California Code of Civil Procedure §§ 1159–1179a (governs summary judicial proceedings to recover possession from unlawful occupants. Ethel Moore and Paul Robeson Building
 - To prevent reentry, Mar Con Builders cemented shut rear entries with 24-hour security monitoring.
- **Ralph J. Bunche** - *In Progress*



RESOURCES



Facilities Master Plan

Link: bit.ly/OUSEFMPWebsite



Current Bond Projects

Link: bit.ly/OUSEFacilitiesCurrentProjects



THANK YOU!

Additionally, for more information please reach out to:

Preston Thomas, Chief Systems and Services Officer
Sele Nadel-Hayes, Executive Director, Facilities Planning & Management
Pranita Ranbhise, Executive Director, Facilities Planning & Management
David Colbert, Director, Building & Grounds
Marc White, Director, Building & Grounds
Megan Allegretti, Facilities Planning & Management



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