

# Deferred Maintenance Program Update

**Buildings & Grounds**

**Facilities Committee Meeting**  
May 16, 2024



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

## Our 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.

## Our 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.



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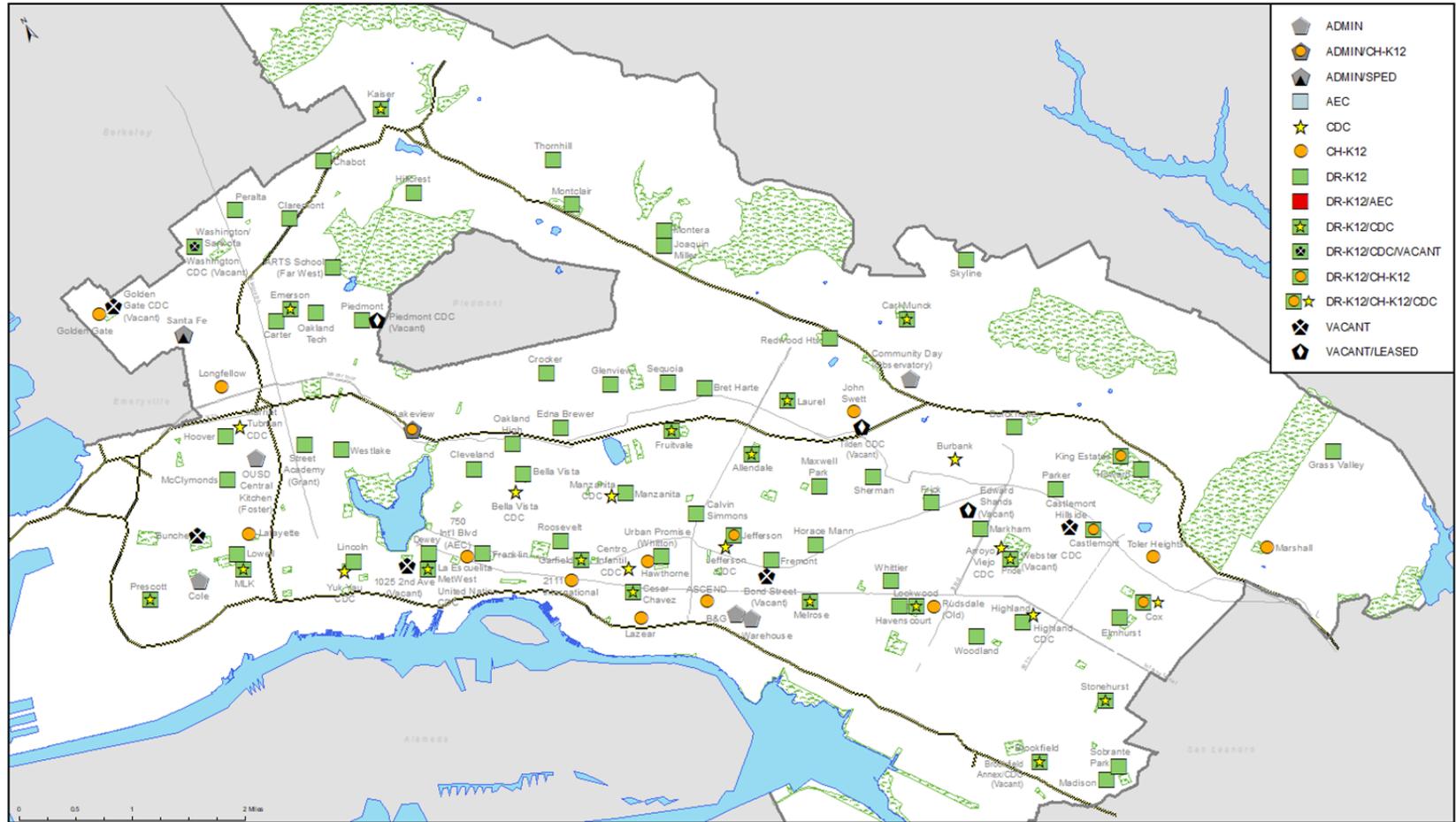


# AGENDA

1. Review of Deferred Maintenance
2. Update to Summer Deferred Maintenance Projects
3. Identify Timeline and Next Steps for Deferred Maintenance Program



# 2023-24: 108 district-owned facility sites/campuses



Source: Map is created by OUSD Research, Assessment & Data, April 2024.

Note: Site and locations are subject to change.

# Deferred Maintenance Priorities



## Deferred Maintenance Projects

*Students learning, playing, growing, connecting, THRIVING at all campuses.*

**Joy:** Bleachers, Sports Fields, Gardens/Trees & Irrigation, Signage, Murals, Gyms

**Safety:** Fencing, Blinds, Locks, Windows, Video Cameras, Door Entry Systems, Phones, Intercoms

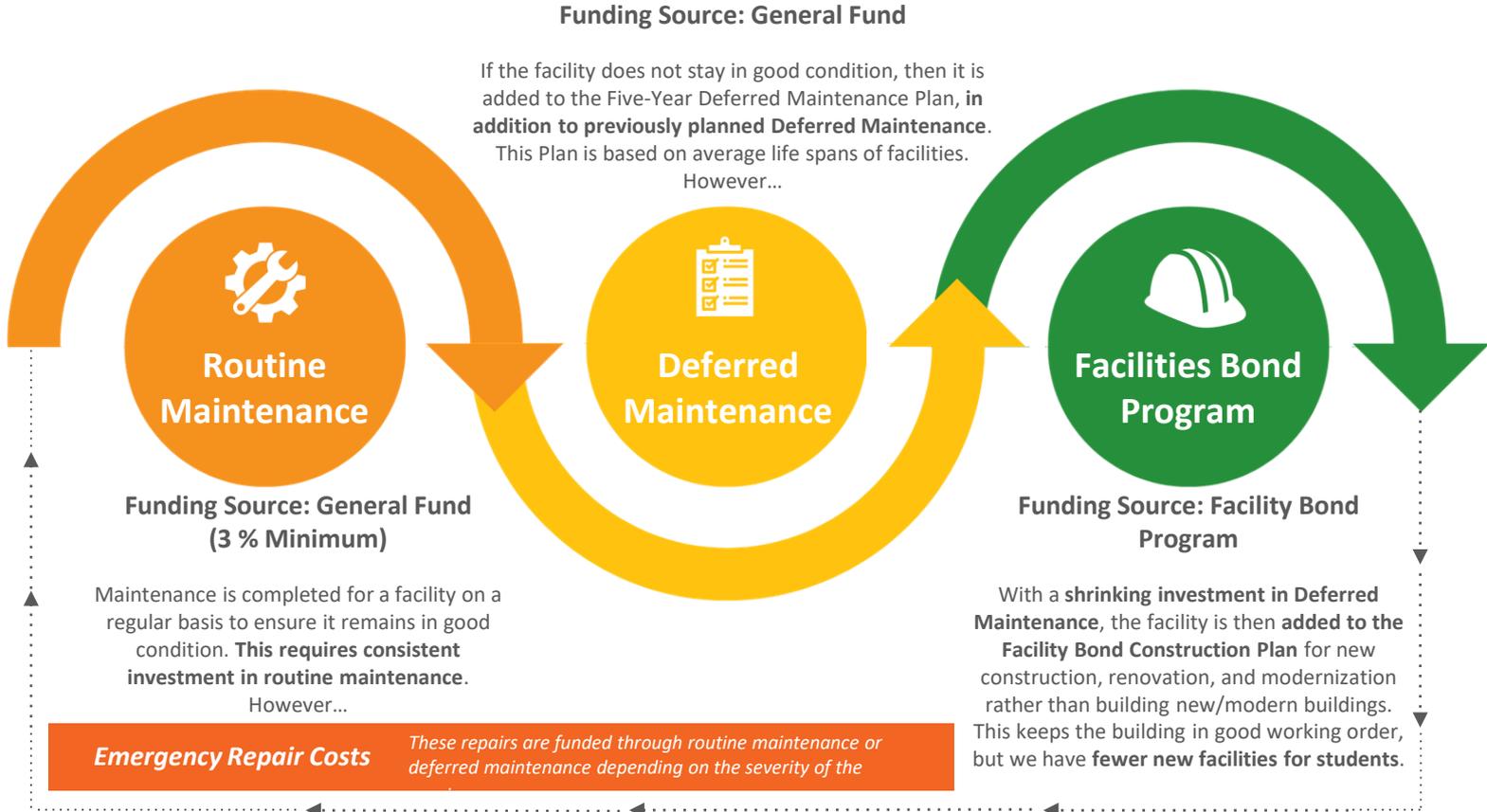
**Quality Indicators:** Exterior/Interior Paint, Landscaping, Play Structures

**Structures:** Flooring, Roofing, Asphalt, Accessibility

**Core Systems:** HVAC, Cafeteria/ Kitchens, Sewers, Electrical, Plumbing, Lighting

# Facilities Maintenance

## Cascading Impact



# 108 Facilities to Maintain Across the District

Structure/System	Oakland's Replacement Schedule	School's Standard Replacement Schedule	Average Cost of one project	# Sites to Replace Each Year (110 sites ÷ Avg Lifespan)	Total Cost Needed Each Year
Flooring	15		\$100,000	8	\$800,000
Roofing	20		\$1,000,000	6	\$6,000,000
Asphalt	20		\$600,000	6	\$3,600,000
Accessibility	30		\$30,000	4	\$120,000
HVAC	30		\$500,000	4	\$2,000,000
Cafeteria/ Kitchens	20		\$500,000	6	\$3,000,000
Sewers	80		\$300,000	1	\$300,000
Electrical	30		\$400,000	4	\$1,600,000
Plumbing	50		\$200,000	2	\$400,000
Fencing	30		\$30,000	4	\$120,000
Blinds	30		\$50,000	4	\$200,000
Locks	50		\$50,000	2	\$100,000
Windows	80		\$50,000	1	\$50,000
Video Cameras	20		\$100,000	6	\$600,000
Door Entry Systems	20		\$50,000	6	\$300,000
Phones	30		\$250,000	4	\$1,000,000
Intercoms	30		\$250,000	4	\$1,000,000
Play Structures	20		\$10,000	6	\$60,000
Exterior Paint	7		\$350,000	16	\$5,600,000
Interior Paint	10		\$700,000	11	\$7,700,000
Bleachers	20		\$50,000	6	\$300,000
Fields	15		\$50,000	7	\$350,000
Gardens/Trees & Irrigation	30		\$30,000	4	\$120,000
Signage			\$10,000	7	\$70,000
Alarms	15		\$1,000,000	7	\$7,000,000



**\$3.4 Billion in 2020**

**\$42.4 M**  
annual budget needed  
at this time annual  
Deferred Maintenance.

# Planned Summer Deferred Maintenance Project

Status	Project Type	Project Title	Brief Project Description	Site	Funding Source	Estimated Budget Amount
Bidding/Contracting	Deferred Mainten...	Bella Vista-Flooring	Flooring Removal	102 - Bella Vista Elementary	Fund 14	\$200,000
Design (PM+)	Deferred Mainten...	Emerson Fire & Intrusion	Upgrade to entire system to B9512 Bosch Panel	115 - Emerson Elementary	Fund 14	\$1,000,000
Bidding/Contracting	Deferred Mainten...	Franklin Boys & Girls Restroom	Remodel of boys & girls restroom	116 - Franklin Elementary	Fund 14	\$192,580
Bidding/Contracting	Deferred Mainten...	Laurel Exterior Paint	Paint exterior main building, portables, hand rails	131 - Laurel Elementary	Fund 14	\$154,000
Construction (CM)	Deferred Mainten...	Laurel-Sound Barrier (HVAC)	Sound barrier around HVAC units	131 - Laurel Elementary	Fund 14	\$27,482
Design (PM+)	Deferred Mainten...	Markham Boys Restroom	Remodel of boys restroom	138 - Markham Elementary	Fund 14	\$200,000
Construction (CM)	Deferred Mainten...	Piedmont ES Boiler Replacement	Remove & replace boiler	146 - Piedmont Avenue Elementary	Fund 14	\$461,000
Complete	Deferred Mainten...	Edna Brewer Flooring	Remove & Replace flooring in 30 & 40 buildings	210 - Edna M Brewer Middle School	Fund 14	\$39,605
Complete	Deferred Mainten...	United for Succes Sewer Lateral	Emergency main building sewer lateral replacement	228 - United for Success Academy	Fund 14	\$46,925
Complete	Deferred Mainten...	Urban Promise PA System	Emergency replacment of PA system	236 - Urban Promise Academy	Fund 14	\$49,704
Complete	Deferred Mainten...	Laurel Main Building Roof	Elastomeric coat on main building roof	131 - Laurel Elementary	Fund 14	\$59,685
Bidding/Contracting	Deferred Mainten...	Bret Harte-PA System	Replace intercom/pa system/clocks/bells/ shall be standards	206 - Bret Harte Middle School	Fund 14	\$269,406
Construction (CM)	Deferred Mainten...	CCPA Window Replacement	Remove & replace windows	232 - Coliseum College Prep Academy	Fund 14	\$2,030,000
Bidding/Contracting	Deferred Mainten...	Tech-Windows	Repair windows that are damaged	305 - Oakland Technical High School	Fund 14	\$370,000
Bidding/Contracting	Deferred Mainten...	Tech-Boys Restroom	Remove and replace fixtures	305 - Oakland Technical High School	Fund 14	\$150,000
Bidding/Contracting	Deferred Mainten...	Tech-Asphalt	Asphalt replacement across entire campus	305 - Oakland Technical High School	Fund 14	\$1,400,000
Bidding/Contracting	Deferred Mainten...	Tech-Paint Gym (Exterior)	Re painting boys gym and adjeacnt portables	305 - Oakland Technical High School	Fund 14	\$300,000
Construction (CM)	Deferred Mainten...	Skyline Window Coverings	Remove window shades & replace with rolling shades	306 - Skyline High School	Fund 14	\$200,000
Construction (CM)	Deferred Mainten...	Burbank PS Boiler Replacement	Remove & replace boiler	803 - Burbank CDC	Fund 14	\$346,000
Bidding/Contracting	Deferred Mainten...	UPA Roof Project	Replace Roof on main building	236 - Urban Promise Academy	Measure J and Y	\$1,300,000
Bidding/Contracting	Deferred Mainten...	Roosevelt Gym Roofing Project	Replace the roofing on Roosevelt	212 - Roosevelt Middle School	Measure Y	\$635,000
Bidding/Contracting	Deferred Mainten...	Roosevelt Gym Roofing Project	Remove solar panels.	212 - Roosevelt Middle School	Measure J	\$186,878

# Next Steps

Upcoming presentations to the Facilities Committee:

1. Report out on Summer Deferred Maintenance Work
2. Deferred Maintenance Plan Update
3. Unaudited Actuals (September)
  - a. Deferred and Routine Maintenance Expenditures for District Leased Charter Schools in September
  - b. Emergency Repairs Impacted Deferred Maintenance Plan
4. 2024-25 Deferred Maintenance Project List



# THANK YOU

## Any Questions?

Additionally, for more information, please reach out:

### **Preston Thomas**

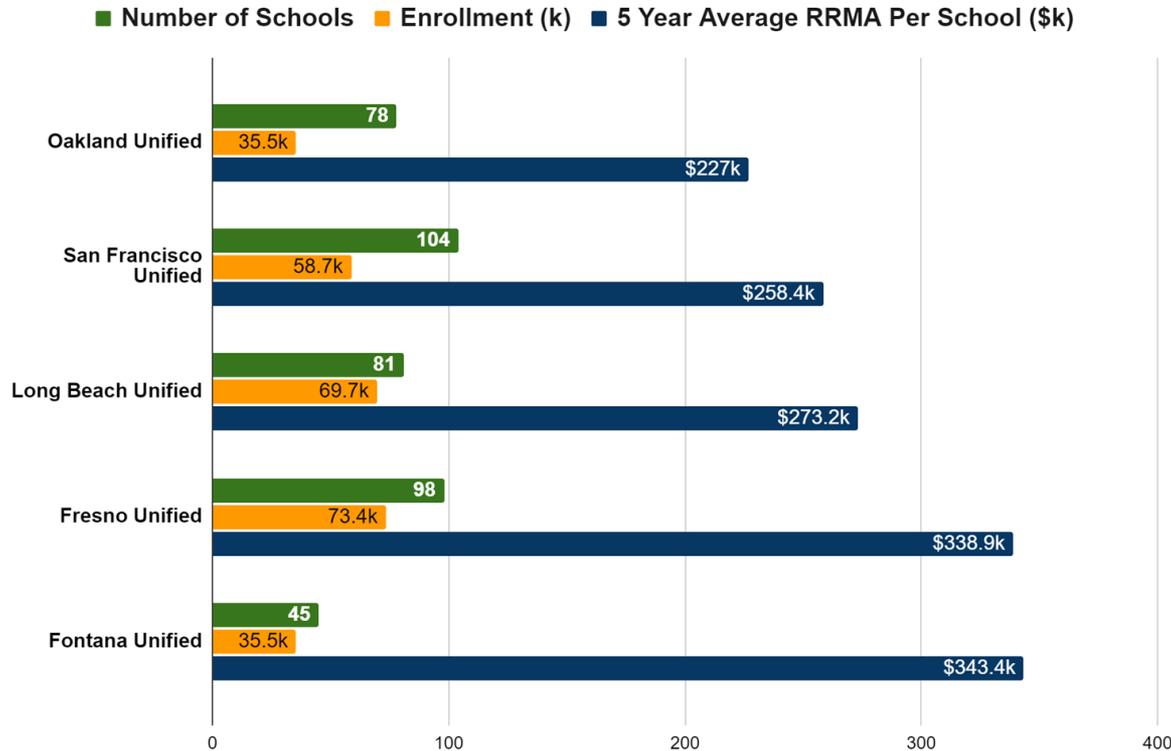
Chief Systems & Services Officer  
preston.thomas@ousd.org

### **Marc White**

Director of Buildings & Grounds  
marc.white@ousd.org  
Marcus Board  
Project Manager-Deferred Maintenance

# APPENDIX

# Routine Requested Maintenance Account (RRMA) Costs Compared to Other Districts



**OUSD**  
underinvesting in  
Facilities

# Routine Vs. Deferred Maintenance

## Routine Maintenance

This involves regular, ongoing upkeep tasks to keep school facilities in good working order. It includes tasks like cleaning, minor repairs, safety checks, and general maintenance.

Routine maintenance helps prevent small issues from turning into bigger, more expensive problems.

## Deferred Maintenance

This refers to repairs and maintenance activities that are postponed for various reasons, typically due to budget constraints.

Over time, deferred maintenance can lead to a backlog of repairs, often resulting in more significant, more costly problems. In an educational system, this could mean delaying repairs on buildings, technology upgrades, or equipment renewals.

## Facilities Inspection Tool

The key connection between deferred and routine maintenance is the impact on the school's physical environment and, consequently, on the quality of education. **Regular routine maintenance helps to avoid the accumulation of issues that would require larger-scale deferred maintenance.** When routine maintenance is neglected, it often leads to a build-up of deferred maintenance tasks, leading to more significant disruptions and higher costs in the long run.

# Routine Maintenance vs. Deferred Maintenance

	Routine	Deferred
<b>Funding Source</b>	General Fund	General Fund
<b>Definition</b>	Make all necessary repairs, renewals, and replacements to ensure that a project is at all times maintained in good repair, working order, and condition. <sup>2</sup>	Major repair or replacement of existing school building components so that the educational process may safely continue. <sup>1</sup>
<b>Examples</b>	<ul style="list-style-type: none"> <li>● Repairing burst pipes/leaks</li> <li>● Repair leaky roof impacting classroom</li> <li>● Repair cracks in asphalt</li> <li>● Repairs of lighting and HVAC</li> </ul>	<ul style="list-style-type: none"> <li>● Building Pipe Replacement</li> <li>● Roof replacements</li> <li>● Asphalt replacement</li> <li>● Electrical upgrades</li> </ul>
<b>Required Funding / Standard of Funding in California Districts</b>	<b>Minimum 3%</b> or greater of <b>General Fund Expenditures</b>	None. Was folded into the Local Control Funding Formula (LCFF) allocations to provide <b>autonomy</b> and flexibility for school Districts to make decisions on funding.

1. [Deferred Maintenance Program Handbook: Office of Public School Construction.](#)
2. [Routine Restricted Maintenance Account Deposits: Office of Public School Construction.](#)

# OUSD is a Historical District in the State

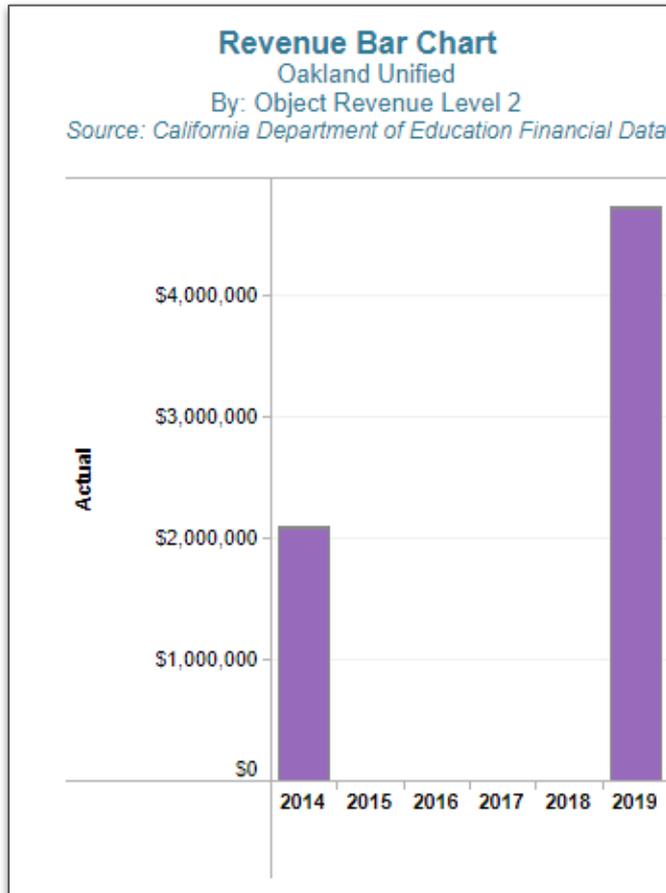
School Name	Street_Address	Year_Opened
Edna Brewer Middle School	3748 13th Avenue	1913
Oakland Technical High School	4351 Broadway	1913
United for Success/ LIFE Academy (Simmons)	2101 35th Avenue	1922
Elmhurst Community Prep / Alliance (Elmhurst Campus)	1800 98th Street	1923
Roosevelt Middle School	1926 19th Avenue	1923
Crocker Highlands Elementary School	525 Midcrest Road	1925
East Oakland Pride (Webster ES)	8000 Birch Street	1926
Sequoia Elementary School	3730 Lincoln Avenue	1926
Laurel Elementary School	3750 Brown Avenue	1927
Street Academy	417 29th Street	1927
Castlemont High School / LPS Oakland R&D	8601 MacArthur	1928
Oakland High School	1023 MacArthur	1928
Westlake Middle School	2629 Harrison Street	1928
Fremont High School	4610 Foothill Boulevard	1931
Anthony Chabot Elementary School	6686 Chabot Road	1935
Coliseum College Prep (Havenscourt)	1390 66th Avenue	1935
Melrose Leadership Acad.(Maxwell Park)	4730 Fleming Avenue	1936

The **17** oldest schools in OUSD.

The Median school is Urban Promise Academy that was built in **1949**.

*Notes: The schools listed on this table may have had partial facilities work. The schools have been identified on the year they were built.*

# Budget Solutions Solved with Deferred Maintenance

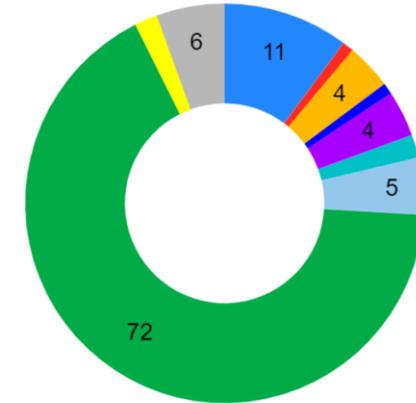


- Deferred Maintenance (DM) was eliminated for 4-years to provide the district financial solvency in the General Fund (01) from 2015-16 to 2018-19.
- In February of 2019- 2020, the Board approved funding Deferred Maintenance Budget at \$7M per year for 5 years totalling a \$35M commitment to DM.
- The District could only fund the DM Program at \$5M a year based on district budget constraints.
- The Board later reduced the funding to \$3M to provide budget solutions for the Blueprint Cohort 3 savings.
- In FY 2022-23 and 2023-24 the Board approved \$3M to fund districtwide DM projects

# Staff Ratio for Number of Facilities Served

Craft	OUSD Ratio Staff per # of Site	Other District Ratio
Gardening	1 per 7.3 sites	1 per 2.1 sites
Painter	1 per 9.2 sites	TBD
Carpentry	1 per 9.2 sites	TBD
Plumbing	1 per 11 sites	TBD
Electrical	1 per 12.2 sites	TBD
Roofer	1 per 27.5 sites	TBD
Glazier	1 per 55 sites	TBD

## OUSD Owned Sites (108): Tenancy



- Charter Lease
- Charter/Ground Lease
- Charter/Joint Use Lease
- Charter/Joint Use/Ground Lease
- Ground Lease
- Ground Lease/Surplus
- Joint Use Lease
- OUSD
- OUSD/Part Vacant
- Vacant

School District	Enrollment	Schools	Total Staff	Schools Per Grounds Staff
OUSD	34,428	78	12	6.50
<a href="#">Twin Rivers</a>	21,719	40	22	1.82
San Bernardino	46,509	72	32	2.25
<a href="#">Fontana</a>	35,101	44	24	1.83
Fremont Unified	33,471	40	17	2.35
			Average	2.06

*Note: Ratios of gardeners, plumbers, electricians, roofers, glaziers per number of buildings as compared to other district standards*



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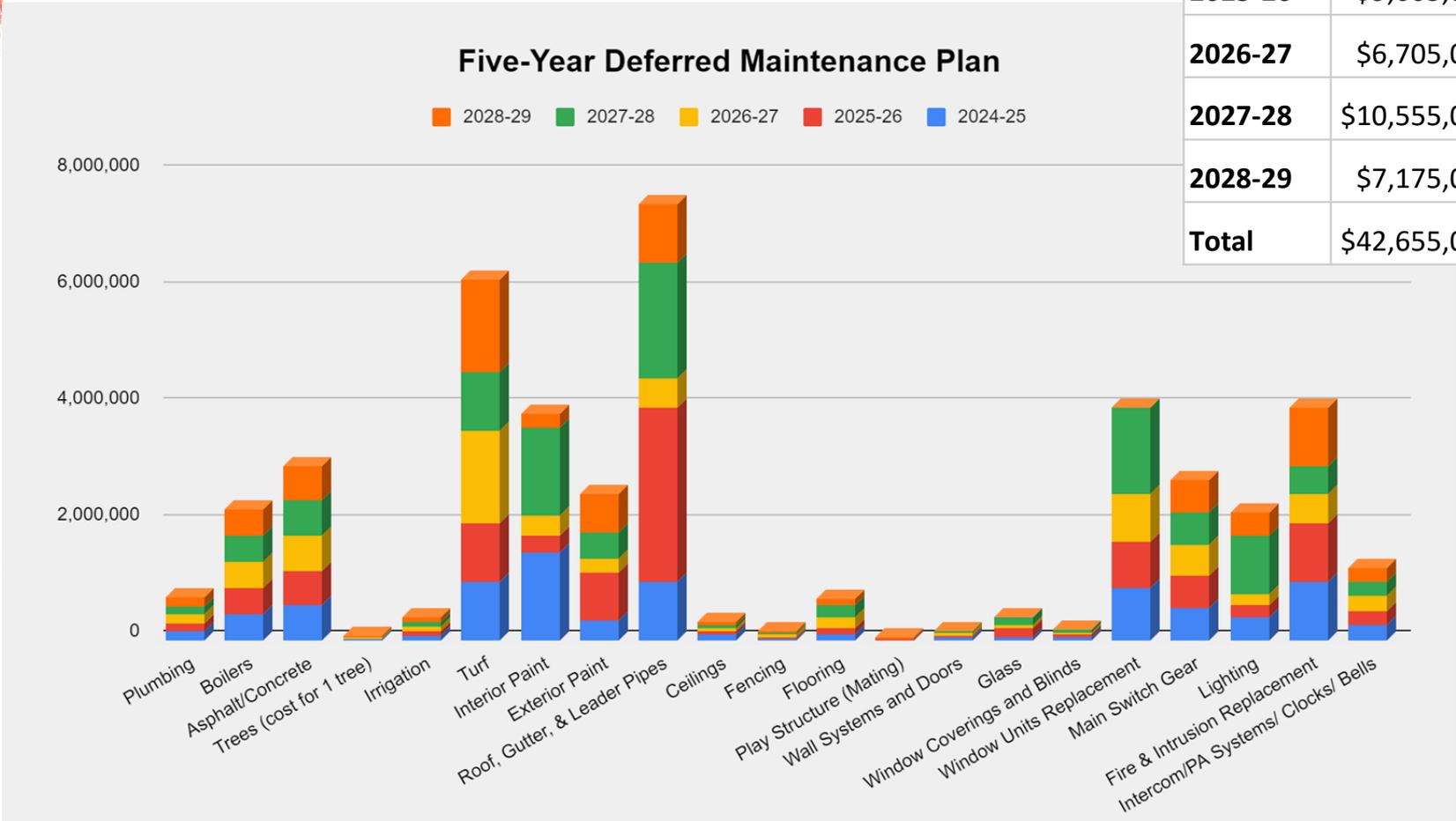
# Potential Five-Year Deferred Maintenance Plan

Project Category	Number of Projects	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total Estimate Cost per Project Category
		2024-25	2025-26	2026-27	2027-28	2028-29	
Plumbing	5	145,000	145,000	145,000	145,000	145,000	725,000.00
Boilers	5	450,000.00	450,000.00	450,000.00	450,000.00	450,000.00	2,250,000.00
Asphalt/Concrete	5	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	3,000,000.00
Tree Removal (cost for 1 tree)	5	15,000	15,000	15,000	15,000	15,000	75,000.00
Irrigation	5	78,000	78,000	78,000	78,000	78,000	390,000.00
Turf	5	1,000,000	1,000,000	1,600,000	1,000,000	1,600,000	6,200,000.00
Interior Paint	5	1,500,000	300,000	350,000	1,500,000	250,000	3,900,000.00
Exterior Paint	5	350,000	800,000	250,000	450,000	650,000	2,500,000.00
Roof, Gutter, & Leader Pipes	5	1,000,000	3,000,000	500,000	2,000,000	1,000,000	7,500,000.00
Ceilings	5	100,000	50,000	50,000	50,000	50,000	300,000.00
Fencing	5	30,000	30,000	30,000	30,000	30,000	150,000.00
Flooring	5	100,000	100,000	200,000	200,000	100,000	700,000.00
Play Structure (Matting)	5	7,000	7,000	7,000	7,000	7,000	35,000.00
Wall Systems and Doors	4	40,000	40,000	40,000	40,000		160,000.00
Glass	4	50,000	150,000	50,000	150,000		400,000.00
Window Coverings and Blinds	4	50,000	40,000	40,000	40,000		170,000.00
Window Units Replacement	4	900,000	800,000	800,000	1,500,000		4,000,000.00
Main Switch Gear	3	550,000	550,000	550,000	550,000	550,000	2,750,000.00
Lighting	5	400,000	200,000	200,000	1,000,000	400,000	2,200,000.00
Fire & Intrusion Replacement	5	1,000,000	1,000,000	500,000	500,000	1,000,000	4,000,000.00
Intercom/PA Systems/ Clocks/ Bells	5	250,000	250,000	250,000	250,000	250,000	1,250,000.00
<b>TOTAL NUMBER OF PROJECTS FOR 5 YEARS:</b>	<b>99</b>	<b>8,615,000.00</b>	<b>9,605,000.00</b>	<b>6,705,000.00</b>	<b>10,555,000.00</b>	<b>7,175,000.00</b>	<b>42,655,000.00</b>
<b>GRAND TOTAL FOR 5 YEARS:</b>	<b>85,310,000.00</b>						

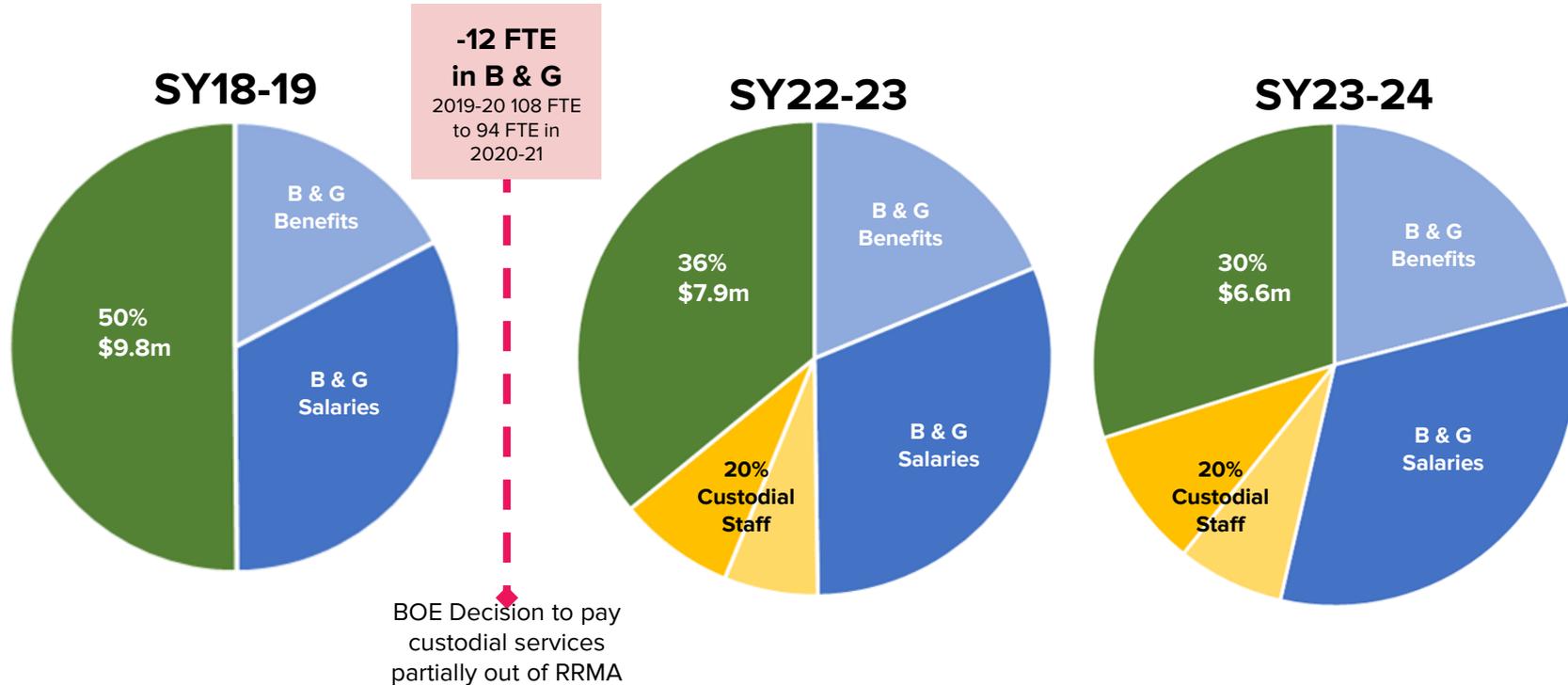


# Five-Year Deferred Maintenance Plan

2024-25	\$8,615,000
2025-26	\$9,605,000
2026-27	\$6,705,000
2027-28	\$10,555,000
2028-29	\$7,175,000
<b>Total</b>	<b>\$42,655,000</b>



# How Are We Spending the 3% RRMA Budget Expenditures Over Time



■ B&G Benefits ■ B&G Salaries ■ Custodial Benefits ■ Custodial Salaries ■ Maintenance Work & Supplies



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1000 Broadway, Suite 300, Oakland, CA 94607