

OAKLAND UNIFIED SCHOOL DISTRICT  
Office of the Board of Education  
November 14, 2012

File ID Number: 12-2581  
Introduction Date: 11/14/12  
Enactment Number: 12-2691  
Enactment Date: 11-14-12  
By: *lf*

To: Board of Education

From: Tony Smith, Ph.D., Superintendent  
Timothy E. White, Associate Superintendent of Facilities Planning &  
Management, Buildings & Grounds and Custodial Services

Subject: **Authorizing and Approving the Five Year Deferred Maintenance Plans  
Fiscal Year Ending June 30, 2017 for \$9,794,700.00**

**ACTION REQUESTED**

Approval by the Board of Education of Resolution No. 1213-0030 on behalf of the District authorizing and approving the Five Year Deferred Maintenance Plan for the Fiscal Years ending June 30, 2017.

**BACKGROUND**

The Department of Building and Grounds is submitting a Five Year Deferred Maintenance Plan to receive State matching funds to upgrade existing facilities and enhance the District's properties throughout the City of Oakland. The Plan, in the amount of \$9,794,700.00 covers the period from July 1, 2012 to June 30, 2017.

**STRATEGIC ALIGNMENT**

Among the key purposes of the District's Facilities Master Plan is to provide an academic environment for the Oakland community that will give every student, educator, and community member using our facilities the best possible opportunity for learning.

Through implementation of the Facilities Master Plan, the District intends to improve the District's facilities in terms of structural integrity, safety, reliability of operating (mechanical) systems, access to modern resources, number and type of appropriate laboratories and specialized instruction rooms, opportunities for physical education, and attractiveness, such that the Oakland Public Schools are second to none. Operation of the District schools under the planned approach is intended to ensure safety, cleanliness, and orderliness for all individuals participating in the learning process.

The basic facility needs of students such as proper lighting, functional roofs, noise control and well maintained buildings, not only convey the message that we value our students and teachers but may foster a sense of school pride and community ownership which may improve attitudes towards learning. The implementation of the Facilities Master Plan is our first step in that direction.

**FISCAL IMPACT**

The funding source for this project budget is Deferred Maintenance, which is provided by the State of California and matching funds supplied by the District's General Obligation Bond.

**RECOMMENDATION**

Approval by the Board of Education of Resolution No. 1213-0030 on behalf of the District authorizing and approving the Five Year Deferred Maintenance Plan for the Fiscal Years ending June 30, 2017.

**ATTACHMENTS**

Resolution No. 1213-0030 on behalf of the District authorizing and approving the Five Year Deferred Maintenance Plan for the Fiscal Years ending June 30, 2017

<b>KEY CODE</b>	<b>Description</b>	<b>Five Year Total</b>
<b>9889000819</b>	<b>Classroom Lighting</b>	<b>\$1,535,000.00</b>
	<b>Electrical</b>	<b>\$900,000.00</b>
	<b>Floor Covering</b>	<b>\$345,000.00</b>
	<b>HVAC</b>	<b>\$1,250,000.00</b>
	<b>Painting</b>	<b>\$1,175,000.00</b>
	<b>Paving</b>	<b>\$1,010,900.00</b>
	<b>Plumbing</b>	<b>\$1,382,800.00</b>
	<b>Roofing</b>	<b>\$1,250,000.00</b>
	<b>Wall Systems</b>	<b>\$946,000.00</b>
<b>GRAND TOTAL</b>		<b>\$9,794,700.00</b>

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**NO. 1213-0030**

**AUTHORIZING AND APPROVING THE DISTRICT'S FIVE YEAR DEFERRED  
MAINTENANCE PLAN FOR THE FISCAL YEARS ENDING JUNE 30, 2017 IN THE  
AMOUNT OF \$9,794,700.00**

**WHEREAS**, the Oakland Unified School District of the Education Code Section 17584 requires Five Year Deferred Maintenance Plans to be approved by the Board of Education; and,

**WHEREAS**, the State School Deferred Maintenance Program provides States matching funds on a dollar-for-dollar basis to assist school districts with expenditures for major repair or replacement of existing school building components, which typically includes roofing, plumbing heating, air conditioning, electric systems, interior and exterior painting, and floor systems etc.; and

**WHEREAS**, in order to participate in the State Board Deferred Maintenance Program, pursuant to Education Code Section 17584, the Board of Education of the Oakland Unified School District must approve the submitted five year Deferred Maintenance Plans, which will avail the District of the State matching funds to upgrade existing facilities and enhance the District's properties through the City of Oakland and;

**WHEREAS**, the attached schedule reflects the Oakland Unified School District's Department of Buildings and Grounds Five Year Deferred Maintenance Plans for the Fiscal Years ending June 30, 2017 in the amount of \$9,794,700.00,

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Education hereby authorizes and approves the District's Five Year Deferred Maintenance Plan for Fiscal Years Ending June 30, 2017 in the amount of \$9,794,700.00 and further authorizes the submission of the Plan to the California Department of General Services, Office of Public School Construction/State Allocation Board.

Passed by the following vote:

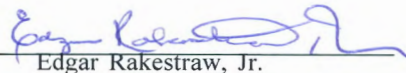
**AYES:** David Kakishiba, Gary Yee, Christopher Dobbins, Noel Gallo  
Vice President Jumoke Hinton Hodge and President Jody London

**NOES:** None

**ABSTAINED:** None

**ABSENT:** Alice Spearman

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted at a Regular Meeting of the Governing Board of the Oakland Unified School District held on November 14, 2012.



Edgar Rakestraw, Jr.  
Secretary, Board of Education

9/24/12  
 TO: Susie  
 FROM: Leroy (B+G)

SCHOOL DISTRICT Oakland Unified School District	FIVE-DIGIT DISTRICT CODE NUMBER (SEE CALIFORNIA PUBLIC SCHOOL DIRECTORY) 61259
COUNTY Alameda	CURRENT FISCAL YEAR 2012-13

The district:

- has not previously submitted a Five Year Plan.  
 is submitting this updated/revised Five Year Plan which supersedes the plan currently on file with SAB.

**Part I—Authorized District Representative**

The following individual has been designated as a district representative by the school board minutes:

DISTRICT REPRESENTATIVE Timothy White/ Leroy Stokes	TITLE Asst. Superintendent/B&G Director
BUSINESS ADDRESS 955 High Street, Oakland, CA 94601	TELEPHONE NUMBER 510 535-2723
E-MAIL ADDRESS timothy.white@ousd.k12.ca.us/leroy.stokes@ousd.k12.ca.us	FAX NUMBER 510 535-2724

**Part II—Estimated Fiscal Year Data**

PROJECT CATEGORY	1. NUMBER OF PROJECTS	2. CURRENT FISCAL YEAR	3. SECOND FISCAL YEAR	4. THIRD FISCAL YEAR	5. FOURTH FISCAL YEAR	6. FIFTH FISCAL YEAR	7. TOTAL ESTIMATE COST
Asbestos							0.00
Classroom Lighting	8	475000	160000	350000	325000	225000	1,535,000.00
Electrical	8		325000	125000	175000	275000	900,000.00
Floor Covering	7	80000	80000	80000	50000	55000	345,000.00
HVAC	5	300000	250000	200000	200000	300000	1,250,000.00
Lead							0.00
Painting	6	200000	250000	360000	250000	115000	1,175,000.00
Paving	10	335000	90000	245500	125400	215000	1,010,900.00
Plumbing	14	165000	375000	217800	340000	285000	1,382,800.00
Roofing	5	200000	250000	300000	300000	200000	1,250,000.00
Underground Tanks							0.00
Wall Systems	8	206000	150000	60000	200000	330000	946,000.00
<b>8. Grand Total</b>	<b>71</b>	<b>1,961,000.00</b>	<b>1,930,000.00</b>	<b>1,938,300.00</b>	<b>1,965,400.00</b>	<b>2,000,000.00</b>	<b>9,794,700.00</b>

9. Remarks

Funding Source: Deferred Maintenance  
 Orig. Key: 988-9000-8-19

**10. List the school names where deferred maintenance projects are planned in this Five Year Plan:**

Attached list of school names for above projects.

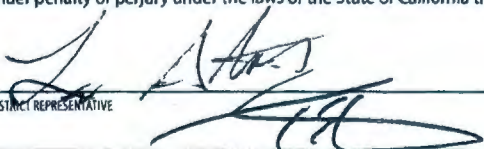
**11. Certifications**

I certify as District Representative that:

- this work does not include ineligible items and that all work will be completed in accordance with program requirements, applicable laws and regulations. The district shall maintain proper documentation in the event of an audit; and,
- the district understands that should an audit reveal that these funds were expended for other than eligible deferred maintenance costs, the SAB will require the district to return all inappropriately expended funds; and,
- the plans and proposals for expenditures of funds as outlined in this report were discussed in a public hearing at a regularly scheduled school board meeting on \_\_\_\_\_; and the district has complied with all the other requirements of Education Code Sections 17584.1 and 17584.2; and,
- Beginning with the 2005/2006 fiscal year, the district has complied with Education Code Section 17070.75 (e) by establishing a facilities inspection system to ensure that each of its schools is maintained in good repair; and,
- This Form is an exact duplicate (verbatim) of the form provided by the OPSC. In the event a conflict should exist, then the language in the OPSC form will prevail.
- I certify under penalty of perjury under the laws of the State of California that the statements in this application and supporting documents are true and correct.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

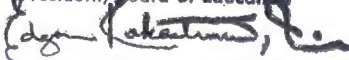


D-24-12



**Jody London**

President, Board of Education



**Edgar Rakestraw, Jr., Secretary**  
Board of Education

**GENERAL INFORMATION**

This Form is a summary of proposed deferred maintenance projects the applicant district plans on completing annually over the next five fiscal years using the Basic Grant, pursuant to Education Code Section 17591. The fiscal year the plan commences is determined by the fiscal year in which it was filed. New and revised plans are accepted on a continuous basis for the current fiscal year up to the last working day in June. Revisions are not accepted for prior fiscal years.

**SPECIFIC INSTRUCTIONS**

**Part I—Authorized District Representative**

Complete to designate or change the authorized district representative. Enter the name of the district employee that can act on behalf of the district. A consultant who is on contract with the district to communicate with the OPSC on behalf of the district's board may be listed.

**Part II—Estimated Fiscal Year Data**

ITEM	DESCRIPTION	INSTRUCTIONS
1	Number of Projects	List the number of eligible projects in each of the project categories shown (refer to Regulation Section 1866.4.1).
2-6	Current and subsequent fiscal years	Enter the total estimated costs in each project category for each fiscal year identified for the projects reported in column 1.
7	Total Estimated Cost	For each project category enter the totals of columns 2-6.
8	Grand Total	Total all columns.
9	Remarks	Include any additional information for each category. If the district is applying for extreme hardship grants for any of the projects listed on the plan, identify those projects in this space. If additional space is needed, you may attach a separate sheet with your remarks to this form.
10	School Information	List the facilities where deferred maintenance projects are planned as reported in column 1 on this Five Year Plan (refer to Regulation Section 1866.4.1). If additional space is needed, you may attach a separate sheet.
11	Certification	Review and complete (refer to Regulation Section 1866.4.and EC Section 17584.1).

When completed mail this form to:  
**Office of Public School Construction**  
**Attn: Deferred Maintenance Program**  
**707 Third Street**  
**West Sacramento, CA 95605**

**NOTE:** Any Five Year Plan, SAB 40-20, not conforming to State Allocation Board (SAB) guidelines will be returned to the district. If you need assistance in completing this form, please contact the Office of Public School Construction, at 916.376.1771.

**OAKLAND UNIFIED SCHOOL DISTRICT  
 FIVE YEAR DEFERRED MAINTENANCE PLANS  
 FISCAL YEAR 2012-2017**

 2012-2017  
 Revised 2/24/2012

Project Category	Number of Project	Current Year 1st Year 2012-13	2nd Year 2013-14	3rd Year 2014-15	4th Year 2015-16	5th Year 2016-17	Total Estimate Cost
Classroom Lighting	8	475,000.00	160,000.00	350,000.00	325,000.00	225,000.00	1,535,000.00
Electrical	8		325,000.00	125,000.00	175,000.00	275,000.00	900,000.00
Floor Covering	7	80,000.00	80,000.00	80,000.00	50,000.00	55,000.00	345,000.00
HVAC	5	300,000.00	250,000.00	200,000.00	200,000.00	300,000.00	1,250,000.00
Painting	6	200,000.00	250,000.00	360,000.00	250,000.00	115,000.00	1,175,000.00
Paving	10	335,000.00	90,000.00	245,500.00	125,400.00	215,000.00	1,010,900.00
Plumbing	14	165,000.00	375,000.00	217,800.00	340,000.00	285,000.00	1,382,800.00
Roofing	5	200,000.00	250,000.00	300,000.00	300,000.00	200,000.00	1,250,000.00
Wall Systems	8	206,000.00	150,000.00	60,000.00	200,000.00	330,000.00	946,000.00
<b>TOTAL:</b>	<b>71</b>	<b>1,961,000.00</b>	<b>1,930,000.00</b>	<b>1,938,300.00</b>	<b>1,965,400.00</b>	<b>2,000,000.00</b>	<b>9,794,700.00</b>
<b>Grand Total:</b>	<b>9,794,700.00</b>						

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**LIST OF K-12 SCHOOLS QUALIFIED FOR DEFERRED MAINTENANCE FUNDS**

<b>School Names</b>	<b>Site ID</b>
ACORN Woodland Elementary	165
Allendale Elementary	101
Alliance Academy	224
Alternative Learning Community	208
Arts School	158
Ascend Elementary	185
Bella Vista Elementary	102
BEST at McClymonds	350
Bret Harte Middle School	206
Bridges Academy at Melrose	178
Brookfield Village Elementary	103
Bunche Academy	223
Burbank	104
Burckhalter Elementary	105
Business & Information Technology High School	346
Calvin Simmons	205
Carl Munck Elementary	168
Carter	214
Castlemont Community Of Small Schools	301
Chabot Elementary	106
Claremont Middle School	201
Cleveland Elementary	108
Cole Middle School	109
Coliseum College Prep Academy	232
College Prep & Architecture Academy	339
Community Day HS	333
Community Day MS	269
Community United Elementary School	149
Cox	110
Crocker Highlands Elementary	111
Dewey Academy	310
East Oakland Pride	107
East Oakland School of the Arts	348
Edna M Brewer Middle School	210
Elmhurst Community Prep	221
Emerson Elementary	115
EnCompass Academy	181
Esperanza Academy	177
EXCEL at McClymonds	351
Explore MS	225
Far West	314
Foster	208
Franklin Elementary	116
Fremont Federation	302
Frick Middle School	203
Fruitvale Elementary	117



**OAKLAND UNIFIED SCHOOL DISTRICT  
LIST OF K-12 SCHOOLS QUALIFIED FOR DEFERRED MAINTENANCE FUNDS**

<b>School Names</b>	<b>Site ID</b>
Futures Elementary	123
Garfield Elementary	118
Glenview Elementary	119
Global Family School	114
Golden Gate	120
Grass Valley Elementary	122
Greenleaf Elementary	112
Havenscourt	207
Hawthorne Y.R	124
Highland Campus	126
Hillcrest Elementary	127
Hoover Elementary	170
Horace Mann Elementary	136
Howard Elementary	166
International Comm. Elementary	186
Jefferson Elementary	128
Joaquin Miller Elementary	142
John Swett	156
Kaiser Elementary	171
King Estates	216
KIPP Bridge College Preparatory	189
La Escuelita Elementary	121
Lafayette Elementary	129
Lakeview Elementary	130
Laurel Elementary	131
Lazear Elementary	132
Leadership Preparatory High School	347
Learning Without Limits	113
Life Academy	335
Lincoln Elementary	133
Lockwood Elementary	134
Longfellow	135
Lowell	209
M L King Jr Elementary	182
Madison Middle School	215
Mandela High School	342
Manzanita Campus	137
Manzanita Community School	179
Manzanita SEED	175
Markham Elementary	138
Marshall Elementary	174
Maxwell Park Elementary	139
McClymonds Community of Small Schools	303
Media College Prep	343
Melrose Elementary	141
Melrose Leadership Academy	235

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**LIST OF K-12 SCHOOLS QUALIFIED FOR DEFERRED MAINTENANCE FUNDS**

<b>School Names</b>	<b>Site ID</b>
MET WEST	338
Montclair Elementary	143
Montera Middle School	211
New Highland Academy	125
Oakland High School	304
Oakland International High School	353
Oakland Technical High School	305
Parker Elementary	144
Peralta Creek Middle School	227
Peralta Elementary	145
Piedmont Avenue Elementary	146
Preparatory Literary Academy of Cultural Excellence (PLACE)	183
Prescott Campus	147
REACH Academy	193
Redwood Heights Elementary	148
RISE Community School	192
Robeson School of Visual & Performing Arts	340
Roosevelt Middle School	212
ROOTS International Academy	226
Rudsdale Continuation	222
Sankofa Academy	191
Santa Fe Elementary	150
Sequoia Elementary	151
Sherman	153
Skyline High School	306
Sobrante Park Elementary	154
Sojourner Truth Independent Study	330
Stonehurst Campus	155
Street Academy	313
Think College Now	190
Thornhill Elementary	157
Tilden Elementary	176
Toler Heights	159
United for Success Academy	228
Urban Promise Academy	236
Washington	161
Webster Academy	162
Westlake Middle School	213
Whittier Elementary	163
Woodland	199
YES, Youth Empowerment School	344