

# Deferred Maintenance Drinking Water Systems and Plumbing

Facilities Committee Meeting September 19, 2024



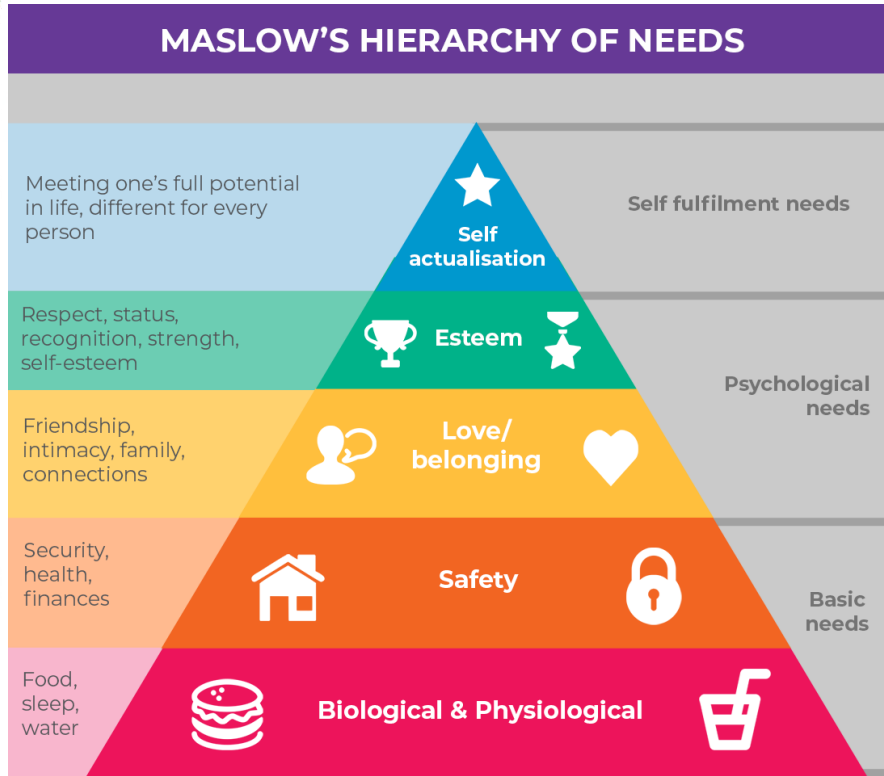
**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# Ask of the Board

Review the overall plan for our 3 pronged approach for future consideration in budget allocations to address the drinking water needs of the district and to provide overall recommendations and guidance to the Board.

# Deferred Maintenance and Building System 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

**Systems:** HVAC, Boilers and Heating Systems, Drinking Water Systems, Cooking and Cafeteria System, Plumbing and Sewers, Electrical Systems, Lighting

# Plumbing Team



Have completed over 200 repairs at 39 out of the 40 Group 1 Schools. They are also prepping school sites for the installation of new Flowwater Systems

Our OUSD's Plumbing team is responsible for the ongoing repair and maintenance of water systems, boiler system pipes, restrooms and sewers across all 110 OUSD sites, as well as at certain charter school locations.

# Increased Flowater Systems


**60 Flowater Systems arrived in OUSD at the week of the last Board meeting and we have begun installing them at the schools with the highest needs.**

- ❖ 12 sites have already had additional systems installed in schools with identified need.
- ❖ Over 4,700 refillable water bottles will be provided to schools that identify need
- ❖ 7,200 reserve water bottles on order if schools have a water bottle filling station issues that require maintenance.

## Order of Installation:

1. Prioritizing schools that have only 1 Flowater system with no backup water bottle filling systems
2. Prioritizing Schools with a high % of water sources with results over 5 ppb
3. Prioritizing schools with higher relative enrollment to Flowater systems with a ratio that is higher than 200 students per Flowater system.
4. If all factors are equal, we will use LCFF rate to install at site





Flowater Arrives in Warehouse



2nd Flowater  
Unit Installed at  
Cleveland  
Elementary



Refillable water bottles  
arrive for OUSD students





# Root Cause-Facility Age

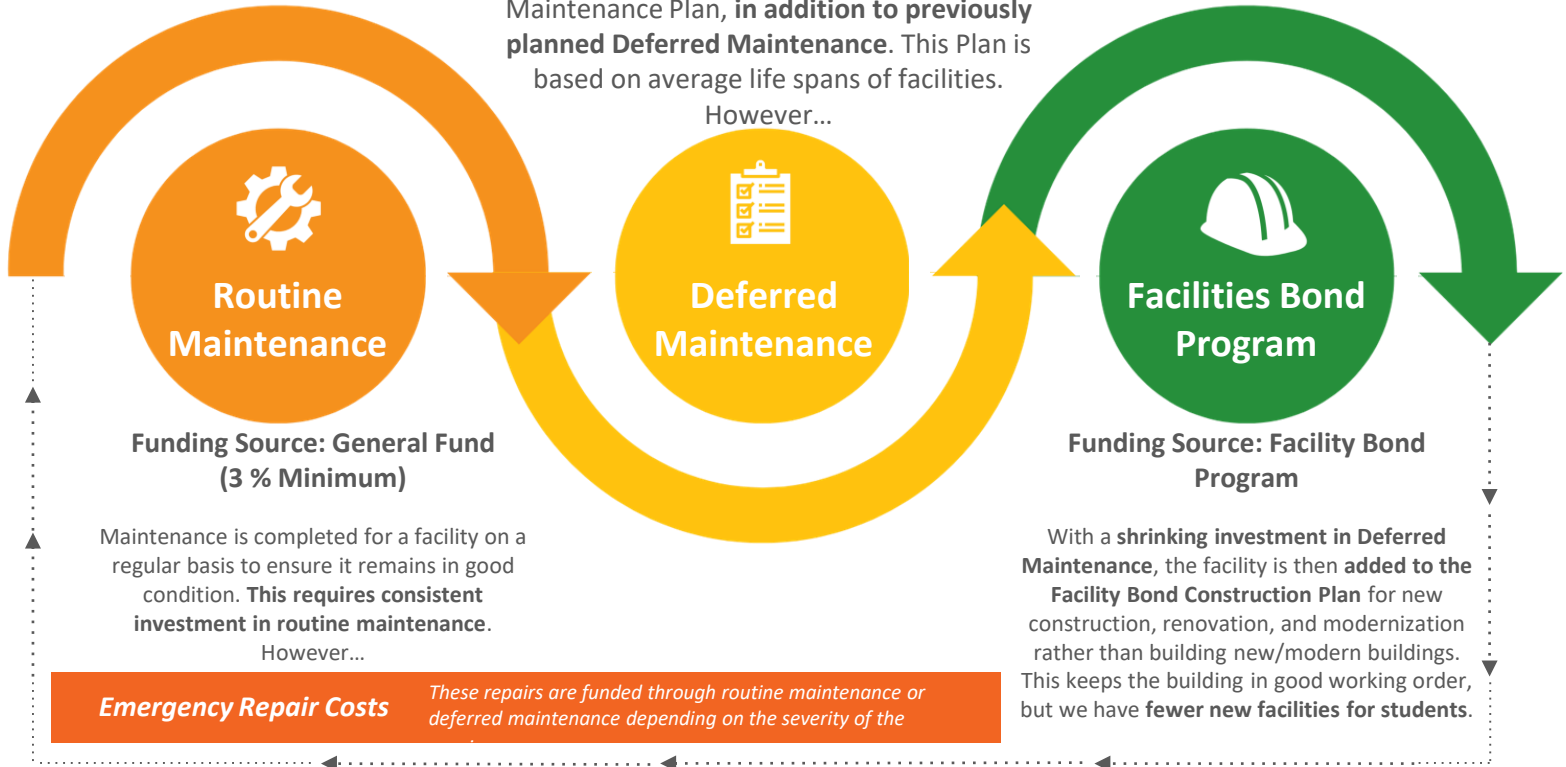
# Limited Routine Maintenance

## *Cascading Impact*

Funding Source: General Fund (\$3M)

If the facility does not stay in good condition, then it is added to the Five-Year Deferred Maintenance Plan, **in addition to previously planned Deferred Maintenance**. This Plan is based on average life spans of facilities.

However...





# 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
Aspire Berkley Maynard (Golden Gate ES)	6200 San Pablo Avenue	1922
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
Home and Hospital Program (Cole MS)	1011 Union Street	1926
Sequoia Elementary School	3730 Lincoln Avenue	1926
Francophone Charter School (Toler Heights ES)	9736 Lawlor Street	1927
Laurel Elementary School	3750 Brown Avenue	1927
Street Academy	417 29th Street	1927
Castlemont High School / LPS Oakland R&D	8601 MacArthur Berkeley	1928
Oakland High School	1023 MacArthur Berkeley	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 and opened based on Jacobs Database*

# OUSD is a Historical District in the State

School Name	Street_Address	Year_Opened
Montclair Elementary School	1757 Mountain Boulevard	1936
Urban Montessori Charter (Sherman ES)	5328 Brann Street	1936
West Oakland MS (Lowell MS)	991 14th Street	1937
Achieve Academy (Hawthorne ES)	1700 28th Avenue	1939
Administration Building (NIS)	1025 2nd Avenue	1940
OUSD Department of Buildings & Grounds	955 High Street	1940
OUSD Shipping & Receiving	900 High Street	1940
Piedmont Avenue Elementary School	4314 Piedmont Avenue	1940
OUSD Welcome Center (Lakeview ES)	746 Grand Avenue	1941
Carl B. Munck Elementary School	11900 Campus Drive	1942
Madison Park Academy TK-5 (Sobranter Park ES)	470 El Paseo Drive	1945
Redwood Heights Elementary School	4401 39th Avenue	1945
Skyline High School	12250 Skyline Boulevard	1947
Bella Vista Elementary School	1025 East 28th Street	1948
Burckhalter Elementary School	3994 Burckhalter Avenue	1948
KIPP Bridge Academy	1700 Market Street	1948
Markham Elementary School	7220 Krause Avenue	1948
Parker Elementary School	7929 Ney Avenue	1948
Sankofa Academy (Washington)	581 61st Street	1948
Brookfield Elementary School	401 Jones Avenue	1949
Burbank Elementary School	3550 64th Avenue	1949
E. Morris Cox Elementary School / REACH Academy	9860 Sunnyside Street	1949
Fruitvale Elementary School	3200 Boston Avenue	1949
Hillcrest Elementary School	30 Marguerite Drive	1949

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The **17** oldest schools in OUSD.

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# OUSD is a Historical District in the State

School Name	Street_Address	Year_Opened
Joaquin Miller Elementary School	5525 Ascot Drive	1949
Roses in Concrete (John Swett ES)	4551 Steele Street	1949
Urban Promise	2920 E. 18th Street	1949
Bret Harte Middle School	3700 Coolidge Avenue	1950
Community Day	4917 Mountain Boulevard	1950
F.T.K. Discovery/ Esperanza (Stonehurst)	10315 E Street	1950
Claremont Middle School	5750 College Avenue	1951
McClymonds High School	2607 Myrtle Street	1951
		#REF!
Community United/ Futures (Lockwood)	6701 International Boulevard	1953
Franklin Elementary School	915 Foothill Boulevard	1953
Greenleaf Elementary School	6328 East 17th Street	1956
PLACE @ Prescott Elementary School	920 Campbell Street	1956
Glenview Elementary School (Santa Fe ES)	915 54th Street	1957
Grass Valley Elementary School	4720 Dunkirk Avenue	1957
Lazear Charter Academy	824 29th Avenue	1957
Montera Middle School	5555 Ascot Drive	1957
Allendale Elementary School	3670 Penniman Avenue	1958
Bridges Academy (Melrose ES)	1325 53rd Avenue	1958
Frick Middle School	2845 64th Avenue	1958
Howard Elementary School	8755 Fontaine Street	1958
Madison Park Academy 6-12 (Business & Art)	400 Capistrano Drive	1958
Manzanita Elementary School / Manzanita ES SEED	2409 East 27th Street	1958
Oakland Military Institute (Longfellow ES)	3877 Lusk Street	1958

The 17 oldest schools in OUSD.

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# OUSD is a Historical District in the State

School Name	Street_Address	Year_Opened
Sojourner Truth / Bay Area Tech / Rudsdale	8251 Fontaine Street	1958
Thornhill Elementary School	5880 Thornhill Drive	1958
New Highland Acad./ RISE (Highland ES)	8521 A Street	1959
Garfield Elementary School	1640 22nd Avenue	1960
Global Family ES / Lrng w/o Limits (Jefferson ES)	2035 40th Avenue	1960
Horace Mann Elementary School	5222 Ygnacio Avenue	1960
Oakland Tech HS- Upper Campus (Far West HS)	5263 Broadway Terrace	1960
Lincoln Elementary School	225 11th Street	1961
East Bay Innovation Academy (Marshall ES)	3400 Malcolm Avenue	1962
Ralph Bunche High School	1240 18th Street	1962
Henry J. Kaiser, Jr. Elementary School	25 South Hill Court	1963
Community School for Creative Education	2111 International Boulevard	1970
Emerson Elementary School	4803 Lawton Avenue	1970
Martin Luther King, Jr. Elem. School /LaFayette ES	960 10th Street	1970
Neighborhood Centers Adult Education	750 International Boulevard	1970
Hoover Elementary School	890 Brockhurst Street	1976
Cleveland Elementary School	745 Cleveland Street	1977
Peralta Elementary School	460 63rd Street	1977
Met West High School	314 East 10th Street	1978
Oakland International High (Carter MS)	4521 Webster Street	1978

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# Safe Drinking Water Act



The Safe Drinking Water Act (SDWA) was amended in 1986 prohibited the use of lead pipes, solder, and flux in public water systems and drinking water plumbing in residential and nonresidential facilities.

# Schools and School Buildings Built Post 1986

From Jacobs Database:

School Name	Street_Address	Year_Opened
Dewey High School	1111 Second Avenue	2002
Think College Now/ Intl Community (Cesar Chavez)	2825 International Boulevard	2002
Acorn Woodland Elementary/ EnCompass Academy	1025 81st Avenue	2003
Ascend Elementary School	3709 East 12th Street	2003
La Escuelita Elementary School (NIS)	1050 2nd Avenue	2012

Full Campus	Partial Campus
<ul style="list-style-type: none"> <li>● MetWest</li> <li>● Learning Without Limits</li> <li>● Glenview Elementary</li> <li>● Greenleaf Elementary</li> </ul>	<ul style="list-style-type: none"> <li>● Lincoln Elementary</li> <li>● Madison Upper</li> <li>● Oakland High</li> <li>● CCPA</li> <li>● Claremont</li> <li>● Markham</li> <li>● Fremont High School</li> <li>● Montclair Elementary</li> <li>● Life Academy</li> </ul>



**Primary Focus  
and  
Key Strategy**





## 3Ts for Reducing Lead in Drinking Water in Schools and Child Care Facilities

*A Training, Testing, and Taking Action Approach*

Revised Manual

**Testing must be conducted early in the morning before school starts to ensure that we retrieve quality samples for testing that have been in fixtures for at least 8 hours and not more than 18 hours.**



# Where Can You Stay Engaged on Our Progress on the OUSD Website?

## Water Quality in OUSD

### Overview

OUSD has tested for lead in consumable water at all of our schools and has remediated the issues as they were identified.

- While our facilities are generally well-maintained, the average age of our buildings is 57 years old.
- The elevated lead readings found at some school sites were not school-wide, but found at one or two isolated faucets or fountains.

#### Our Most Recent Test Results

- [August 2024 Retest results](#)

#### + Resources

[www.ousd.org/waterquality](http://www.ousd.org/waterquality)

# Reading the Reports

Location

Metals						
Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID	
062024 10J rm14 fountain	2406F98-010A	Water	06/20/2024 08:56	ICP-MS6 335SMPL.d	296419	
<u>Analytes</u>	<b>Does Not Meet OUSD Standard</b>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
Lead	<b>Meets State and Federal Standards</b>	5.7	0.50	1	06/25/2024 00:01	
Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID	
062024 12L rm12 fountain	2406F98-012A	Water	06/20/2024 08:59	ICP-MS6 337SMPL.d	296419	
<u>Analytes</u>	<b>Does Meet OUSD Standard</b>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
Lead	<b>Meets State and Federal Standards</b>	0.66	0.50	1	06/25/2024 00:07	
Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID	
062024 11K rm11 fountain	2406F98-011A	Water	06/20/2024 08:57	ICP-MS6 336SMPL.d	296419	
<u>Analytes</u>	<b>Does Not Meet OUSD Standard</b>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Date Analyzed</u>	
Lead	<b>Does Not Meet State and Federal Standards</b>	20	0.50	1	06/25/2024 00:04	

# Improved Notification for Community



Link to reports for individual validation

Punch outs that signify the date of the last test that was below 5 ppb.

# Building Master Testing Schedule

For sites with high percentage of fixtures testing with elevated levels. OUSD will test all drinking fountains and bottle filling stations:

1. 2 times in the 2024-25
2. Testing in 2026-26
3. Testing every 2 years after that.

Water Testing Schedule		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026
<b>Tiers</b>	<b>% Elevated Lead</b>																							
<b>In Construction-Major Projects</b>																								
McClymonds (Water System Replacement)																								
Roosevelt																								
CCPA																								
Garfield																								
MLA Maxwell																								
<b>Tier 1 (Fruitvale, Crocker Highlands, Madison Primary, Bella Vista ES, Lincoln, Sequoia, Hillcrest, Frick)</b>																								
Testing (2 weeks)																								
Initial Results (2 weeks)																								
Repairs (2 weeks)																								
Re-test (2 weeks)																								
Results of re-test (2 weeks)																								

# Tracking Progress on Water Quality

## Working Draft of OUSD Water Quality Assessment and Remediation Plan 2024

School Groups	Group 1-Schools	Group 2 Schools	Group 3 Schools	Group 4 Schools	Group 5-Schools
Description	Completed Testing (Active Remediation)	Expedited Testing (Pre-1986 Construction)	Mixed Facilities Age (New Buildings on Campus)	New Construction-Post 2010	Early Childhood Centers
Testing Window	March 2024-July 2024	Round 1: August 17-August 24 Round 2: September 2024	Early October 2024 for Mixed Building Campuses	Early October 2024 for Mixed Building Campuses	As Needed for Licensing
Retesting	August-September	September for Round 1	TBD	TBD	As Needed
Actions	<p>OUSD tests 40 schools in the spring and summer months. When school sites were identified, they followed the following protocol. We are repairing the remaining faucets and drinking fountains, which were removed from operation by covering them with a bag. <b>If they are no longer bagged contact custodial to recover.</b></p> <ul style="list-style-type: none"> <li>83% (897 fixtures) 5 ppb or lower (under the District's limit)</li> <li>10.7% (116 fixtures) tested above 5 ppb and below the state and federal limit of 15 ppb</li> <li>6.5% (70 fixtures) tested higher than the State and Federal Limit of 15 ppb</li> </ul>	<p>OUSD schools that are over 50 years old and have not been tested. Due to the age of the schools and pipes, OUSD commenced testing on all drinking fountains at this site on the weekend of 8/17-8/18.</p> <p>Expedited testing of water in common areas including hallways and playgrounds.</p> <p>Teachers should <b>NOT</b> allow students to fill water bottles or cups in the classroom until full comprehensive testing is completed in Phase 2</p>	<p>The 1986 amended <a href="#">Federal Safe Drinking Water Act</a> banned lead pipes, flux, and solder in construction. Because these campuses have newer construction, there is significantly less risk of elevated lead levels in these areas.</p> <p>Testing will begin completion of:</p> <ul style="list-style-type: none"> <li>Group 1</li> <li>Group 2</li> </ul>	<p>School Buildings completed after 2010 are not required to be tested. As we complete new construction planned for Measure Y or past projects completed below after the 2010 date, these buildings will not need to be tested moving forward. Out of an abundance of caution, we will test these schools in 2024 after all Group 1, 2, 3, and 5 schools have been completed.</p> <p>These schools will be the last to be tested and may not require future testing based on regulations.</p>	<p>Because lead exposure occurs in the very early years and has the most significant impact on children at this age, <b>the state licensing process requires OUSD's Early Childhood Centers to submit water testing every 5 years.</b> All OUSD preschools and early childhood centers are licensed and on the state testing cycles aligned with licensing.</p> <p>Water quality data for ECE <a href="#">tested last</a> year or as part of the licensing process.</p>

<p><b>Schools</b></p> <p><i>*Bold means that the schools have had repairs completed and are ready for retesting</i></p> <p>Updated 9/3/2024</p>	<p><b>All Tested Water Sources Below 5ppb</b></p> <ol style="list-style-type: none"> <li>1. Chabot (No Repairs Needed)</li> <li>2. Claremont MS (No Repairs Needed)</li> <li>3. Greenleaf (No Repairs Needed)</li> <li>4. Roosevelt MS (No Repairs Needed)</li> <li>5. Sankofa (No Repairs Needed)</li> </ol> <p>Fixtures required repairs based on test results for some water sources:</p> <ol style="list-style-type: none"> <li>1. Bella Vista Elementary</li> <li>2. <b>Bret Harte MS</b></li> <li>3. <b>Calvin Simmons-United for Success</b></li> <li>4. <b>Cleveland</b></li> <li>5. <b>Crocker Highlands</b></li> <li>6. <b>Dewey</b></li> <li>7. <b>Edna Brewer</b></li> <li>8. <b>Elmhurst United</b></li> <li>9. <b>Emerson</b></li> <li>10. <b>Frick United Academy</b></li> <li>11. <b>Fruitvale Elementary</b></li> <li>12. <b>Garfield</b></li> <li>13. <b>Global Family</b></li> <li>14. <b>Highland Community School</b></li> <li>15. <b>Hillcrest</b></li> <li>16. <b>Hoover</b></li> <li>17. <b>Horace Mann</b></li> <li>18. <b>Laurel Elementary</b></li> <li>19. <b>Lincoln</b></li> </ol>	<p><b>Elementary Schools</b></p> <ol style="list-style-type: none"> <li>1. <i>Bridges @ Melrose</i></li> <li>2. <i>East Oakland PRIDE</i></li> <li>3. <i>Brookfield</i></li> <li>4. <i>Grass Valley</i></li> <li>5. <i>Burckhalter</i></li> <li>6. <b>Carl Munck</b></li> <li>7. <i>Redwood Heights</i></li> <li>8. <i>Joaquin Miller</i></li> <li>9. <i>Melrose Leadership-Sherman</i></li> <li>10. <i>Melrose Leadership-Maxwell</i></li> <li>11. <i>Manzanita Campus</i></li> <li>12. <i>Prescott</i></li> <li>13. <i>Stonehurst Campus</i></li> <li>14. <i>Franklin</i></li> <li>15. <i>Piedmont Ave.</i></li> </ol> <p><b>High Schools and Young Adult</b></p> <ol style="list-style-type: none"> <li>1. <i>Castlemont</i></li> <li>2. <i>King Estates Campus</i></li> <li>3. <i>Skyline</i></li> <li>4. <i>Santa Fe Campus</i></li> </ol> <p><i>*Tested Drinking Fountains, Water Bottle Fillers and Prep Sink over after pulled out of service 8/17-8/26</i></p>	<p><b>Full Campus:</b></p> <ol style="list-style-type: none"> <li>1. International Community School</li> <li>2. Think College Now</li> <li>3. La Escuelita</li> <li>4. MetWest</li> <li>5. Acorn Woodland</li> <li>6. Encompass</li> </ol> <p><b>Mixed Campus</b></p> <ol style="list-style-type: none"> <li>1. Markham (New Building)</li> <li>2. Montclair (New Building)</li> <li>3. Reach (New Building)</li> </ol> <p><i>Other schools in Group 1 and Group 2 will be added to this list after they have been retested.</i></p>	<p><b>Full Campus:</b></p> <ol style="list-style-type: none"> <li>1. Glenview (All Campus)</li> </ol> <p><b>Mixed Campus:</b></p> <ol style="list-style-type: none"> <li>1. LIFE Academy (New Building)</li> <li>2. Claremont (New Building)</li> <li>3. Coliseum College Prep (New Building)</li> <li>4. Fremont (New Buildings)</li> <li>5. Laurel Early Childhood Center (New Building)</li> <li>6. Madison Upper (High School Wing)</li> </ol> <p><i>Other schools in Group 1 and Group 2 will be added to this list after they have been retested.</i></p>	<ol style="list-style-type: none"> <li>1. Jefferson ECE</li> <li>2. Allendale ECE</li> <li>3. Arroyo Viejo ECE</li> <li>4. Bella Vista ECE</li> <li>5. Burbank ECE</li> <li>6. Emerson ECE</li> <li>7. Acorn Woodland/EnCompass ECE</li> <li>8. Bridges@ Melrose ECE</li> <li>9. Brookfield ECE</li> <li>10. Centro Infantil ECE</li> <li>11. Cox (REACH) State PreK ECE</li> <li>12. Lockwood ECE</li> <li>13. Fruitvale ECE</li> <li>14. Garfield ECE</li> <li>15. Harriett TubmanECE</li> <li>16. Highland ECE</li> <li>17. Hintil ECE</li> <li>18. Oakland Academy of Knowledge ECE</li> <li>19. International ECE</li> <li>20. Laurel ECE</li> <li>21. Lockwood CDC/ECE</li> <li>22. MANZANITA ECE</li> <li>23. MLK Jr. ECE</li> <li>24. Prescott ECE</li> <li>25. Sankofa ECE</li> <li>26. Stonehurst ECE</li> <li>27. United Nation ECE</li> <li>28. Yuk Yao CDC/ECE</li> </ol>
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	<ol style="list-style-type: none"> <li>20. Lockwood STEAM</li> <li>21. Lowell-Ralph Bunche</li> <li>22. Lowell-West Oakland Middle</li> <li>23. Madison Primary</li> <li>24. Martin Luther King Jr. Elementary</li> <li>25. McClymonds HS</li> <li>26. Montera MS</li> <li>27. Oakland High School</li> <li>28. Oakland International HS</li> <li>29. Oakland Technical HS</li> <li>30. Peralta</li> <li>31. Sequoia</li> <li>32. Thornhill</li> <li>33. Urban Promise</li> <li>34. Westlake Middle</li> </ol>				
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# In the classroom practices

## FAQ:

- 1) I really don't trust the water supply, is there anything I can do to reduce exposure for students in the classroom. **One of the most effective strategies to reduce lead concentration in water is to run cold water from the tap for at least 30-seconds to 2 minutes. This will clear any lead that may have built up. You can then use the water for classroom activities.**
- 2) Can students wash their hands in sink even if there is lead in the water? **"Yes. Bathing and showering should be safe for you and your children, even if the water contains lead over EPA's action level. Human skin does not absorb lead in water."** [Basic Information about Lead in Drinking Water](#)
- 3) I am in an older building and my classroom hasn't been tested, can I still use the water? **You can use the water for projects, washing hands, but you should not use the water for drinking unless it has been tested and has the "Meets District Water Standards" sticker. Direct students to water fountains and Flowater systems that have been tested.**
- 4) I am in a new building do I still have to worry about water quality? **Any new buildings that have been built after 2000 have new plumbing and meet OUSD water safety standards. If you are in a new building, you can use the sinks and water fountains.**
- 5) We have water bottle fillers but the lines get too long. **Many teachers have developed routines around water in elementary and even middle school. Students should be encouraged to have a water bottle that can be filled at a bottle filling station as part of the daily routine.**

Approved by Alameda County Health Homes Department 9/4/2024



# THANK YOU

## Any Questions?

Additionally, for more information, please reach out:

### **Preston Thomas**

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### **Marc White**

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# Community Schools, Thriving Students



**OAKLAND UNIFIED  
SCHOOL DISTRICT**  
*Community Schools, Thriving Students*

[www.ousd.org](http://www.ousd.org)



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