

# Measure Y Budget and Spending Plan Update

Facilities Committee - February 25, 2025

Measures B, J, Y Independent Citizens' School Facilities Bond  
Oversight Committee - March 10, 2025

Board of Education - March 12, 2025

Preston Thomas, Chief Systems and Services Officer

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Brailsford and Dunlavey

Bond Program Management Team



**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.



# Agenda

1. Measure Y Overview
2. Measure Y Background
3. Bond Program Budget Updated-  
Revenue
4. Bond Program Cost Risk
5. Measure Y Spending Plan Staff  
Recommendations
6. Spending Plan Overview
7. Next Steps

# Overview

The Spending Plan is a **dynamic document, subject to continuous review and adjustment to uphold the financial integrity and fiduciary responsibilities of the Measure Y Bond.** Regular revisions ensure alignment with evolving needs and market conditions, construction escalation, safeguarding the long-term health of the bond.

To maintain fiscal accountability and efficiency, the Facilities and Planning Department conducts monthly reviews of project budgets, assessing them against project milestones and current market trends. This proactive approach ensures that spending remains optimized and responsive to any changes in scope or costs.

The Initial October 2024 Spending Plan reflects a strategic focus, charting a clear course for the successful implementation of district-wide initiatives as the major projects gain momentum.

# Background

**In June 2006, Oakland voters passed Measure B, a \$435 million School Facilities Improvement Bond** which provided funding to the Oakland Unified School District (OUSD). Except for some remaining fire alarm projects, all Measure B funds have largely been spent prior to fiscal year 2019-2020.

**May 2012 Masterplan stated \$1.5B in Facilities Needs (File #12-1043)**

**In June 2012, Oakland voters passed Measure J, a \$475 million School Facilities Improvement Bond, for OUSD to enhance the educational environment for the students and communities of Oakland and better prepare students for college and jobs.** Bond funds have been allocated to upgrade science labs, classrooms, computers, and technology; improve student safety and security; repair bathrooms, electrical systems, plumbing and sewer lines; improve energy efficiency; and make seismic upgrades. Majority of Measure J Funds have been spent.

**In May 2020, Masterplan stated \$3.4B in Facilities Needs. (File #19-2517)**

**In November 2020, Oakland voters passed Measure Y, a \$735 million School Facilities Improvement Bond,** for OUSD to provide, among other things, classroom repair and school safety improvements, upgrading classrooms, science labs and technology; improving student safety and security; repairing bathrooms, electrical systems, plumbing and sewers; and improving energy-efficiency and earthquake safety.

**In May 2023, OUSD has experienced 28% increase in costs related to the bond projects due to market conditions.** The Master Plan stated need for the district is now **approximately \$4.4B in district need.**

# Progress to Date *(January 2025)*

124

Funded Projects

67

Completed Projects

\$161M

Spent through 1/31/25  
approximate



## Ask of the Board:

Approval of the Spending Plan Revision (Amendment #3) as provided to the Facilities Committee and Board to adjust priorities and address the impacts of Escalation on Major Projects and key strategic initiatives for the Measure B, J and Y Bond.

# Facilities Committee Direction

In October, the Facilities Team planned on presenting adjustments and recommendations to the spending plan; however, there were additional board resolutions and asks that needed to be resolved before those items could be moved forward.

1. Request to move 1025 2nd Ave demolition: \$15M from the 4th Draw into the 2nd Draw

**Direction from Facilities Committee:**

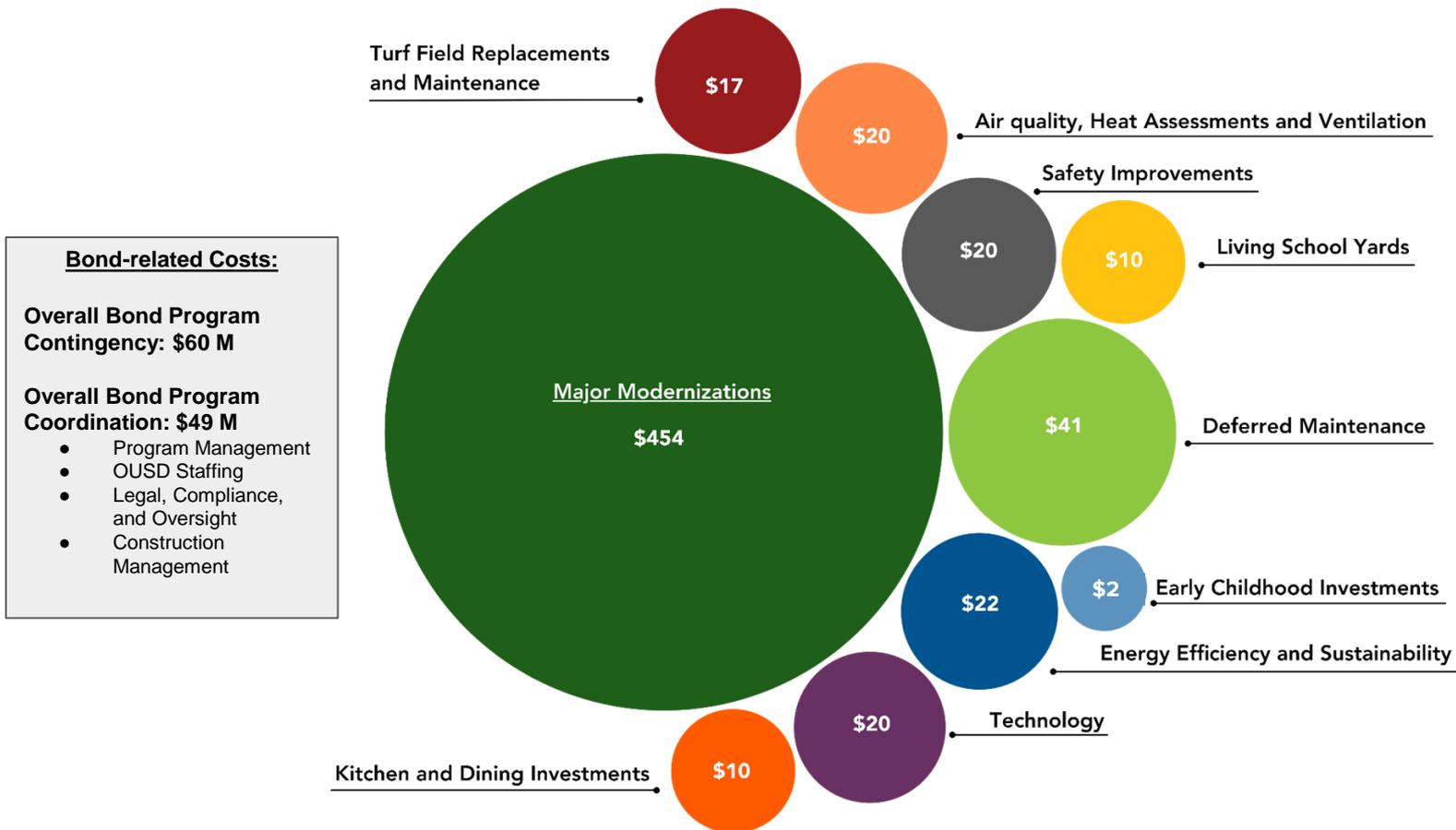
- Review the options and other areas to prioritize and overall move and identify impacts for the overall current plan.
  - Solar-Energy Efficiency
- Review Impacts on Overall Major Projects

2. Introduction of the Lead Remediation Resolution to support Lead Remediation based on the spring and summer testing: \$35M from Draw 4

**Direction from Facilities Committee:**

- Develop a plan that includes resolving the water quality issues based on funding from city, county and state.
- Look for other Facilities Funding Sources Measure B/J to address the newly identified needs of the District.

# Major Initiatives Within the Bond Program (in Millions)



**Bond-related Costs:**

**Overall Bond Program Contingency: \$60 M**

**Overall Bond Program Coordination: \$49 M**

- Program Management
- OUSD Staffing
- Legal, Compliance, and Oversight
- Construction Management

- Notes:
1. Budget investments as of February 2025.
  2. All values in Millions of Dollars, rounded down to the nearest whole number.
  3. Early Childhood Investments is funded by Measure AA.

# Major Projects Crosswalk with District Initiatives

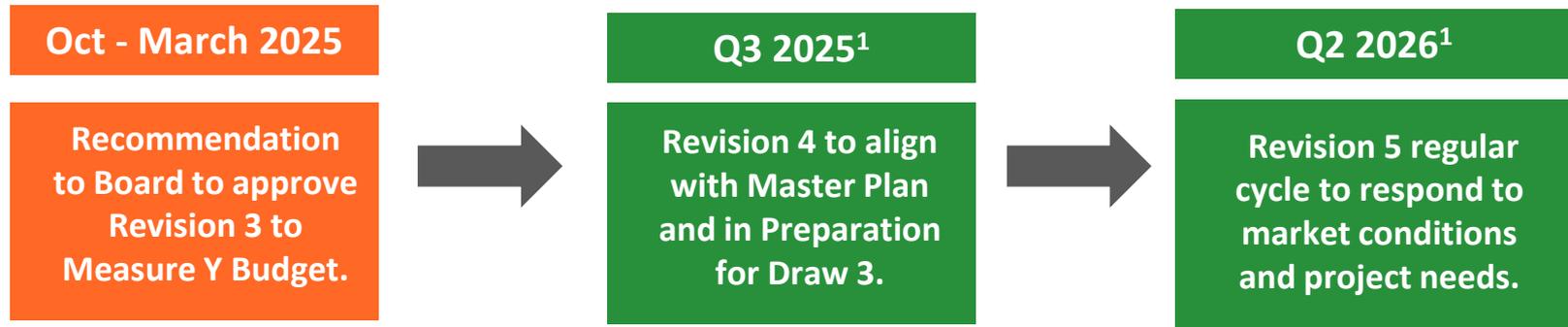
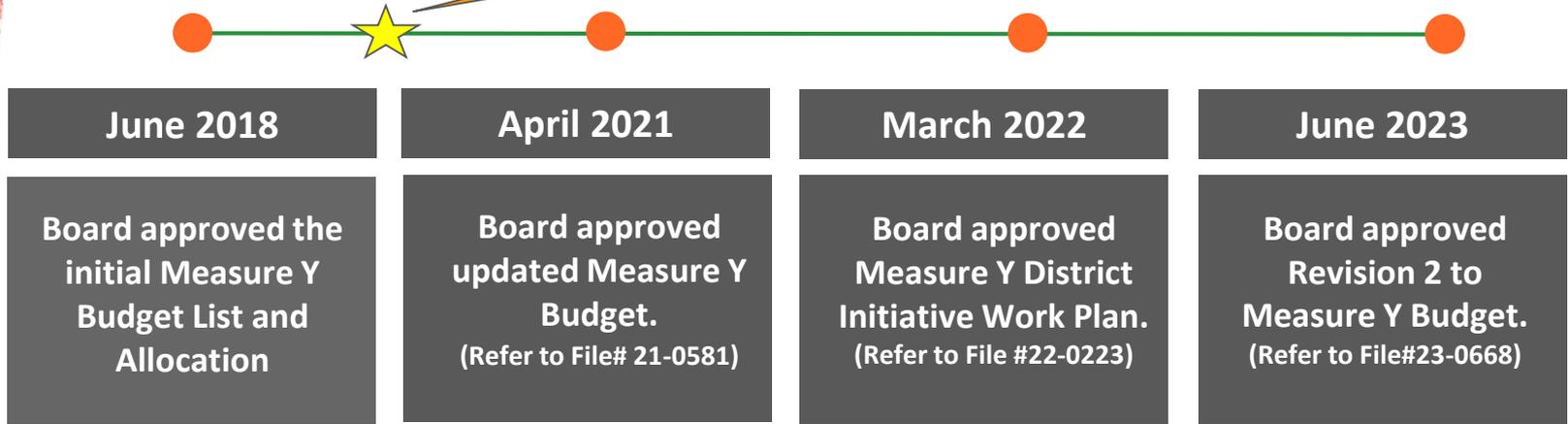
Major Project Measure Y Approved	Solar	Seismic Upgrades	Air Quality	Classroom Heat Mitigation	Pipe Replacement (Plumbing)	Sports and Play Spaces	Dining Spaces and Kitchen
McClymonds (D3) \$91,250,000 <sup>1</sup>	Complete	Yes	Yes	Yes	Yes	Yes + Under Armour	Cafeteria + KIT Funds for Kitchen
Roosevelt (D2) \$90,550,000 <sup>1</sup>	Complete	Yes	Yes	Yes	Yes	Under Armour + Deferred Maintenance	No
MLA-Maxwell (D6) \$36,500,000 <sup>1</sup>	Yes	Yes	Yes	Yes	Added to Scope	Yes	No
CCPA (D6) \$55,000,000 <sup>1</sup>	Yes	Yes	Yes	Yes	Yes	Yes	Complete
Garfield (D2) \$56,700,000 <sup>1</sup>	No	Yes	Yes	Yes	Added to Scope	No Kaboom! Only	Yes

Footnotes:

1. June 2023 Revision 2 Approved Budget

# Background

Measure Y Passes  
November 2020



<sup>1</sup> Estimated timeline and subject to change based on changing market conditions and Board priorities.

# OUSD Bond Program Budget Updated-Revenue

## 1. Additional anticipated revenue to the program based on grants and partnerships

- Outstanding Grants-EPA Grant for Lead Abatement (Submitted \$5M), CalShape (\$10.5M)
- Measure AA-Oakland Children's Initiative to support PK/TK expansion
- Partnerships/Grants: Eat. Learn. Play, Under Armour, Trust for Public Land

## 1. Proposition 2, new State Bond passed in November

- Awaiting regulations for School Facilities Program Grants
  - Lead (\$115M), Energy, Outdoor Learning, School Kitchen, TK/Preschool, etc

## 1. Major (Division of State Architects) Projects with reimbursement eligibility from Prop 2

- Submitted one application: Fremont HS; approximately \$12M application under review
- Applications in progress: Glenview ES, Claremont MS
- Applications in planning (need DSA approval prior to submission): MLA (Maxwell) ES, CCPA, Garfield ES, McClymonds HS, Roosevelt MS
- "Like-in-kind" modernization for existing buildings and replacement for portables

## 1. Potential \$12M to Fund 35 is in the process with State (3-4 years)

- Reflects conservative estimate of anticipated additional revenue from Prop 2. They are not allocated directly to the project but can support other priorities in the district.

# Potential Reimbursement from Office of Public School Construction (OPSC), as of February 2025

Project	Funding Source/Project Status	Estimated Eligible State Share	Application Status/Timing
Fremont HS - New Construction - Phase I	Bond Measure J (Complete)	\$12M	Submitted to State (2-3 Years)
Glenview ES - New Construction	Bond Measure J (Complete)	\$2.9M	In Progress (TBD)
Claremont MS - New Multi-Purpose Building & Kitchen	Bond Measures B, J, and Y (Close Out)	\$2.1M	In Progress (TBD)
<b>Projects in Planning/Construction with Eligible Funding</b>			
Coliseum College Prep Academy - Expansion	Bond Measure Y (Design)	\$3.5M	In Planning (TBD)
Fremont HS - New Construction - Phase II	Bond Measure J (Construction)	\$7M	In Planning (TBD)
Garfield ES - Modernization	Bond Measure Y (Design)	\$600K	In Planning (TBD)
McClymonds HS - Modernization	Bond Measure Y (Design)	\$7.3M	In Planning (TBD)
MLA (Maxwell) - Modernization	Bond Measure Y (Design)	\$4.2M	In Planning (TBD)
Roosevelt MS - Modernization	Bond Measure B and Y (Construction)	\$7.3M	In Planning (TBD)
<b>Notes:</b>		<b>Total:</b>	<b>\$35M</b>

- Information is presented as a snapshot in time. Estimated dollar amounts may vary depending on when applications are processed. Numbers have been rounded.
- Total State share includes first-time modernization. Second modernization sites are eligible for increased apportionments for buildings previously modernized with State funds, which qualify for additional apportionments. Buildings are eligible for an additional apportionment 25 years (permanent) or 20 years (portable) following the date of the previous State modernization apportionment. Funding availability presented includes for facility turnover and 2nd modernization.
- Estimated dollar amounts may vary depending on the final, DSA-approved scope of work within the project.
- Fremont HS major bond project was funded through Measure J and consists of two phases. Phase I is completed, and Phase II is in design.

# OUSD Bond Program Cost Risk

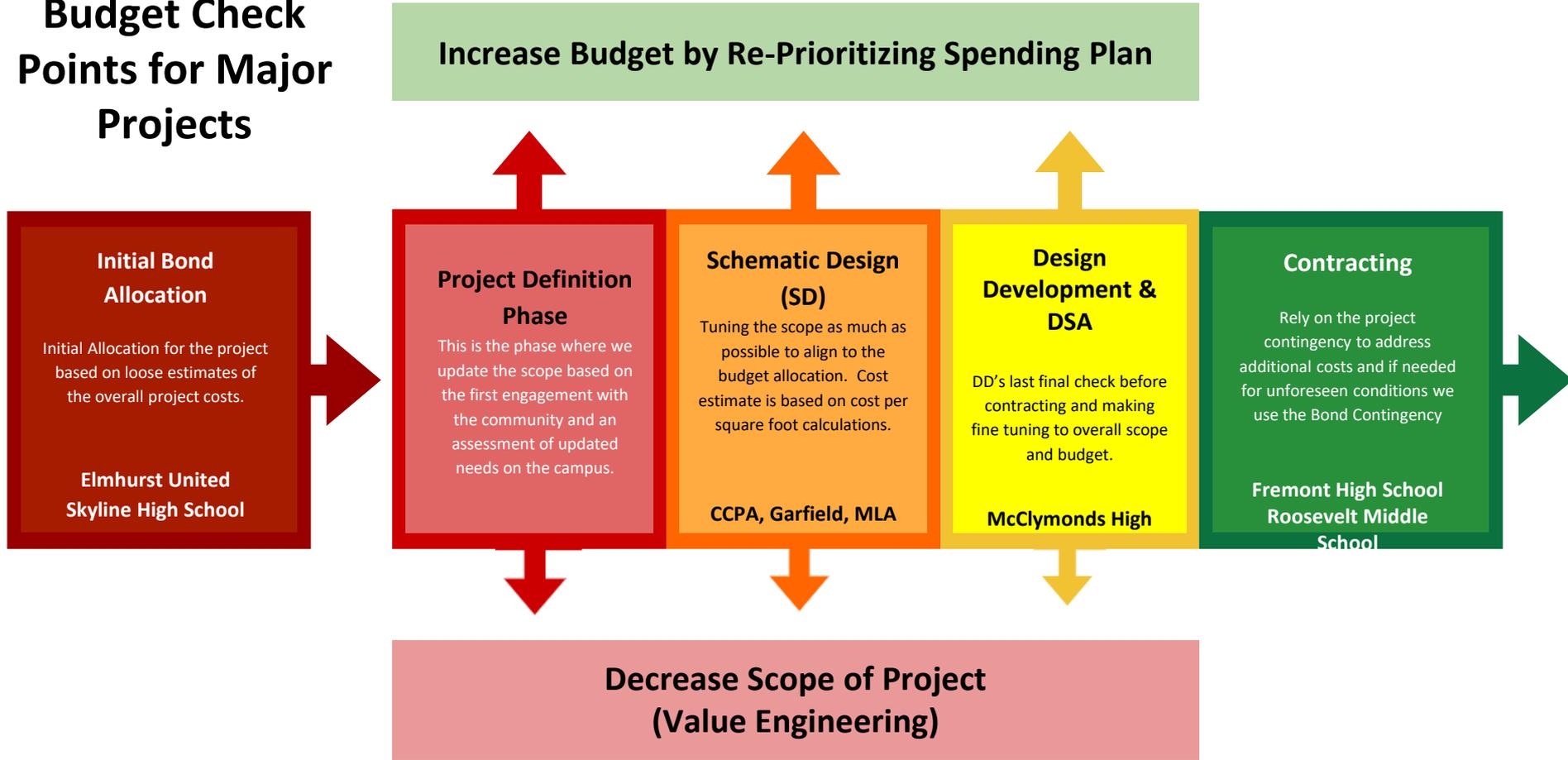
- 1. Inflation from 2018** continues to impact construction materials and labor cost driving up the price. Escalation from time of voter approval is now.
  - Total Escalation: **50.2% Increase from 2018 Bond Allocation - Now**
  - Anticipated Escalation 25-26: **3-5% Escalation per Year**
- 2. Escalation Due to Statewide Demand for Construction**
  - Impact of Fire's in Southern California are currently projected at \$250 Billion which will put pressures on portable costs, construction materials, and labor across the state.
  - California being a site for World Cup and Olympics will begin to impact the construction costs for school districts as competition increases across the system.
  - Over 70% of California Districts with bonds on ballot passed in November 2024 driving up the overall construction demand for school construction across the state.
- 3. Impact of Executive Orders and Federal Economic Policy**
  - Implementation of tariffs in February 2025 will impact the overall cost for construction materials like lumber, steel, HVAC, electrical switchgears and transformers are greatly influenced by potential tariffs driving the price up for overall construction

Source: California Department of General Services, California Construction Cost Index (CCCI) developed based upon Building Cost Index (BCI).

# Major Checkpoints on Project Budgets

	Phase	What happens	Actual Cost
0	<b>Initial Bond Budget Allocation</b>	Develop a preliminary, low-quality cost estimate based on an early, broad scope of work. No engagement with the school community occurs at this stage. Subject to escalation based on initial assumptions.	<b>Limited Accuracy Estimate</b>
1	<b>Project Definition</b>	Initiate early discussions with the campus community to define project scope and identify priorities before project launch. Establish a more refined understanding of the project that informs subsequent cost estimates.	
2	<b>Schematic Design (Approx. 100% Completion)</b>	Further refine and tune the project scope to align with the allocated budget. Develop cost estimates using cost-per-square-foot calculations. Provide an updated estimate that reflects the schematic design progress.	
3	<b>Design Development/ Construction Documents (50%)</b>  <b>DSA Submittal</b>	Develop detailed material and labor cost estimates. Utilize pre-construction services (e.g., Design Build/Lease Leaseback) to identify potential unforeseen construction conditions. Finalize construction drawings that closely represent the final project scope and submit these to DSA. Establish a final estimate prior to the contracting phase.	
4	<b>Contracting (Publicly Bid)</b> <b>-Actual Labor Costs (Trades) and Constructability Analysis</b>	Conduct a comprehensive constructability analysis and evaluate actual labor costs (trades). Establish a Guaranteed Maximum Price (GMP) that includes a contingency (typically set at 10%) to address unforeseen conditions and change orders. If project costs exceed the contingency, bond contingency funds are utilized. Final costs are contractually locked in, ensuring budget certainty. <b>(Can still have cost overruns based on unforeseen conditions)</b>	<b>Cost Locked In through Contract</b>

# Budget Check Points for Major Projects



# Staff Recommendation

1. At this time, based on the overall risk, staff recommends **restructuring the bond portfolio of projects for prioritization** to address **current major project** funding needs and maintain the **full 10% bond contingency (\$60.7 M) for potential cost overruns in major projects 2025-2027.**
  - a. *Any remaining balance on the contingency can be used on other bond priorities in 2028-2030.*
2. Leverage **unstarted** and **uncommitted** funds from Measure B and J, Developer Fees, and the 1025 Project in Measure Y\* to support 6 major projects, TK expansion, lead remediation, and portable replacement at aging facilities.
3. Ensure that **Elmhurst and Skyline** receive adequate funding later phases in the Measure Y cycle so that those sites can be prepped and near “shovel ready” for future bond elections, **thereby honoring our commitments to those school communities.**
4. Ensure all students have quality facilities and playgrounds while balance of **equity** projects in alignment with the Facilities Education Specifications. Staff makes every effort to maintain quality as we navigate budget challenges and escalating costs.

*\*Additional discussion pending asset management Board direction in April 2025*

# Major School Site Modernizations

# Review of Major Project Investments

Site Specific Named Projects	Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total B, J, AA, 1, 25, 35, KIT, ESSR, ELOP, Other	Total Funding
	\$454,833,124	\$121,096,470	\$73,940,570	\$242,786,492	\$17,009,592	\$454,833,124	\$47,691,672	\$502,524,796
Claremont MS	\$18,000,000	\$18,000,000				\$18,000,000	\$3,271,672	\$21,271,672
Laurel CDC	\$15,000,000	\$15,000,000				\$15,000,000	\$3,500,000	\$18,500,000
1000 Broadway Interim Housing	\$4,323,532	\$4,323,532				\$4,323,532	\$0	\$4,323,532
Cole Central Administration	\$55,000,000	\$55,000,000				\$55,000,000	\$6,920,000	\$61,920,000
McClymonds HS	\$92,750,000	\$13,250,000	\$21,320,285	\$58,179,716		\$92,750,000	\$0	\$92,750,000
Roosevelt MS	\$90,550,000	\$9,000,000	\$21,570,286	\$59,979,715		\$90,550,000	\$1,000,000	\$91,550,000
Garfield ES	\$70,700,000	\$322,938	\$7,000,000	\$63,377,062		\$70,700,000	\$0	\$70,700,000
Coliseum College Prep. Academy	\$55,000,000	\$1,000,000	\$14,050,000	\$39,950,000		\$55,000,000	\$13,000,000	\$68,000,000
Melrose Leadership Academy	\$36,500,000	\$5,200,000	\$10,000,000	\$21,300,000		\$36,500,000	\$3,000,000	\$39,500,000
Fremont High School	\$0					\$0	\$15,000,000	\$15,000,000
Washington CDC	\$0					\$0	\$2,000,000	\$2,000,000
1025 Second Ave	\$0					\$0	\$0	\$0
Elmhurst United MS	\$8,504,796	\$0			\$8,504,796	\$8,504,796	\$0	\$8,504,796
Skyline HS	\$8,504,796	\$0			\$8,504,796	\$8,504,796	\$0	\$8,504,796
<b>Site Specific Named Projects</b>	<b>\$454,833,124</b>	<b>\$121,096,470</b>	<b>\$73,940,570</b>	<b>\$242,786,492</b>	<b>\$17,009,592</b>	<b>\$454,833,124</b>	<b>\$47,691,672</b>	<b>\$502,524,796</b>

**Blue:** Completed or Closeout

**Green:** Active Projects

**Yellow:** Future Projects



# Fremont High School (Portable Replacement/Deferred) DSA Approved-Measure J

## \$15 Million (No Increase)

**The modernization of the school building includes addressing deferred maintenance issues:**

- upgrading the elevator
- re roofing Building A
- renovating the upper parking lot

**This project will involve upgrades:**

- removing existing portable classrooms
- installing six new modular classrooms
- completing the necessary site work.

Potential for additional reimbursement from the Office of Public School Construction of \$7M for the portable replacement of Phase II.

### **Fremont High School:**

- Currently the project is projected within budget but may be impacted by escalation if there are additional delays.



# McClymonds High School (Modernization) Submitted to Division of State Architect (DSA)

## \$91.25M → \$92.75 M + \$3.0M Turf/Track Resurfacing

### New Investments:

- Under Armour/Eat.Learn.Play funded upgrades for the basketball court
- Add kitchen for summer 2025 work using KIT Funds (not part of DSA project).
- Include the Turf Replacement and the and Track Resurfacing for \$3.0 M.

### Addition to Current Scope:

- Current project **over budget by approx. \$1.5M** based on recent estimate.
- DSA and agency fee requirement for increased costs.
- Potential for reimbursement from the Office of Public School Construction of \$7.3M.

### Summary of McClymonds High School Project Budget Adjustments

- Transfer \$3M uncommitted Measure Y Deferred Maintenance-Turf Replacements to McClymonds Project
- Transfer \$1.250M from Air Quality and Air Improvements
- \$ 0.250 M from Security to McClymonds Project to support camera installation.
- **\$4.5M Total Proposed Budget Increase**



# Roosevelt Middle School (Modernization) Phase 1: Construction/Phase 2 Bidding

## \$91.55 Million (No Increase)

### Modernization of Roosevelt MS

- Current project award for Board approval is estimated to be within scope of the project.
- Staff will have a better estimate on the budget once the Guaranteed Maximum Price (GMP) is received in April.
- Includes pipe replacement for the school
- DSA and agency fee requirement for increased costs.
- Potential for reimbursement from the Office of Public School Construction of \$7.3M.

### Summary of Roosevelt Middle School Project Budget Adjustments

- Currently the project is projected within budget but may be impacted by escalation if there are additional delays.
- Will greatly depend on the GMP received in April. We will update in May Facilities Committee meeting.



# Garfield (Modernization) Schematic Design

**(\$56.7 Million → \$70.7 Million) (likely need is \$87M)**

## Expansion of of Garfield

- a. Current project award for Board approval is over current budget by approx. **\$14M-\$19M in total cost.**
- b. Interim Housing for the site for >\$7M-\$12M for soft cost and construction cost
  - **Mobile Modular costs may go up significantly based on Fire's in LA**
- a. Swinerton will provide a estimate of what the costs for the **structural rehabilitation and testing reports around the overall constructibility.**
- b. May be shifting to new construction for the project based on state building code regulation based on high seismic upgrades needed.
- c. DSA and agency fee requirement for increased costs.
- d. Potential for reimbursement from the Office of Public School Construction of **\$600K.**

### Summary of Garfield Budget Budget Adjustments

- Exploring other funding options to support project that is significantly over budget.
- **\$14M would come from category Air Quality and Classroom Environment Bucket**

# Leveraging Developer Fees to Complement Projects

→ Must have nexus between expansion, housing development, and portable replacement.

**Developer fees** are one-time charges levied on **new residential and commercial developers** to help school districts fund facility **expansion** and improvements needed due to population growth.

## Allowable Uses of Developer Fees-Expansion

- a. TK Expansion:** Support TK investments in schools and stand-alone facilities where there is demand for PK/TK investments, OPSC funding available, and outdated modular or portable buildings.
- b. Portable Replacement:** Use the developer fees and upgrading facilities to reduce the number of temporary portables that are needed to support ongoing demand.
- c. Coliseum District / Coliseum City Plans:** While this area's vision (often referred to as **Coliseum City**) has evolved over the years, there have been proposals for large-scale mixed-use development that could include housing near the Oakland Coliseum BART station. Some

## Summary of Developer Fees Project Budget Adjustments

- CCPA: \$13.0 M
- MLA: \$3.0 M

**\$16.0 M Total Proposed Budget Increase**



# MLA Maxwell (Expansion/Portable Replacement) Schematic Design → Construction Documents

## \$36.5 Million → \$39.5 Million

### Expansion of Melrose Leadership Academy

- a. Current project award for Board approval is over current budget by approx \$3M
- b. Additional funding needed to cover added scope associated with:
  - **pipe replacement throughout the building**
  - maximization of solar to reduce cost to general fund for added utility expense for heat pump.
- a. DSA and agency fee requirement for increased costs.
- b. Potential for reimbursement from the State (Office of Public School Construction) for school construction and modernization of \$4.2M.

### Summary of MLA Project Budget Adjustments

- \$3M Total Proposed Budget Increase from Developer Fees/Portable Replacement and Expansion.



# CCPA (Expansion/Portable Replacement) Schematic Design

**\$55 Million + \$13M Developer Fees → \$68M**

## CCPA Expansion

- a. Current project award for Board approval is over current budget by approx. \$13M
  - We have eliminated all need to have interim housing by partnering with Lockwood (Saving \$3M)
  - Value Engineering and reduced scope dramatically of gym and classrooms spaces (Saving \$5M)
  - Removes all portables off the sites that are 24 years old
- a. DSA and agency fee requirement for increased costs.
- b. Potential for reimbursement from the State (Office of Public School Construction) for school construction and modernization of \$3.5M.

### Summary of CCPA Project Budget Adjustments

- Transfer \$13M from Developer Fees to address additional cost due to escalation.
- \$13M Total Proposed Budget Increase

# Oakland Children's Initiative

→ Pre-School and TK Expansion to open tentatively Fall 2026

## \$2 Million Approved for Conceptual Design/Demo

### Pre-K TK Expansion

- Schools in D1 and D4 are seeing demand rates exceeding school capacity
- Unmet demand constrained by lack of space at schools, especially those filled before UPK. Expanding ECE at Washington or Piedmont could address this need

### Expansion of Pre/TK in the Sankofa and Washington Campus

- Combine Parcel with Washington CDC parcel with Sankofa to make a larger campus.

### Advantages:

- Increases overall capacity in D1 and the North-West Corner of D4
- Identifies a use for a vacant District Asset



*Conceptual rendering of what the modular classrooms would look like once installed.*

# Measure Y Strategic Investment Areas

# Deferred Maintenance-Lead Abatement

## \$20.5M Measure J, Y, City, County and Resource

### Funding to Support Lead Remediation

- a. **Leverage Measure J/Not Started/Unallocated: \$4.5M** for additional facilities infrastructure work and potential repiping
- b. **One Time Resource (Resource) will support: \$1M** for purchase of additional FloWater Systems for school sites.
- c. **Transfer of Measure Y from 1025 2nd Ave** to Draws 2, 3 and 4.

**Draw 2: \$5M** - Allows for immediate action with current schools while also providing matching for Federal Grants.

**Draw 3: \$5M** - Allows for remediation while also providing matching for state funds in Prop 2.

**Draw 4: \$5M** - Final allocation out of the measure Y funding for lead remediation.

Year	Total OUSD Funding	Potential State/Fed Grant	City & County
2024-26	\$10.5 M	\$5 M EPA Grant	TBD
26-27	\$5 M	\$5M Prop 2	TBD
27-28	\$5 M	TBD	TBD
<b>Total</b>	20.5M	\$10M	TBD
<b>Total Potential</b>	<b>\$30.5 M</b>		<b>TBD</b>

# Facilities and Technology Investments

Facilities and Tech Improvements	Location	Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total B, J, AA, 1, 25, 35, KIT, ESSR, ELOP, Other	Total Funding
<b>Deferred Maintenance</b>	<b>Investment Summary</b>	<b>\$58,040,553</b>	<b>\$17,155,263</b>	<b>\$19,540,500</b>	<b>\$13,000,000</b>	<b>\$8,344,790</b>	<b>\$58,040,553</b>	<b>\$11,383,281</b>	<b>\$69,423,834</b>
Lead Abatement (Plumbing)	District Wide	\$15,000,000		\$5,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$5,500,000	\$20,500,000
Demolition	Ralph Bunche Academy	\$4,000,000		\$4,000,000			\$4,000,000	\$0	\$4,000,000
<b>B&amp;G Roofing and Deferred Maintenance Projects</b>	<b>Investment Summary</b>	<b>\$21,327,553</b>	<b>\$8,982,763</b>	<b>\$1,000,000</b>	<b>\$8,000,000</b>	<b>\$3,344,790</b>	<b>\$21,327,553</b>	<b>\$5,883,281</b>	<b>\$27,210,834</b>
Student Drop Off Enhancements and Asphalt Replacement	East Oakland PRIDE	\$3,127,553	\$3,127,553				\$3,127,553	\$0	\$3,127,553
Playground ADA Ramp	Kaiser	\$2,600,000	\$2,600,000				\$2,600,000	\$5,883,281	\$8,483,281
B&G Roofing and Plumbing - Repair and Replacement Projects	UPA	\$1,100,000	\$1,100,000				\$1,100,000	\$0	\$1,100,000
B&G Roofing and Plumbing - Repair and Replacement Projects	Roosevelt	\$900,000	\$900,000				\$900,000	\$0	\$900,000
B&G Roofing and Plumbing - Repair and Replacement Projects	Multiple Sites	\$6,800,000		\$500,000	\$4,000,000	\$2,300,000	\$6,800,000	\$0	\$6,800,000
B&G Asphalt Repair and Replacement Pool	Multiple Sites	\$6,800,000	\$1,255,210	\$500,000	\$4,000,000	\$1,044,790	\$6,800,000	\$0	\$6,800,000
<b>Portable Removal and Replacements</b>	<b>Investment Summary</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Portable Removal and Replacement	Multiple Sites	\$0					\$0	\$0	\$0
<b>Turf Field Replacements and Maintenance</b>	<b>Investment Summary</b>	<b>\$17,713,000</b>	<b>\$8,172,500</b>	<b>\$9,540,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,713,000</b>	<b>\$0</b>	<b>\$17,713,000</b>
Safety Lighting for Fields	Oakland Tech, Skyline HS, and Madison	\$1,313,000		\$1,313,000			\$1,313,000	\$0	\$1,313,000
Turf Field Replacements	McClymonds	\$3,000,000	\$3,000,000				\$3,000,000	\$0	\$3,000,000
Turf Field Replacements	Oakland High	\$3,750,000	\$272,500	\$3,477,500			\$3,750,000	\$0	\$3,750,000
Turf Field Replacements	Caesar Chavez	\$3,750,000		\$3,750,000			\$3,750,000	\$0	\$3,750,000
Turf Field Replacements	Calvin Simmons	\$1,000,000		\$1,000,000			\$1,000,000	\$0	\$1,000,000
Turf Field Replacements	Multiple Sites	\$0					\$0	\$0	\$0
Stadium ADA Improvements	Castlemont High	\$4,900,000	\$4,900,000				\$4,900,000	\$0	\$4,900,000

# Turf Fields (2nd Draw): \$11.9M

## a. Allocate funding for Major Turf Projects

- i. McClymonds (Football): \$3M
- ii. Oakland High (Baseball+Football): \$3.75M
- iii. Cesar Chavez (2 Fields): \$3.75M
- iv. Calvin Simmons: \$1M

## b. Use ELOP funding allocated to support the completion of elementary schools at 30% to 50% match of elementary projects.

- i. Hoover Elementary
- ii. Manzanita Campus
- iii. Madison Primary
- iv. Piedmont Avenue
- v. Remaining Funds to be used to address other field needs in elementary and middle school.

# Portable Removal/Vacant Properties

## \$4 Million

### **Demolition of Ralph Bunche Academy**

\$4M can be allocated for the demolition of Ralph Bunche Academy. This will reduce the overall district expenditure for maintenance by \$40K a year and the Bond Program

### **1025 Second Ave**

If funding remains in the Measure Y Bond Contingency the Board will have options for Measure Y

Board may allocates those funds for:

1. Demolition of 1025 2nd Avenue
2. Skyline and Elmhurst
3. Other Strategic Initiatives

# Energy Efficiency and Sustainability Investments

Energy Efficiency and Sustainability	Location	Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total Funding
<b>Solar Projects</b>	<b>Investment Summary</b>	<b>\$13,524,968</b>	<b>\$156,508</b>	<b>\$13,368,460</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,524,968</b>	<b>\$13,524,968</b>
Solar PPA Phase 1	Highland ES (Complete)	\$18,924	\$18,924				\$18,924	\$18,924
Solar PPA Phase 1	Hoover ES (Complete)	\$19,413	\$19,413				\$19,413	\$19,413
Solar PPA Phase 1	Lockwood ES (Complete)	\$25,456	\$25,456				\$25,456	\$25,456
Solar PPA Phase 1	MLK Jr. ES (Complete)	\$20,409	\$20,409				\$20,409	\$20,409
Solar PPA Phase 1	Frick MS (Complete)	\$21,495	\$21,495				\$21,495	\$21,495
Solar PPA Phase 1	Central Kitchen (Complete)	\$19,177	\$19,177				\$19,177	\$19,177
Solar PPA Phase 1	The Woodland Campus (Complete)	\$30,258	\$30,258				\$30,258	\$30,258
Solar PPA Phase 1	Settlement (Complete)	\$1,375,000	\$0	\$1,375,000			\$1,375,000	\$1,375,000
Solar Phase 2 - Rooftop	Claremont MS	\$732,593	\$50	\$732,543			\$732,593	\$732,593
Solar Phase 2 - DBB	Cole Admin Bldg.	\$1,457,737	\$50	\$1,457,687			\$1,457,737	\$1,457,737
Solar Phase 2 - DBB	Fremont HS	\$2,027,492	\$50	\$2,027,442			\$2,027,492	\$2,027,492
Solar Phase 2 - Roof Top	Glenview ES	\$1,161,709	\$0	\$1,161,709			\$1,161,709	\$1,161,709
Solar Phase 2 - DSA Approval	Horace Mann	\$651,468	\$319	\$651,149			\$651,468	\$651,468
Solar Phase 2 - DSA Approval	OAK @ Howard Campus	\$377,640	\$269	\$377,371			\$377,640	\$377,640
Solar Phase 2 - DSA Approval	Laurel CDC	\$444,016	\$50	\$443,966			\$444,016	\$444,016
Solar Phase 2 - DSA Approval	Madison Park Upper	\$1,458,005	\$319	\$1,457,686			\$1,458,005	\$1,458,005
Solar Phase 2 - DSA Approval	Stonehurst Campus	\$1,184,176	\$269	\$1,183,907			\$1,184,176	\$1,184,176
Contingency	Solar Phase 2	\$2,500,000		\$2,500,000			\$2,500,000	\$2,500,000
<b>Energy Efficiency Upgrade Program</b>	<b>Investment Summary</b>	<b>\$5,192,827</b>	<b>\$2,024,801</b>	<b>\$3,168,026</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,192,827</b>	<b>\$15,733,822</b>
<b>Battery Storage</b>	<b>Investment Summary</b>	<b>\$1,050,000</b>	<b>\$1,690</b>	<b>\$1,048,310</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,050,000</b>	<b>\$1,050,000</b>
<b>Switch Gear Upgrades</b>	<b>Investment Summary</b>	<b>\$2,350,000</b>	<b>\$0</b>	<b>\$2,350,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,350,000</b>	<b>\$2,350,000</b>
<b>EV Charging Station Installations</b>	<b>Investment Summary</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>
<b>Energy Efficiency and Sustainability</b>	<b>Subtotal</b>	<b>\$22,217,795.00</b>	<b>\$2,182,999.00</b>	<b>\$19,934,796.00</b>	<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$22,217,795.00</b>	<b>\$32,758,789.76</b>

# Solar Projects: \$8.6M - \$13.2M

## Yearly Savings: GF \$174K-\$450K/1x: \$836-\$2.2M)

### Phase 1 projects: Completed and Energized: Forefront Settlement PPA (Done)

Acorn Woodland ES, Frick United Academy of Languages, Highland Community School, Hoover ES, Lockwood Steam Academy, Martin Luther King Jr. ES, The Center.

### NEM 2: Going Out to Bid

Phase 2 projects approved by Division of State Architects: \$3,277,000 Estimate: Madison Park Academy, Stonehurst ES, Horace Mann ES, Oakland Academy of Knowledge ES.

Future Phase 3 projects: \$5,348,000 Claremont MS, Central Administrative Center at Cole, Fremont HS, Glenview ES, and Laurel ES (Roof Top)

### Impacts to the General Fund: Ongoing and One-Time Payment

- Estimated Yr-1 Savings : Phase 2: \$174,000 Phase 2 and 3: \$450,000
- ITC Direct Payment\* Phase 2: \$836,000 Phase 2 and 3: \$2,173,000

*\*There is some risk regarding the ITC due to its political nature. The Inflation Reduction Act (IRA) is embedded in tax code and would require an act of Congress to remove or alter. ITC Direct Payment would be filed for and received in the tax year following the project installation.*

# Health and Safety Investments

Health and Safety Upgrades	Location	Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total B, J, AA, 1, 25, 35, KIT, ESSR, ELOP, Other	Total Funding
Safety and Security Investment	Investment Summary	\$20,981,000	\$2,264,693	\$9,903,833	\$2,824,430	\$5,988,044	\$20,981,000	\$972,800	\$21,953,800
Other Safety and Security Enhancements	Investment Summary	\$11,501,649	\$175,571	\$4,886,333	\$2,824,430	\$3,615,315	\$11,501,649	\$0	\$11,501,649
Camera & Security Systems	Investment Summary	\$8,803,851	\$2,024,122	\$4,407,000	\$0	\$2,372,729	\$8,803,851	\$238,000	\$9,041,851
Elementary School Security Cameras	Investment Summary	\$5,000,000	\$127,271	\$2,500,000	\$0	\$2,372,729	\$5,000,000	\$238,000	\$5,238,000
Middle School Security Cameras (In Progress)	Investment Summary	\$1,907,000	\$0	\$1,907,000	\$0	\$0	\$1,907,000	\$0	\$1,907,000
High School Security Cameras (Complete)	Investment Summary	\$1,896,851	\$1,896,851	\$0	\$0	\$0	\$1,896,851	\$0	\$1,896,851
Door Entry Systems	Investment Summary	\$675,500	\$65,000	\$610,500	\$0	\$0	\$675,500	\$734,800	\$1,410,300
CDC Door Entry Systems	Investment Summary	\$118,700	\$0	\$118,700	\$0	\$0	\$118,700	\$270,350	\$389,050
Elementary School Door Entry Systems	Investment Summary	\$289,600	\$0	\$289,600	\$0	\$0	\$289,600	\$346,450	\$636,050
Middle School Door Entry Systems	Investment Summary	\$172,200	\$0	\$172,200	\$0	\$0	\$172,200	\$47,000	\$219,200
High School Door Entry Systems	Investment Summary	\$95,000	\$65,000	\$30,000	\$0	\$0	\$95,000	\$71,000	\$166,000
School Site Kitchen and Dining Upgrades	Investment Summary	\$10,500,000	\$0	\$150,000	\$5,175,000	\$5,175,000	\$10,500,000	\$0	\$10,500,000
<b>Health and Safety Upgrades</b>	<b>Subtotal</b>	<b>\$31,481,000</b>	<b>\$2,264,693</b>	<b>\$10,053,833</b>	<b>\$7,999,430</b>	<b>\$11,163,044</b>	<b>\$31,481,000</b>	<b>\$972,800</b>	<b>\$32,453,800</b>

# Facilities and Technology Investments - Cont.

Facilities and Tech Improvements	Location	Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total B, J, AA, 1, 25, 35, KIT, ESSR, ELOP, Other	Total Funding
<b>Air Quality/Heat Assessments/Intervention</b>	<b>Investment Summary</b>	<b>\$20,318,117</b>	<b>\$10,577,002</b>	<b>\$1,641,840</b>	<b>\$8,099,275</b>	<b>\$0</b>	<b>\$20,318,117</b>	<b>\$0</b>	<b>\$20,318,117</b>
Ventilation and Air Quality Improvements	Multiple Sites	\$8,993,117	\$143,842	\$750,000	\$8,099,275		\$8,993,117	\$0	\$8,993,117
Window Wall System Replacement	Lowell	\$9,825,000	\$9,825,000				\$9,825,000	\$0	\$9,825,000
Pilot Project IAQ assessments, recommendations, and design	Laurel ES	\$500,000	\$202,720	\$297,280			\$500,000	\$0	\$500,000
Pilot Project IAQ assessments, recommendations, and design	Manzanita ES	\$500,000	\$202,720	\$297,280			\$500,000	\$0	\$500,000
Pilot Project IAQ assessments, recommendations, and design	West Oakland Middle School	\$500,000	\$202,720	\$297,280			\$500,000	\$0	\$500,000
CalShape/Syserco Sensor Installation	All Schools (See Energy Efficiency)	\$0						\$0	\$0
<b>Living School Yards</b>	<b>Investment Summary</b>	<b>\$10,900,000</b>	<b>\$100,000</b>	<b>\$5,400,000</b>	<b>\$5,400,000</b>	<b>\$0</b>	<b>\$10,900,000</b>	<b>\$0</b>	<b>\$10,900,000</b>
ES Kaboom! Eat Learn Play District Match	Multiple Sites	\$10,800,000		\$5,400,000	\$5,400,000		\$10,800,000	\$0	\$10,800,000
Trust for Public Land Project	Bridges Academy	\$100,000	\$100,000				\$100,000	\$0	\$100,000
<b>Tech Services - IT Improvements</b>	<b>Investment Summary</b>	<b>\$20,365,408</b>	<b>\$2,365,408</b>	<b>\$3,360,000</b>	<b>\$11,956,666</b>	<b>\$2,683,334</b>	<b>\$20,365,408</b>	<b>\$0</b>	<b>\$20,365,408</b>
Tech Services - Special Project 1	E-Rate Initiatives	\$4,800,000	\$1,800,000	\$3,000,000			\$4,800,000	\$0	\$4,800,000
Tech Services - Special Project 2	Tech Deferred Maintenance	\$560,000	\$200,000	\$360,000			\$560,000	\$0	\$560,000
Relocate Tech. Services	Old Observatory Campus	\$365,408	\$365,408				\$365,408	\$0	\$365,408
Tech Services - IT Improvements	Multiple Sites	\$14,640,000			\$11,956,666	\$2,683,334	\$14,640,000	\$0	\$14,640,000
<b>3 R's Resolution</b>	<b>District Wide</b>	<b>\$0</b>					<b>\$0</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>
<b>Board Directed Initiative Allowance</b>	<b>Unallocated</b>	<b>\$125,000</b>				<b>\$125,000</b>	<b>\$125,000</b>	<b>\$0</b>	<b>\$125,000</b>
<b>Facilities and Tech Improvements</b>	<b>Subtotal</b>	<b>\$109,749,078.22</b>	<b>\$30,197,673.22</b>	<b>\$29,942,340.00</b>	<b>\$38,455,941.00</b>	<b>\$11,153,124.00</b>	<b>\$109,749,078.22</b>	<b>\$14,383,281.00</b>	<b>\$124,132,359.22</b>

# Other Bond Related Costs and Program Contingency

Program Funds		Proposed Budget	Draw 1 (2021 - 2025)	Draw 2 (2024 - 2027)	Draw 3 (2026 - 2029)	Draw 4 (2028 - 2031)	Measure Y Funding	Total Funding
Cost of Associated with Sale of Bonds	Bond Sale Fees	\$4,838,620	\$1,205,296	\$1,205,296	\$1,928,028	\$500,000	\$4,838,620	\$4,838,620
Facilities Master Plan	Facilities Master Plan	\$0					\$0	\$1,352,835
Hazardous Soils Remediation Allowance	Contingency Any Site	\$1,395,370		\$1,395,370			\$1,395,370	\$1,395,370
Bond Program Contingency Remaining	Escalation/Unforeseen Conditions	\$60,676,468	\$2,971	\$30,527,795	\$21,090,000	\$9,055,702	\$60,676,468	\$60,676,468
	Laurel CDC (File # 22-0668)	\$1,000,000.00						\$0
	Laurel CDC (Resolution 2122-0234)	\$2,500,000.00						\$0
	Cole Administration Center (Resolution 2324-0214)	\$5,000,000.00						\$0
	1000 Broadway Final Move-out Costs (Resolution 2122-0205)	\$5,000,000.00						\$0
	1000 Broadway Final Move-out Costs (Savings)	-\$676,468.00						\$0
	Total Shifted from Bond Contingency	\$12,823,532.00						\$0
	Project and Const. Managers. Facilities Admin and Mgmt. Staff	\$49,808,545	\$28,049,898	\$18,000,000	\$3,758,647		\$49,808,545	\$49,808,545
Bond Coordination	Program Management	(TBD - Revision 3)					\$0	\$0
	OUSD Staffing	(TBD - Revision 3)					\$0	\$0
	Legal, Compliance, and Oversight	(TBD - Revision 3)					\$0	\$0
	Construction Management (Not in Project)	(TBD - Revision 3)					\$0	\$0
Program Funds	Subtotal	\$116,719,003	\$29,258,165	\$51,128,461	\$26,776,675	\$9,555,702	\$116,719,003	\$118,071,838

# 3 R's Resolution

## \$3 Million

### Measure J Allocation

Allocate a total of \$3M to provide investments in both school redesign and investments in the portfolio of schools and adjustments needed for potential restructuring. There will not be one time funds available to **address facilities needs** and there need to be an allocation.

- Redesign Schools
- Restructure School Footprint by Merging/Schools

# Next Steps:

1. Approval from Facilities Committee on Spending Plan Revision (Amendment #3).
1. Approval from Board of Education on Spending Plan Revision (Amendment #3) on March 12th, 2025 as provided to the Facilities Committee.
1. Implement revisions identified in Spending Plan (Amendment #3).
1. Ongoing and tracking of projects based on shifting geopolitical and economic issues impacting projects.
1. Submit revisions to spending plan as necessary.

**THANK YOU**  
**Any Questions?**



# APPENDIX

# Proposed Spending Plan Revision Cycle

## September

PM/CM review of spending and Budget tool

Project Team & Accountant review project spending and define adjustments. Report to Accounting Director additional funding needs.

## October

PM/CM review of spending and Budget tool

Project Team & Accountant review project spending and define adjustments. Report to Accounting Director additional funding needs.

## November

Accounting reports draft Spending Plan

Accounting consolidates all project spending adjustments into a recommendation.

## December

First read of February Spending Plan due

Accounting presents the First Read - May Spending Plan to Facilities Committee and CBOC and captures edits requested. 2 x 2s occur as needed.

## February

Approval of February Spending Plan due

Board approval, Accounting disseminates to the Facilities Department

## March

PM/CM review of spending and Budget tool

Project Team & Accountant review project spending and define adjustments. Report to Accounting Director additional funding needs.

## April

PM/CM review of spending and Budget tool

Project Team & Accountant review project spending and define adjustments. Report to Accounting Director additional funding needs.

## May

Accounting reports draft Spending Plan

Accounting consolidates all project spending adjustments into a recommendation.

## June

First read of August Spending Plan due

Accounting presents the First Read - May Spending Plan to Facilities Committee and CBOC and captures edits requested. 2 x 2s occur as needed.

## August

Approval of August Spending Plan due

Board approval, Accounting disseminates to the Facilities Department

### \*2025 Revision 3:

- First Read October 2024
- Approval March 2025

### \*2025 Revision 4:

- First Read June
- Approval August

# Spending Plan Overview

Measure Y					Supplemental Funds	
Investments	Draw 1	Draw 2	Draw 3	Draw 4	B, J, 1, 25, 35, ESSR, ELOP, Other	Total Investment
Major Projects	\$121.09	\$73.94	\$242.79	\$17.01	\$47.69	\$502.52
District Wide Investments						
Facilities & Technology	\$30.20	\$29.94	\$38.46	\$11.15	\$14.38	\$124.13
Health & Safety	\$2.26	\$10.05	\$8.00	\$11.16	\$0.97	\$32.44
Energy Efficiency & Sustainability	\$2.19	\$19.94	\$0.1	\$0	\$10.54	\$32.77
Bond Management	\$29.26	\$51.13	\$26.78	\$9.56	\$1.35	\$118.08
Spending Plan Total	\$185	\$185	\$316.13	\$48.88	\$74.93	\$809.94

All values in Millions of Dollars, and rounded

# Prioritizing Bond Priorities to Support Demolition of Vacant Parcels

**Board Resolution 2021-0168**-Development of Cole Site and identified funding, “the Board hereby expresses its intent to fund (through Measure Y or a future bond measure) future construction (renovation or demolition and new construction) at 1025 Second Avenue that could include administrative offices and/or programmatic space for alternative education and career technical education programming.

There are two Vacant Sites that based on vandalism and blight require demolition to avoid additional district expenditures to maintain properties:

- 1025 Second Ave- \$13.5M Estimated Demolition of Buildings
- Ralph Bunche Academy- \$2M Estimated Demolition of Buildings (initial costing)

# \$15M - 1025 2ND AVE FUNDING

## Options for expediting \$15M for 1025 2nd Ave into Draw 2:

Option	Description	Impact
<b>Option A</b>	Delay Construction Start of Garfield (Major Project) until 2027 and Garfield Funding is Transferred to 1025 Second Ave.	Escalated cost for the project that will reduce the overall scope of the project. There is potential for later increased scope if paired with future District Bonds.
<b>Option B</b>	Borrow \$15M early from Bond Program Contingency to the Draw 4 and Bring Forward the 1025 Funding for 2nd Draw	If there are unforeseen conditions on projects (like soil contamination), the Bond Program Contingency would be limited in its ability to provide additional funds to named projects (McClymonds, Roosevelt, CCPA, MLA, and Garfield) This would cause delays in other planned projects or it would force a reduction of scope on other planned projects.
<b>Option C</b>	Delay Replacement Turf Fields (\$10.5 M) Delay Living School Yard (\$4.4 M)	Escalated cost for each identified project at 3-5% per year of delay. Potential safety issues for that would develop based on delays. Would impact potential funding from ELOP and other district partnerships who are investing funds in these areas. Key expectation from Bond Polling around completion of projects like this. Could impact future partnerships with philanthropy for school yard delays.
<b>Option D</b>	Delay IT projects (\$2.3M) Delay Energy Efficiency LED Lighting (\$7 M) Delay Safety Investments/Playmatting (\$4 M) Delay Ventilation and Air Quality (\$1.7 M)	Escalated cost for each identified project at 3-5% per year of delay. Lost savings from energy efficiency investments and improvements at sites for overall ventilation and air quality. District's will not be able to purchase fluorescent lighting based on state law in 2026. The safety investments would be delayed potentially impacting student safety.
<b>Option E</b>	Stop or delay solar projects and energy efficiency projects to the 4th Draw <ul style="list-style-type: none"> <li>● Solar Projects (\$10.8M)</li> <li>● Energy Efficiency (\$4.2 M)</li> </ul>	Increased expense to general fund for overall utility cost as OUSD would miss the NEM 2 deadline and does not align to climate emergency resolution. District would lose current Department of State Architecture approval on plans for sites.