

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	22-0223
Introduction Date	
Enactment Number	
Enactment Date	



# Memo

**To** Facilities Committee

**From** Kyla Johnson-Trammell, Superintendent  
Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management

**Board Meeting Date** February 17, 2022

**Subject** Approval of \$200 Million Measure Y District Initiative Work Plan – February 2022

**Action** Approval of \$200 Million Measure Y District Initiative Work Plan – February 2022

**Background** In November 2020 Oakland voters passed Measure Y, a \$735 Million School Facilities Improvement Bond, based in part on the Facilities Master Plan approved by the Board in May 2020 which identified that the Facilities needs exceed \$3.4 Billion. In April 2021 the Board approved the initial Measure Y Spending Plan consisting of a list of specific named projects, and a \$200 Million District Wide Initiatives budget.

Facilities Planning and Management is providing an update on the planning efforts for the \$200 Million District Wide Initiatives element of the spending plan. The planning for this element has been an iterative process guided by the Measure Y bond language, along with addressing identified deficiencies outlined in the OUSD 2020 Facilities Master Plan and consultations with District leadership. The Measure Y Bond names four major categories for the District Wide Initiatives element in which we have identified specific areas to address the greatest areas of concern;

1. **Facilities and Technology Improvements** – primary focus given to capital renewal projects - athletic facilities and fields, turf, lighting, ADA improvements, portable removal and replacements, learning environment comfort controls, playground improvements, and technology infrastructure and improvements. Deferred maintenance comprehensive pool project initiatives – roofing, plumbing, and asphalt repair and replacements.

2. **Health, Safety, and Security Improvements** – our approach is to ensure that our elementary, middle and high Schools have functional and operational perimeter and interior controls (i.e., aiphone, CCTV, etc.), carbon dioxide sensors, other security improvements, and carbon dioxide sensors as appropriate. Additionally, Nutrition Services has identified a need to expand the Central Kitchen’s dry and cold storage in response to the pandemic supply chain shortages.
  
3. **Energy Efficiency, Resiliency, and Sustainability** – enhance renewable energy power via photovoltaic (“PV”) panels by leveraging power purchase agreements (“PPA”) requiring a provider to make the capital improvements at no direct capital cost to OUSD. Additionally, we are recommending other power generation via storage batteries in which the district would receive a 50% rebate in Year 1, and the total cost paid for after six years. Lastly, the balance of the sustainable initiatives would target energy efficiency projects such as reducing outlet plug load and LED lighting resulting in operational savings to the district, approximately .

The proposed initiatives, prioritization, and spending plan are attached hereto as Exhibit A and authorizes the use of Measure Y funds, as the funding source for related expenditures for District Wide Initiative facilities projects subject to the Board’s approval of the contract, or other Board required authorizations, if any, for such expenditures.

<b>Recommendation</b>	Approval of the \$200 Million Measure Y District Initiative Work Plan
<b>Fiscal Impact</b>	None
<b>Attachment</b>	Resolution No. 2122-0157 Exhibit A – Proposed \$200 Million Measure Y District Wide Projects Listing

**RESOLUTION  
OF THE  
BOARD OF EDUCATION**

**OF THE OAKLAND UNIFIED SCHOOL DISTRICT**

**Resolution No. 2122-0157**

**District's Capital (Facilities) Program - Approval of Measure Y District Initiative Work Plan -  
February 2022**

**WHEREAS**, in November 2020 Oakland voters passed Measure Y, a \$735 million School Facilities Improvement Bond, based in part on the Facilities Master Plan approved by the Board in May 2020 which identified that the Facilities needs exceed \$3.4 billion;

**WHEREAS**, in April 2021 the Board approved the initial Measure Y Spending Plan consisting of a list of specific named projects, and included a Districtwide Initiatives budget in the amount of \$200 million;

**WHEREAS**, Facilities Planning and Management is providing an update on the planning efforts for the District Wide Initiatives element of the spending plan;

**WHEREAS**, the planning for this element has been an iterative process guided by the Measure Y bond language, along with addressing identified deficiencies outlined in the OUSD 2020 Facilities Master Plan and consultations with District leadership;

**WHEREAS**, the Measure Y Bond names four major categories in which we have identified specific areas to address the greatest areas of concern;

1. **Facilities and Technology Improvements** – primary focus given to capital renewal projects - athletic facilities and fields, turf, lighting, ADA improvements, portable removal and replacements, learning environment comfort controls, playground improvements, and technology infrastructure and improvements. Deferred maintenance comprehensive pool project initiatives – roofing, plumbing, and asphalt repair and replacements.
2. **Health, Safety, and Security Improvements** – our approach is to ensure that our elementary, middle and high Schools have functional and operational perimeter and interior controls (i.e., aiphone, CCTV, etc.), carbon dioxide sensors, other security improvements, and carbon dioxide sensors as appropriate. Additionally, Nutrition Services has identified a need to expand the Central Kitchen’s dry and cold storage in response to the pandemic supply chain shortages.

3. **Energy Efficiency, Resiliency, and Sustainability** – enhance renewable energy power via photovoltaic (“PV”) panels by leveraging power purchase agreements (“PPA”) requiring a provider to make the capital improvements at no direct capital cost to OUSD. Additionally, we are recommending other power generation via storage batteries in which the district would receive a 50% rebate in Year 1, and the total cost paid for after six years. Lastly, the balance of the sustainable initiatives would target energy efficiency projects such as reducing outlet plug load and LED lighting resulting in operational savings to the district, approximately

**WHEREAS**, the proposed initiatives, prioritization, and spending plan is attached hereto as Exhibit A and authorizes the use of Measure Y funds, as stated in Exhibit A, as the funding source for related expenditures for facilities projects subject to the Board’s approval of the contract, or other Board required authorizations, if any, for such expenditure;

**NOW, THEREFORE, BE IT RESOLVED**; the Board hereby adopts the Approval of the Measure Y District Initiative Work Plan February 2022.

**PASSED AND ADOPTED** by the Board of Education of the Oakland Unified School District this XXth day of February, 2022; by the following vote, to wit:

PREFERENTIAL AYE:

PREFERENTIAL NAY:

PREFERENTIAL ABSTAINED:

AYES:

NAYS:

ABSTAINED:

RECUSED:

ABSENT:

### **CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on February XX, 2022.

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**OAKLAND UNIFIED SCHOOL DISTRICT**

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Gary Yee  
President, Board of Education

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Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

Exhibit "A" Proposed Measure Y District Initiative Work Plan - February 2022

# EXHIBIT A - \$200 MILLION DISTRICT WIDE PROJECTS LISTING

**Rating**  
 1      **high**  
 2      **medium**  
 3      **low**

**MEASURE Y - DISTRICT WIDE PROJECTS**

Category	Site	Department	Description	Priority	
<b>Funded Projects</b>					
<b>Facilities and Technology Improvements - \$106M originally allotted</b>					
<b>Capital Renewal</b>					
Grounds - Custodial Storage	Multiple locations Castlemont, Skyline, Glenview, Oakland, Madison, and Oakland Tech	Custodial	Construction of storage / charging sheds for electric utility carts at larger sites to improve custodial capacity for upkeep of fields and the entire site.	2	
Turf Field Replacements	Multiple Sites		Replacement of synthetic turf fields that have reached end of life (no longer maintainable)	2	
Stadium ADA Improvements	Castlemont High		Stadium improvements consisting of new field, new bleacher, fire and life safety improvements, lighting, and new ADA restrooms. The project includes replacement of outdoor athletic field, track and speciality sport areas and bleachers. Existing restroom facilities will be upgraded and new single occupancy accessible facilities will be added to new North & South Plazas. Accessible parking & Path Of Travel (POT) to the new work will be included.	2	
Portable Removal and Replacements	Multiple Sites		Funding to support the design, DSA approval, removal, installation, and construction of new school site portables	2	
Ventilation & IAQ Comfort Improvements	Multiple	B&G	Ventilation & IAQ Comfort Improvements such as; new HVAC, cool roofs, window shading or tinting, high volume low velocity ceiling fans and new environmental controls. The first initiative will be to conduct the study via pilot projects at Laurel, Manzanita, and WOMS	1	
ADA Ramp	Kaiser	Facilities	Furnish and install an ADA ramp to address significant grade changes in support of a new academic program at Kaiser	2	
Window Wall System Replacement	Lowell	B&G	Demolish and replace the existing window wall system at Lowell, which has failures and water infiltration into the building. Funding is to design and construct a new storefront window wall system with metal panels.	1	

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Rating  
 1      high  
 2      medium  
 3      low

**MEASURE Y - DISTRICT WIDE PROJECTS**

Category	Site	Department	Description	Priority	
<b>Funded Projects</b>					
ADA Ramp for Trust for Public Land Project	Melrose Leadership Academy	Facilities	This is a collaborative project with Trust for Public Land in which the District is a recipient of grant funds for improvements at Melrose Leadership Academy, funding being requested is to design and construct an ADA Ramp.	2	
Tech Services - Educational Technology Improvements	All	Tech Services	Funding is to support the classroom learning experience - wifi, modernizing classrooms, cabling, refresh of network equipment, etc.	1	
Relocate IT	TBD	B&G	Improvements at a site TBD to accomodate the IT Department	1	
<b>Capitol funding needed to supplement insufficient Deferred Maintenance Budget</b>					
Roofing & Plumbing - Repair and Replacement Projects	Multiple Sites	B&G	Due to a number of roofing leaks , utility - sewer line failures the deparment has established a pool project to address some deferred maintenance needs that didn't get approved via the B&G 5 Year Deferred Maintenance budget	1	
Asphalt Repair & Replacement Projects	Multiple Sites	B&G	Many school sites have failed asphalt that require ongoing maintenance, however budget cuts to B&G's 5 Year Deffered Maintenance Budget require an additional funding source.	1	
Facilities & Technology Improvements Contingency @ 10%				2	
Individual projects may need to be added or removed from the list to account for issues identified over the life of the bond			<b>Subtotal</b>	<b>\$130,000,000</b>	
<b>Health, Safety, and Security Improvements - \$45M originally allotted</b>					
Nutritional Services	TBD	Nutrition	Provide additional dry, refrigeration, and freezer storage facilities.	1	
Safety	Oakland Tech, Madison, and Skyline HS	B&G	Design and install new LED field lighting at Oakland Tech, Madison , and Skyline HS	1	
Middle School Exterior and Interior Security Enhancements	Middle School Exterior and interior security enhancements	Facilities	Funding to provide additional perimeter and interior controls inclusive of but not limited to CCTVT cameras, door entry controls (i.e. aiphones), and other measures to properly secure the Middle School sites	1	

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Rating  
 1 high  
 2 medium  
 3 low

## MEASURE Y - DISTRICT WIDE PROJECTS

Category	Site	Department	Description	Priority	
<b>Funded Projects</b>					
High School Exterior and interior security enhancements	High School Exterior and interior security enhancements	Facilities	Funding to provide additional perimeter and interior controls inclusive of but not limited to CCTV cameras, door entry controls (i.e. aiphones), and other measures to properly secure the High School sites	1	
Elementary School door entry access	Elementary School door entry improvements (i.e. aiphone)	Facilities	Funding to provide main entrance door controls	1	
Evacuation Maps	District Wide		Design and install evacuation maps for each school site to ensure compliance with Fire Marshall emergency evacuation requirements	1	
Other safety and security improvements	Various	Facilities	Funding to provide perimeter controls (i.e. fencing), and support additional identified security enhancements	2	
Carbon Dioxide Sensors	Various	Facilities	Installation of CO2 monitoring equipment in 50+ schools. This expense is required in order to maintain our eligibility for the \$4.1M funding requested from the CalSHAPE (AB 841) program. Without CO2 sensors, we will not get the \$4.1M program incentive.	1	
Health, Safety, and Security Improvements Contingency @ 10%				2	
<i>Individual projects may need to be added or removed from the list to account for issues identified over the life of the bond</i>			<b>Subtotal</b>	<b>\$45,000,000</b>	
<b>Energy Efficiency, Resiliency, and Sustainability</b>					
Solar PV	Various	Facilities	3.5 MW of rooftop and canopy PV across 26 sites	2	
Energy Efficiency	Various	Facilities	Plug Load Reduction & LED Lighting	3	
Water Efficiency Pilot	Elmhurst (scaling to 4 additional	Facilities	Installing Flow Management Device technology to achieve 15%	3	
Battery Storage	Oakland High	Facilities	400 kW battery (Tesla Megapack 2)	2	
Battery Storage	Oakland Tech	Facilities	400 kW battery (Tesla Megapack 2)	2	



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Category	Site	Department	Description	Priority	
<b>Funded Projects</b>					
Solar Readiness Retrofit	Fremont HS & The Center	Facilities	Solar Readiness Retrofit	2	
EV Charging Station	Various	Facilities	EV Charging Station	3	
Sustainability Contingency				3	
			<b>Subtotal</b>		<b>\$18,000,000</b>
Individual projects may need to be added or removed from the list to account for issues identified over the life of the bond					
<b>Improved Utilization</b>					
Improved utilization	TBD	Facilities	Funding for minimal improvements at welcoming sites and securing consolidated sites.	3	
			<b>Subtotal</b>		<b>\$7,000,000</b>
Individual projects may need to be added or removed from the list to account for issues identified over the life of the bond					
<b>TOTALS</b>					\$200,000,000
				<b>Total Approved Funding</b>	<b>\$200,000,000</b>
				<b>Over / Under</b>	<b>\$0</b>