2026 MEASURE Y REVISION

SPENDING PLAN AMENDMENT #4 - 1st Read

BJY Committee, June 8, 2026 Meeting
OUSD Facilities Planning & Management

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Agenda

- Ask of the Committee
- Section One: Context & Achievements
- Section Two: Spending Plan Revisions
- Section Three: Major Facilities Project Updates
- Next Steps

Ask of the Committee

Review and provide feedback on the First Read of the Spending Plan Revision (Amendment #4) for the Measure Y Bond Program

OUSD Vision and Mission

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.

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.

Section One

Context and Achievements

Spending Plan Overview

The Capital Spending Plan is a dynamic implementation tool that guides how bond funds are prioritized, sequenced, and managed in alignment with the District's adopted Facilities Master Plan. It translates the District's long-term facilities priorities into a financial roadmap that supports major projects, deferred maintenance needs, and other critical investments across school sites.

The Capital Spending Plan:

- Aligns Measure Y bond resources to the priorities identified in the adopted Facilities Master Plan.
- Provides a **financial roadmap** for sequencing and delivering major capital projects and districtwide investments.
- **Remains dynamic and adaptable**, allowing the District to respond to market conditions, construction escalation, changes in project scope, and evolving District priorities.
- Supports fiscal accountability and transparency through regular review, adoption, adjustment, and monitoring of project budgets and milestones by Facilities Committee, CBOC, and the Board of Education.
- Maintains the financial integrity and long-term health of the Measure Y bond program while balancing community commitments, available resources, and fiduciary responsibilities.

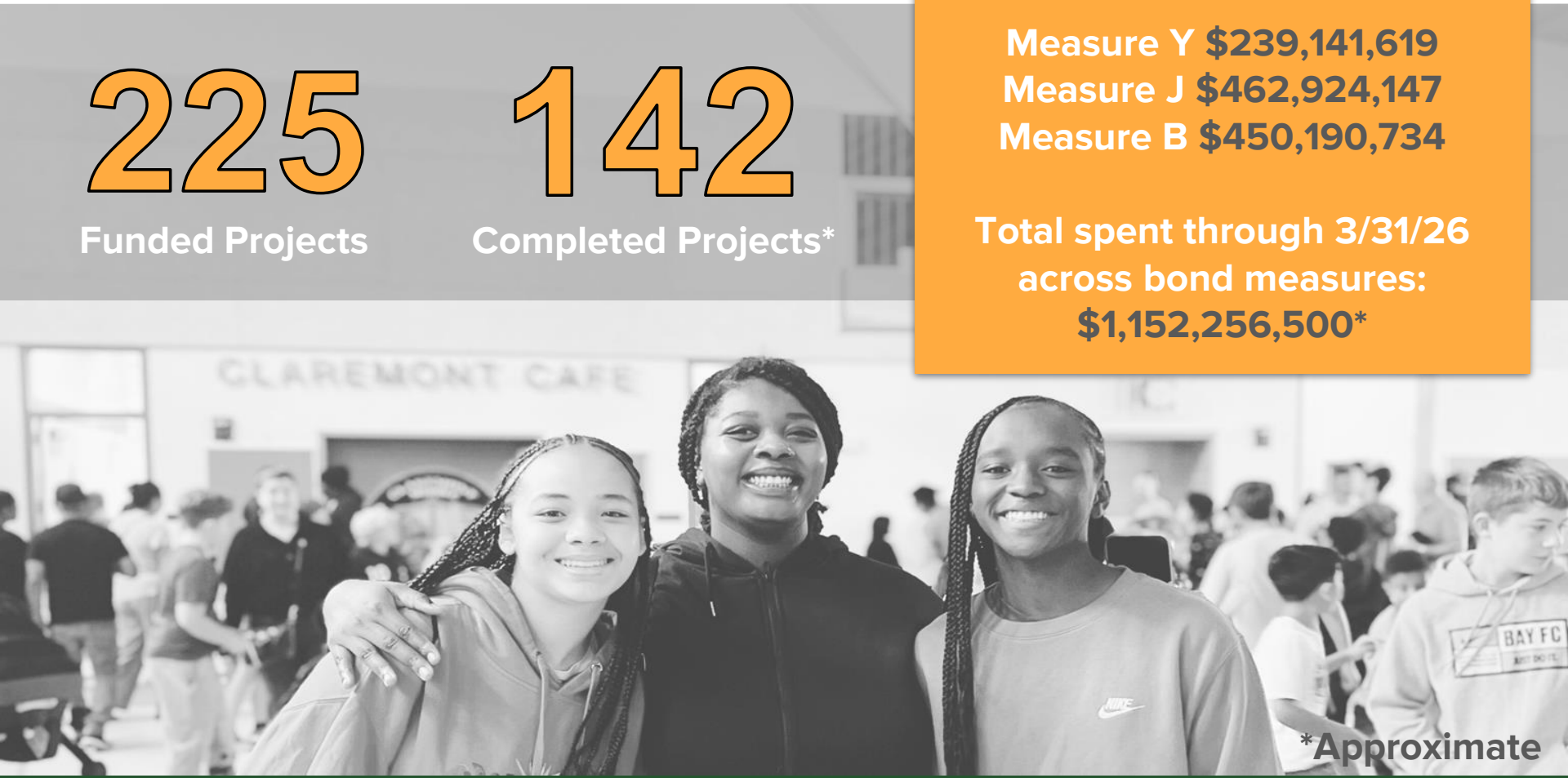
Capital Program Progress to Date (March 2026)

225
Funded Projects

142
Completed Projects*

Measure Y $239,141,619
Measure J $462,924,147
Measure B $450,190,734

Total spent through 3/31/26 across bond measures: $1,152,256,500*



*Approximate

Expanding Our Funding Portfolio to Support Healthy, Safe, and Joyful Schools

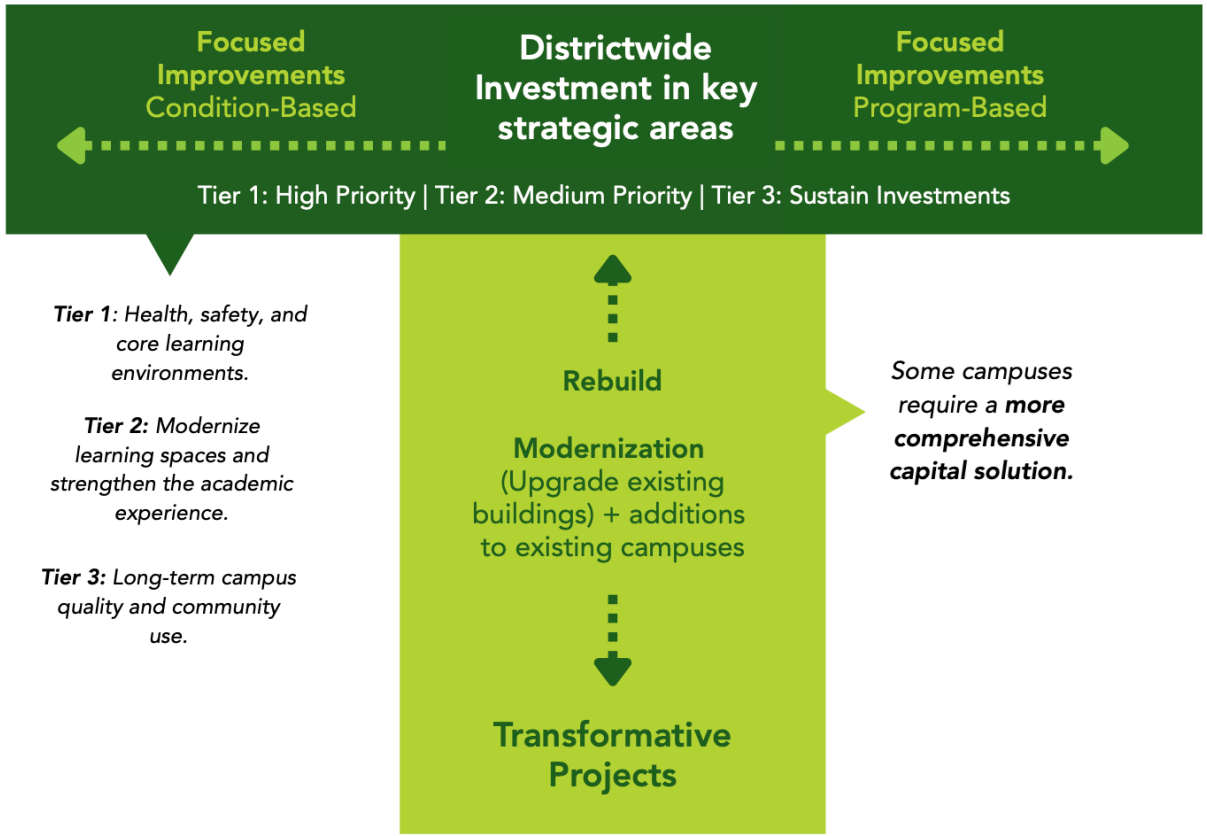
PROGRAMS

- Appliance Management Incentive Program
- Developer Fees
- Expanded Learning Opportunities Program
- Energy Incentive
- Office of Public School Construction
- PG&E Government and K-12 Program

GRANTS

- CalSHAPE
- CalFire
- Kitchen Infrastructure Training

Facilities Master Plan - T-Shaped Investment Strategy



Tiers of Implementation and Types of Projects under T-Shaped Investment Strategy

Facilities Master Plan - Tiered Districtwide Investments

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Tier 1 – High Investment Area

Prioritize Health, Safety, and Core Learning Environment

Purpose: Invest in infrastructure to keep schools functional, safe, and compliant.

Examples:

- HVAC modernization, heat mitigation, and air quality improvements
- Water quality, plumbing, electrical infrastructure
- Restroom modernization
- Fencing, lighting, seismic, and safety upgrades
- Deferred Maintenance (roofs, floors, etc.)

Tier 2 – Medium Investment

Build Whole-Child Experience, Educational Equity, Long Term Innovation

Purpose: Modernize learning environments to better serve students and support academic success.

Examples:

- TK/Early Childhood expansions
- Specialized Program STEM, arts, CTE, etc.
- Special education space upgrades
- Multipurpose rooms, dining hall, and kitchen modernization
- Technology infrastructure for 21st-century classrooms

Tier 3 – Sustain Investments

Maintain Partnership and Long-Term Sustainability

Purpose: Maintain inspiring, community-connected, and sustainable campuses.

Examples:

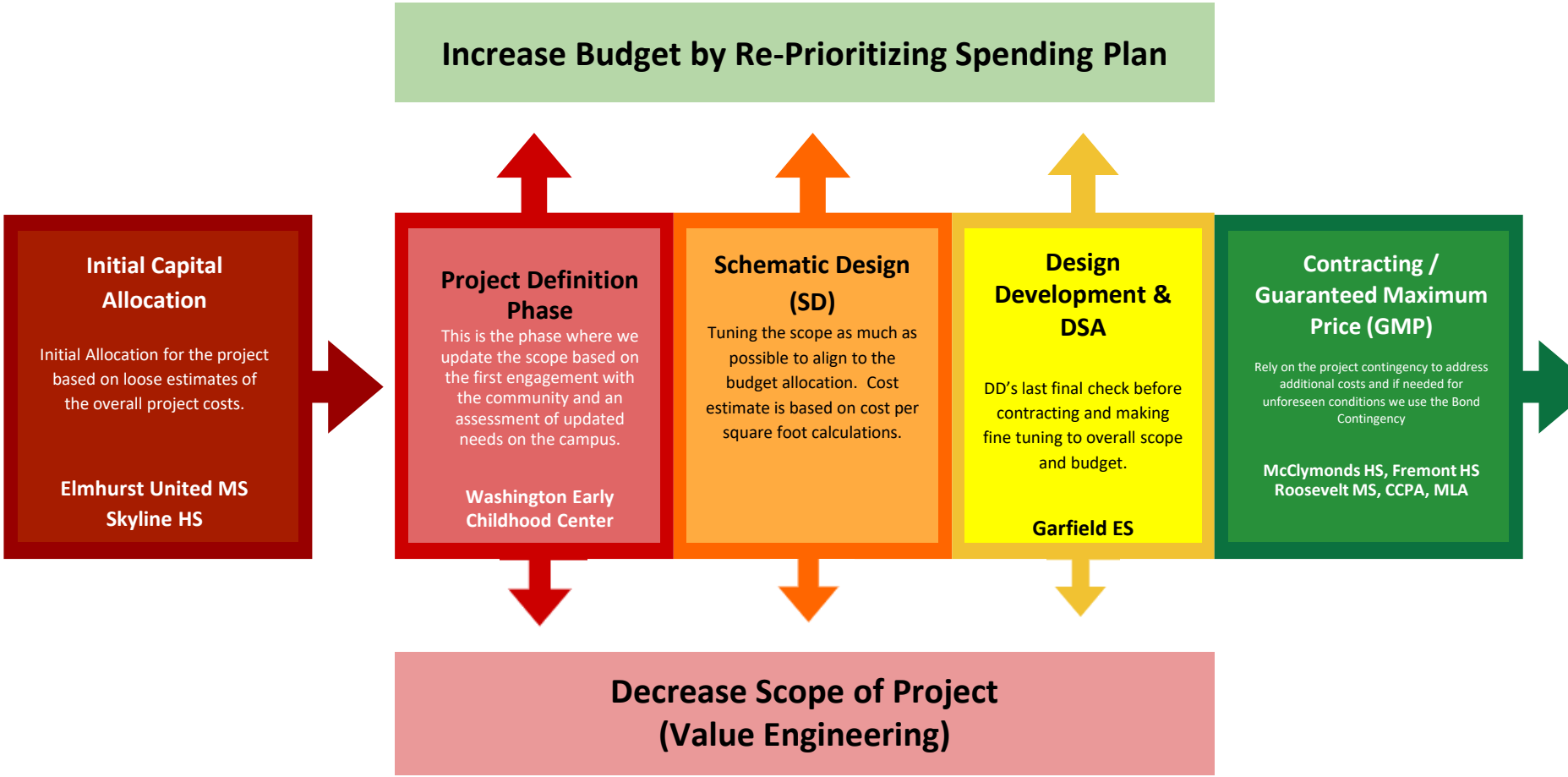
- Athletic fields and gym modernizations
- Living schoolyards and shaded outdoor learning spaces
- Energy efficiency, solar, and EV infrastructure

- *Yellow highlights identify areas of increased investments based on district needs and priorities.*

Section Two

Spending Plan Revisions

Budget Check Points for Major Projects



Contingency & Earned Interest Allocation

Contingency and Earned Interest Allocation are Aligned to Existing Strategic Goals

1. **Honor Commitments to Oakland Voters and School Communities**
   Preserve the core scope and educational intent of projects previously committed to Oakland voters, school communities in Measure B, J and Y, and approved by the Board.
2. **Prioritize Investments Using the 2026 Facilities Master Plan**: Align capital investments with the Oakland Unified School District Facilities Master Plan to ensure resources are directed to the District's highest-priority facility needs.
3. **Invest in Prioritized Projects that also Offset General Fund Costs**
   Prioritize capital projects, such as solar and other operational efficiency initiatives, **that reduce ongoing utility and operating expenses** and create long-term cost avoidance for the General Fund.
4. **Maintain Deferred Maintenance Support**
   Maintain funding for deferred maintenance to ensure the District has resources to replace systems that reach end of life and are identified in the Comprehensive Maintenance Plan until the Board restores a sustainable annual deferred maintenance program.

Bond Measure Y Contingency

Measure Y spending plan has been strategically with a strong bond contingency to proactively manage escalation, project timing shifts, DSA approvals, and evolving district priorities aligned with the 2020 Facilities Master Plan and now the 2026 Facilities Master Plan. The initial Measure Y Contingency was set at **$73.5 Million or 10%** of the Measure Y Bond

Current Program Contingency includes **$60 Million**.
After allocating **$30.5 Million** of the contingency to Major Projects and other Districtwide Investments in 4th Update, the Contingency will have a healthy balance of **$29.5 Million**.

The remaining balance is reserved for unforeseen circumstances and is currently slated for:

- Garfield Project at GMP
- Mandatory Lighting Upgrades
- Heat Mitigation and HVAC Phase 2
- Deferred Maintenance-Electrical
- TK Expansion and TK Hubs

- Comprehensive Maintenance Plan
- Special Education Program Supports
- Accessibility and Access Investments
- Safety and Electric Locking Systems

Major Facilities Projects Updates

Proposed Major Projects Budget Changes

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Major Projects							
Title / Project	Status	Approved Measure Y Budget (March 2025)	Proposed Change Measure Y (May 2026)	Proposed Measure Y Budget (May 2026)	Approved Funding Other Capital Funds (March 2025)	Proposed Funding Increases in other Capital Funds (May 2026)	Total Revised Allocation (May 2026)
Completed Projects							
1000 Broadway Interim Housing	Complete	$4,323,532	$0	$4,323,532	$0	$0	$4,323,532
Dr. Marcus A. Foster Leadership Center	Closeout	$55,000,000	$0	$55,000,000	$7,000,000	$0	$62,000,000
Claremont MS	Closeout	$18,000,000	*-$500,000*	$17,500,000	$3,271,672	$0	$20,771,672
Laurel CDC	Complete	$15,000,000	*-$1,562,657*	$13,437,343	$3,500,000	$0	$16,937,343
Active Major Projects							
McClymonds HS	GMP	$95,750,000	$12,250,000	$108,000,000	$0	$0	$108,000,000
Roosevelt MS	Construction	$90,550,000	$6,050,000	$96,600,000	$1,000,000	$0	$97,600,000
Garfield ES (Resolution No. 2526-0102) Approved	100% DD	$70,700,000	$0	$70,700,000	$0	$33,800,000	$104,500,000
Coliseum College Prep. Academy	GMP	$55,000,000	$6,000,000	$61,000,000	$13,000,000	$0	$74,000,000
Melrose Leadership Academy	GMP	$36,500,000	$2,700,000	$39,200,000	$3,000,000	$0	$42,200,000
Fremont High School	Construction	$0	$0	$0	$15,000,000	$7,800,000	$22,800,000
Washington CDC	New Project - Planning	$0	$0	$0	$2,000,000	$18,020,000	$20,020,000
Future Projects (Draw 4)							
Elmhurst United MS	Planning	$8,504,796	$0	$8,504,796	$1,495,204	$0	$10,000,000
Skyline HS	Planning	$8,504,796	$0	$8,504,796	$1,495,204	$0	$10,000,000
Total		**$457,833,124**	**$24,937,343**	**$482,770,467**	**$50,762,080**	**$59,620,000**	**$593,152,547**

Proposed budget changes

McClymonds HS: Modernization, Stadium Project & Turf Field Replacement

Approved Budget:	$95.75 Million
Proposed Budget Increase:	$12.25 Million
Total Proposed Budget:	$108 Million
Project Status:	DSA approved in April 2026; Board approved Guaranteed Maximum Price Pending
Project Scope:	• Modernized classrooms, breakout spaces, and science labs supporting next-generation teaching and learning • New gymnasium building with locker rooms, training and weight rooms, equipment storage, and modern athletic support spaces • Upgraded campus infrastructure including HVAC, plumbing, electrical systems, ADA accessibility, and enhanced safety and security features • Revitalized campus environment with modern restrooms, collaborative learning spaces, and inclusive outdoor areas for recreation, events, and student gathering
Funding Sources:	Measure Y
Rationale for Budget Increase:	See next slide
Recommendation:	• Allocate $12.25 Million from Measure Y Contingency

McClymonds HS: Modernization, Stadium Project & Turf Field Replacement

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Rationale for Requested Budget Increase:

The requested increase to the McClymonds Modernization and Turf Field/Track/Stadium Upgrade Project budget from $95.75 million to $108 million reflects a combination of construction market escalation, extended regulatory review timelines, unforeseen existing conditions, and refinements to project scope that emerged as design and implementation progressed. The Division of the State Architect (DSA) review process took approximately 15 months rather than the anticipated 7 months, resulting in escalation of costs due to increases in labor and materials.

During DSA review and extensive testing, additional existing conditions and required code corrections were identified, including structural conditions, non-code-compliant walls identified during DSA review, and environmental remediation oversight requirements associated with the field work. The revised budget also incorporates a series of infrastructure and operational enhancements that will improve long-term campus functionality, safety, and reliability, including retaining walls, upgraded field lighting, data and communications infrastructure, clock/speaker systems, security system relocation, and related stadium improvements. The proposed increase will be funded through a combination of interest earnings accrued that have been added to the Program Contingency during the extended DSA review period and bond contingency funds.

The updated contractor estimates for the turf field and stadium improvements needed to remediate the soils reflect significantly higher construction costs than originally projected for similar sized fields, particularly as material pricing and market conditions evolved over the course of the extended approval timeline. The longer overall schedule and incorporation of the stadium project now including a field into the broader modernization project also increased project phasing and coordination costs.

McClymonds HS: Modernization, Stadium Project & Turf Field Replacement

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Project Renderings

Project Profile Page
Scan to view project details and reports

CCPA: Expansion/Portable Replacement

Approved Budget:	$68 Million
Proposed Budget Increase:	$6 Million
Total Proposed Budget:	$74 Million
Project Status:	DSA Approved Increment #1; Awaiting DSA approval from Increment 2; Board approved GMP
Project Scope:	• 14 modernized classrooms with breakout spaces and two state-of-the-art science labs • New gymnasium with training and weight rooms, locker rooms, and equipment storage supporting athletics and physical education • Modern, private restroom facilities integrated into the new classroom and gymnasium buildings • Inclusive outdoor spaces designed for flexible learning, student gathering, recreation, and community event
Funding Sources:	Measure Y $55 Million; Fund 25 (Developer Fees): $13 Million
Rationale for Budget Increase:	• Operational Requirements: A $5M request for management, IT, equipment, and permits. • Final Closeout: An anticipated $1M “future request” is planned to ensure all outstanding items are resolved to formally close out the project
Recommendation:	Allocate $6 Million from Measure Y Contingency

CCPA: Expansion/Portable Replacement

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Project Renderings

Project Profile Page
Scan to view project details and reports

Garfield ES: Rebuild and Early Childhood Education Expansion

Approved Budget	$70.7 Million
Proposed Budget Increase:	No change/Pending DSA Submission
Total Proposed Budget:	$104.5 Million
Project Status:	100% Design Development; Board approved Resolution No. 2526-0102: Revised Scope, Budget, and Funding Plan
Project Scope:	• New PK–5 campus amenities including 30+ classrooms, library, multipurpose room, Family Resource Center, and elimination of temporary portable housing • Expansion of TK/PK capacity from 3 to 7+ classrooms • Modernized healthy building systems including upgraded ventilation, monitoring, insulation, and resilient Title 24-compliant design • Net Zero Energy-ready campus featuring all-electric high-efficiency systems, LED lighting, and battery storage • Play Structures for TK, PK, and for all students at K-5 grade levels • Staff parking and bicycle parking for students, staff, and families
Funding Sources:	Measure Y: $70.7 Million; OCI: $19 Million; Fund 25 (Developer Fees): $5 Million; Fund 35: $9.8 Million
Rationale for Budget Increase:	NA
Recommendation:	NA

Garfield ES: Rebuild and Early Childhood Education Expansion

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Project Renderings

Project Profile Page
Scan to view project details and reports

MLA Maxwell: Expansion/Portable Replacement

Approved Budget:	$39.5 Million
Proposed Budget Increase:	$2.7 Million
Total Proposed Budget	$42.2 Million
Project Status:	Awaiting DSA approval; Board approved Guaranteed Maximum Price
Project Scope:	• New middle school building featuring six classrooms, specialized learning spaces, a science lab, and gender-neutral restrooms • Sustainability upgrades including solar panels, battery storage, and new high-efficiency heat pump systems • Campuswide infrastructure improvements including plumbing renovations, fire and life safety enhancements, and seismic retrofitting • Modernized learning environments with upgraded administrative spaces, improved air quality, HVAC systems, and climate-controlled classrooms
Funding Sources:	Measure Y; Fund 25 (Developer Fees): $3M
Rationale for Budget Increase:	• Expanded project scope to include heat mitigation improvements.
Recommendation:	Allocate $2,7 Million from Measure Y Contingency

MLA Maxwell: Expansion/Portable Replacement

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Project Renderings

Project Profile Page
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Roosevelt MS: Modernization

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Approved Budget:	$91.5 Million
Proposed Budget Increase:	$6.1 Million
Total Proposed Budget:	$ 97.6 Million
Project Status:	Building A Alteration - Phase 1, under construction
Project Scope:	• New 3,400 sq. ft. science building providing modern labs and hands-on STEM learning opportunities • Renovated classrooms, interiors, and shared spaces creating brighter, modernized learning environments • Upgraded campus systems including HVAC, lighting, fire alarms, sprinklers, and security improvements supporting safety and comfort • Structural and outdoor improvements including strengthened buildings, gardens, landscaping, and enhanced student gathering and learning spaces
Funding Sources:	Measure B, Measure Y
Rationale for Budget Increase:	• Operational Requirements: A $6.1M request for construction management, additional Architect/Engineering fees and Inspector fees, DSA fees, move services, furniture, and custodial.
Recommendation:	Allocate $6.1 Million from Measure Y Contingency

Roosevelt MS: Modernization

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Project Profile Page
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Fremont HS: Portable, Roof, HVAC Replacement

Approved Budget	$15 Million
Proposed Budget Increase:	$7.8 Million
Total Proposed Budget:	$22.8 Million
Project Status:	Construction
Project Scope:	• Four new permanent modular classrooms and two modern office spaces supporting teaching, learning, and student services • Elevator modernization to improve campus accessibility and safety for students, staff, and visitors • Renovated Foothill Boulevard (“Mac Dre”) parking lot with expanded parking, upgraded lighting, and EV charging infrastructure supporting safety and sustainability
Funding Sources:	Measure J: $18.3 Million; Fund 35: $4.5M
Rationale for Budget Increase:	• Expanded project scope including roofing replacement and heat mitigation improvements. • Roof is highest ranked issue on Comprehensive Maintenance Plan. • Additional electrification and mechanical system installations required for full functionality.
Recommendation:	• Allocate $3.3 Million from Measure J (Fremont New Construction Phase 1-4) • Allocate $4.5 Million from Fund 35 (State Reimbursement-Fremont Project)

Fremont HS: Portable, Roof, HVAC Replacement

Project Profile Page
Scan to view project details and reports

Districtwide Focused Investments

Proposed Measure Y Spending Plan Priorities

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Alignment with Facilities Master Plan & District Priorities

- **+$4M Heat Mitigation Strategies** to expand districtwide thermal comfort, ventilation, and climate resilience efforts identified through the Facilities Master Plan **—> Measure Y Program Contingency**
- **+$1.5M Portable Removal & Site Stabilization** for safety, liability, deferred maintenance, and operational impacts at aging and vacant sites **—> Measure Y Program Contingency**
- **+$2.5M Elementary Turf Fields** to improve outdoor play, athletics, recreation, and student wellness opportunities across elementary campuses **—> Measure Y Program Earned Interest**
- **+$12M Solar & Energy Infrastructure** to support the District Sustainability Policy, long-term energy resilience, and reductions to General Fund utility costs **—> Measure Y Program Earned Interest**
- **+$2M TK Expansion** to supports early childhood access, enrollment growth, and implementation of the District's TK/Early Learning strategy **—> Measure Y Program Earned Interest**
- **Maintain Safety Investment** in campus security, lighting, fencing, fire/life safety, and student well-being

Demonstrates continued commitment to being strong stewards of public dollars through strategic leveraging of partnerships, grants, sustainability investments, and operational savings opportunities

Heat Mitigation & Climate Resilience

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Expanding Healthy, Safe, and Climate-Responsive Schools

- Proposed **+$4M investment** to expand districtwide heat mitigation, thermal comfort, ventilation, and climate resilience strategies identified through the 2026 Facilities Master Plan
- Aligned with Resolution No. 2526-0226 — Protecting Student Health and Educational Equity Through Urgent Districtwide Heat Mitigation
- Addresses growing challenges related to:
  - Extreme heat events and urban heat island impacts
  - Aging infrastructure and limited cooling capacity
  - Student wellness, indoor air quality, and classroom comfort
  - Long-term climate resilience and operational reliability
- Investments support a districtwide strategy that includes:
  - HVAC and ventilation improvements
  - Solar shade structures and outdoor greening
  - Classroom heat and air quality monitoring
  - Passive cooling and sustainable campus design strategies

Solar & Energy Resilience Investments

Proposed **+$12M investment in districtwide solar infrastructure** aligned with the 2026 Facilities Master Plan, Sustainability Policy, and Climate Emergency Resolution
Solar investments support:

- Reduce outdoor heat island impacts and support OUSD's and climate policies
- Long-term General Fund savings through reduced energy costs
- Reduced strain on aging electrical infrastructure
- Future cooling and HVAC modernization supports
- Access final round of Federal incentives that will provide approximately $3M to the "Green Revolving Fund."

Proposed solar and battery storage strategy includes new installations, shade structures, and recommissioning existing systems while leveraging federal ITC Direct Pay opportunities and generating an estimated **$22M in lifecycle utility savings**

Operational savings can be reinvested into student learning environments, sustainability initiatives, and long-term facilities improvements

Transitional Kindergarten Expansion and Hub Creation

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Investing in Early Learning & Future Enrollment Growth

- **+$2M investment** to support TK expansion aligned with the 2026 Facilities Master Plan and District early learning priorities.
- Expands access to high-quality TK spaces and supports growing enrollment demand across the district and supports the establishment of TK hubs to support families access OUSD early learning opportunities.
- Investments include:
  - Modern early learning classrooms
  - Outdoor play and learning spaces
  - Classroom Restrooms for our youngest scholars
  - Family-centered support environments
  - Infrastructure upgrades for expanded TK/PK programming
- Supports long-term enrollment growth, educational equity, and future grant and partnership opportunities

Section Four

Next Steps

Next Steps

Present revised Measure Y Spending Plan to the Measures B, J, and Y Independent Citizens' School Facilities Bond Oversight Committee for recommendation - **June 8, 2026**

Present revised Spending Plan as a Second Read and Final Recommendation to the Oakland Unified School District Facilities Committee - **June 18, 2026**

Present revised Spending Plan to the Oakland Unified School District Board of Education for final approval - **June 24, 2026**

THANK YOU

Preston Thomas, Chief Executive Officer
Sele Nadel-Hayes, Executive Director, Facilities Planning & Management
Pranita Ranbhise, Executive Director, Facilities Planning & Management
Michael Ezeh, Director, Accounting Director

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Appendix

OUSD Facilities Funding & Masterplan History

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

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 **Needs Assessment:** The OUSD Masterplan identified $1.5 billion in total facility needs (File #12-1043).

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.

May 2020, **Needs Assessment:** The updated Masterplan revealed that district facility needs had grown to $3.4 billion (File #19-2517).

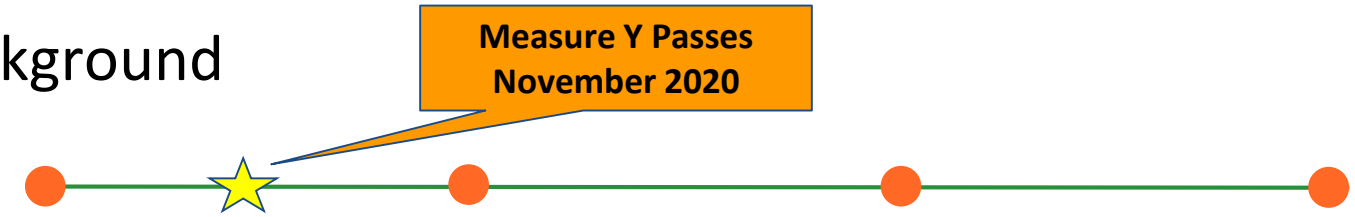
November 2020, **Oakland voters passed Measure Y, a $735 million School Facilities Improvement Bond**, for OUSD to provide, among other things, classroom repair and school safety improvements, upgrading classrooms, science labs and technology; improving student safety and security; repairing bathrooms,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

May 2023, **Market Escalation:** OUSD reported a 28% increase in bond project costs due to shifting market conditions. Total district needs outlined in the Masterplan subsequently rose to approximately $4.4 billion.

March 2025, **Plan Adjustment:** The Board of Education approved Revision #3 (File #23-2330) to the Measure Y Spending Plan. This revision realigned the budget to account for market escalation, scope changes, and the long-term health of the bond.

April 2026, **Funding Draw:** OUSD successfully sold Draw 3 of the bond, raising an additional $185 million to sustain forward momentum on all projects in the current Spending Plan.

Background



June 2018	April 2021	March 2022	June 2023
Board approved the initial Measure Y Budget List and Allocation	Board approved updated Measure Y Budget. (Refer to File# 21-0581)	Board approved Measure Y District Initiative Work Plan. (Refer to File #22-0223)	Board approved Revision 2 to Measure Y Budget. (Refer to File#23-0668)

March 2025	Q2 2026	Q2 2027[1]
Board approved Revision 3 to Measure Y Budget. (Refer to File#24-2330)	Recommendation to Board to approve Revision 4 to Measure Y Budget.	Revision 5 regular cycle to respond to market conditions and project needs.

[1] Estimated timeline and subject to change based on changing market conditions and Board priorities.

Expanding Our Funding Portfolio to Support Healthy, Safe, and Joyful Schools

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By building a diverse portfolio of funds, the Facilities Department can thoughtfully plan, design, and build learning environments that directly support and enhance student outcomes.