



OAKLAND UNIFIED SCHOOL DISTRICT

Community Schools,
Thriving Students

www.ousd.k12.us/facilities

Produced May 2013



“As a longtime Oakland resident, I have thoroughly enjoyed being a member of the Measure B Committee. We have had opportunities to monitor the progress of construction projects at various sites. It is gratifying to see our Oakland tax dollars used to benefit the Oakland community in so many constructive ways.”

Renee Swayne, Citizens’ Bond Oversight Committee Member



Highland Elementary School Grand Opening Summer 2012

Measure B Independent Citizens’ Bond Oversight Committee

Annual Report 2011-2012

BUILDING FULL SERVICE COMMUNITY SCHOOLS



OAKLAND UNIFIED SCHOOL DISTRICT

Community Schools, Thriving Students

Together, We Are Building

a full-service community school district that serves the whole child, eliminates inequity and provides each child with an excellent teacher, every day.

About Measure B

BOND BACKGROUND

In June 2006, Oakland voters passed Measure B, a \$435 million School Facilities Improvement Bond, for Oakland Unified School District to enhance the educational environment for the students and communities of Oakland. In year six of the Bond Program, planning and construction progressed at many sites throughout the District.

This annual report summarizes and highlights the work of the Independent Citizens' Bond Oversight Committee (CBOC) and reviews the expenditures in the Measure B School Facilities Improvement Bond for the fiscal year: 2011-2012.

MEASURE B PROJECTS

The legal guidelines for spending Measure B funds require that the district restrict expenditures to those projects described in the Bond project list. Since the passage of Measure B, the Board of Education has approved 110 projects with a total value of \$401 million.

Measure B provided funding for Modernization and New Construction projects that included:

- Classrooms (Including science and computer labs, art and music rooms)
- Student restrooms
- Digital technology
- Libraries
- Multi-purpose rooms
- Cafeterias
- Wellness / health / youth centers
- Child development centers
- Fire alarm / intrusion alarm replacements
- Playground and athletic field improvements

PROJECT DISTRIBUTION ACROSS THE DISTRICT—FISCAL YEAR 2011-2012



Measure B Dollars at Work

SUPPORTING THE LOCAL ECONOMY

Since the passage of the local business utilization (LBU) policy by the Board of Education in 2008, Measure B has stimulated the local economy in the City of Oakland by awarding approximately \$112 million of work to over 152 local contractors and vendors. While the LBU requires a minimum of 20% of all work be done by certified local businesses, the Facilities Department is currently trending close to 50% local business utilization, with a 49.4 LBU. Overarching benefits of the LBU included:

- Increasing the number of Oakland businesses participating in all aspects of District contracting
- Reducing unemployment and underemployment of Oakland residents
- Increasing participation of under-utilized local businesses in District contracting
- Increasing the circulation of local dollars within the Oakland community and thus stimulating a stronger economic base

Two examples of the success the LBU program are the Highland and Lowell projects. The construction portion of the work is at Highland is approximately \$12.9 million; the LBU on this project is 70.8% with over \$9.1 million awarded to local businesses. The construction at Lowell is \$13.7 million and the LBU is 70.9% with \$9.7 million awarded to local businesses.

LEVERAGING MEASURE B FUNDS

OUSD continues to use available opportunities to leverage the \$435 million Measure B Bond. For instance, the District, in conjunction with the local community, obtained Urban Forestry and Air Resource Quality grants from the State and Youth / Family Center grants from the City. In addition to State and Local grant funding, the District has taken advantage of subsidized interest rates offered by the Federal government through financial instruments such as Quality School Construction Bonds (QSCB), Build America Bonds (BAB), and Clean & Renewable Energy Bonds (CREB). To date, the District has applied for approximately \$105,309,688 and has received \$76,495,167 in grants and matching funds. The District continues to aggressively explore new opportunities to leverage Measure B funds.

SUSTAINABILITY AND CHPS

The District has adopted a very robust sustainability initiative which requires that all construction and related building materials conform to sustainable standards. The Bond Program utilizes CHPS (Collaborative for High Performance Schools) in all elements of design and construction of Modernization and New Building projects. Last year, the La Escuelita Education Project earned 107 CHPS points, one of the largest number of points ever awarded to project in the State. As evidence as our continued commitment of reaching our CHPS goal, the Montclair Modernization Project has earned 41 CHPS points. Our initiative not only is good for the environment, but maintainability and other sustainability features also support students academic achievement.

“The District continues to do a good job building “greener” schools that are energy efficient and focused on using sustainable resources to achieve a healthy environment for learning and teaching.” - Andrea Dawson, CBOC Member

DISTRICT VISION, PRIORITIES, & GOAL

The Vision

OUSD’s vision is to support academic achievements and re-establish schools as centers of the community by transforming OUSD into a full-service community school district. In this model, high quality instruction, health and physical education, nutrition, medical, dental, recreation, housing, employment, and language instruction are all provided at the school, which becomes the hub of community activity. The emphasis is on educating and caring for the whole child. Social and human services are not seen as extras or add-ons in these schools. Instead, collaboration centered on the well-being of children and families drive all programs at these schools.

The Priorities

OUSD’s priorities are:

- Safe healthy, and supportive schools
- High quality, effective instruction
- College and career readiness

The Goal

OUSD’s goal is to build a Full-Service Community School District that cares for the whole child, eliminates inequity, and provides all students with excellent teachers every day.

Building a Better Community

MODERNIZATION HIGHLIGHTS

OUSD has an inventory of aging classroom and ancillary buildings. Of the 328 permanent buildings in the District, nearly two in three are over 50 years old. The modernization of these existing facilities is key to improving the educational outcomes for all students. Lowell Middle School and Washington/Sankofa are examples of an extensive modernization project.

Lowell Modernization & Washington / Sankofa Projects include:

- Renovated classrooms with improved lighting, improved air quality circulation, and new flooring and ceramic tile walls
- New mechanical system with detection control
- Campus-wide interior / exterior painting
- Site wide accessibility
- Upgrades for fire, life, and safety issues
- New fire alarm replacement and data technology networks
- New science laboratory facilities



Lowell Modernization

NEW CONSTRUCTION HIGHLIGHTS

OUSD's goal is to provide equitable classroom spaces for all students. To support this goal, the District has undertaken an aggressive campaign to replace old portables with new two story classroom buildings. These buildings not only contain state of the art classrooms and restrooms, but many will also include ancillary spaces such as multipurpose rooms, health and wellness centers and counseling areas. This year, the following schools had new construction projects:

- Havenscourt New Classroom & Cafeteria Bldg
- Highland ES New Classroom & Cafeteria Bldg
- La Escuelita Educational Complex Phase I
- Lowell MS Modernization
- Montclair New Classroom Bldg
- Washington ES Modernization



Lowell Science Classrooms



La Escuelita Educational Complex (LEEC)



Highland Elementary School New Classroom & Cafeteria Building

Building a Better Community

PLAYGROUND AND ATHLETIC FIELDS

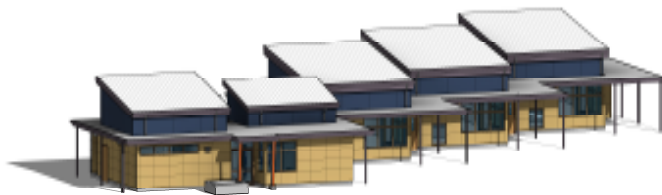
Measure B funds support the physical buildings and contribute to the outside learning environments through projects such as seating walls, small amphitheatres, extensive landscaping and community gardens. Additionally, the District has replaced many play structures, recognizing that children's physical development is central to their academic development. The highlighted project in this category is the Madison Middle School Field Improvements.

FIRE ALARM / INTRUSION ALARM

An ongoing safe environment for all students is an OUSD priority. The District continues to improve infrastructure systems such as fire and intrusion alarm systems. Over the past year, the District has upgraded or replaced eight fire and intrusion alarm systems with a total value of approximately \$2,000,000.

CHILD DEVELOPMENT CENTERS / SCHOOL-BASED HEALTH CENTERS

Part of the District's goal to support every aspect of student need, includes new child development centers (CDC) and school-based health centers (SBHCs) at some school sites. These facilities provide essential support services to students and the community at-large. Currently, OUSD has developed 31 CDC's and 14 SBHCs using Measure B funds. The photos show a few sites where OUSD has developed SBHCs during the past year.



Madison Field Improvements (Before)



Madison Field Improvements (After)

Stonehurst CDC



Havenscourt MS Health Center



Arroyo Viejo CDC Renovation

CBOC Roles & Activities

PURPOSE AND DUTIES OF THE CBOC

As required by Education Code Section 15278, the District appointed a Committee of local residents, whose main charge is to inform the public about how the Bond money is being spent. The Committee actively reviews and reports on the expenditure of taxpayer's money for school construction to ensure that bond funds are spent in accordance with the provisions of the bond. The Committee is comprised of up to 11 appointees, including a chairperson, vice chairperson and secretary.

Committee Members for the 2011-2012 Fiscal Year

Chair	Patricia Williams
Vice Chair	Jean Moore
Secretary	Lisa Young
Member	Renee Swayne
Member	Patricia Centeno
Member	Andrea Dawson
Member	Christopher Vernon
Member	Odest Logan

"The school sites I've visited this past year reflect a learner-centered approach to design that addresses the educational needs of learners in the 21st century, with a commitment to creating spaces that are conducive to intellectual, physical, and emotional wellbeing, and are environmentally sustainable"

- Lisa Young CBOC Member

CBOC ACTIVITIES

The Committee convened and participated in a number of key activities central to their main charge, such as preparing the Annual Report, reviewing program expenditures, and visiting 28 project sites to observe construction progress.

Following is a list of Project Site Visits for 2011-2012 Fiscal Year:

August 5, 2011

Frick MS
Skyline HS
Montera MS

Sept 2, 2011

Highland ES
West Oakland MS @ Lowell

October 7, 2011

Montclair ES
Manzanita

November 4, 2011

Roots @ Havenscourt MS
Sankofa @ Washington ES

December 2, 2011

Prescott Elementary School
Montclair Elementary School

January 6, 2012

La Escuelita Educational Center (LEEC)

February 3, 2012

Havenscourt MS
Madison MS

March 2, 2012

Calvin Simmons (Life Academy)

April 6, 2012

New Highland Academy
West Oakland MS @ Lowell

"I have learned that every site in OUSD is unique. The facilities staff is great at identifying the needs and challenges of each site and then planning and providing safe and modern facilities that support our students' development and success."

- Pat Williams, CBOC Chair

Audit Review and Findings

ANNUAL EXPENDITURE REVIEW

Of all the activities undertaken by the CBOC, its primary duty is to review and ensure that the Measure B funds are spent in accordance with the Bond language. The preceding is a chart that reflects a summary of project expenditures for the Fiscal Year Ended June 30, 2012. The report is organized to reflect the life of each project commencing with the Pre-Design Phase and concluding with the Completed Phase. In addition, \$11,156,046 was expended on program support items such as staff and consultants in direct support of the bond program. The combined project and program expenditure for the 2011/2012 Fiscal Year totaled \$85,716,229, and the cumulative expenditures for the first six years of the bond program totaled \$304,407,675 through June 30, 2012.

FISCAL AND PERFORMANCE AUDIT

As required by Measure B, each fiscal year a fiscal and performance audit of Measure B expenditures is conducted. Yano Accountancy Corporation conducted the 2011/2012 audit and concluded that OUSD compiled in all material respects with the Measure B requirements to expend bond proceeds only on the school facilities projects specified in the Measure B legislation.

STATEMENT OF COMPLIANCE

This 2011/2012 Measure B Annual Report is submitted to the Board of Education by the Committee, in accordance with Education Code section 15278 (b). The Committee advises that, to the best of its knowledge based on available information provided by the district, OUSD is in full compliance with the requirements of Article XXIII, Section 1(b)(3) of the California Constitution.

Investing for Tomorrow

LOOKING AHEAD (Fiscal Year 2012-2013)

As we conclude this 2011-2012 annual report, we look forward to the 2012/2013 year. Here are some of next year's scheduled milestones in design and construction:

- District wide fire / intrusion alarm projects
- Construction of La Escuelita Education Center Phase II
- Completion of Arroyo Viejo CDC
- Completion of Havenscourt New Classroom & Cafeteria Building
- Completion of Stonehurst CDC
- Construction of Montclair ES
- Installation of portables at Washington, Madison, and Whittier

"The Oakland Unified School District should be proud of the modernization projects that have been completed. Our youth's learning experience can only be enhanced from the state of the art classrooms, health centers, and overall building improvements from the Bond Measures approved by the citizens of Oakland"

- Odest Logan, CBOC Member

Expenditures

Site	Project	Board Approved Project Budget	Prior Years Expenditures (06/07-10/11)	Current Year Expenditures (11/12)	Cumulative	Variance
Projects in the Pre Design Phase						
Whittier	New Building	3,000,000	5,623	72,089	77,712	2,922,288
Allendale	Allendale Fire Alarm Replacement	555,500	-	105	105	555,395
Burbank (Explore)	Small Schools	1,366,600	13,562	-	13,562	1,353,038
Roosevelt Elementary	Modernization	1,000,000	-	226	226	999,774
Lakeview CDC	Fire and Intrusion Alarm Replacement	108,000	-	-	-	108,000
Laurel Elementary	Intrusion Alarm	411,300	-	-	-	411,300
Lazear Elementary	Modernization	2,300,000	40,224	36,420	76,644	2,223,356
Melrose	Small Schools (Bridges)	700,000	-	-	-	700,000
Pre Design Phase Project Totals		\$9,441,400	\$59,409	\$108,840	\$168,249	\$9,273,151
Projects in the Design Phase						
Webster Academy	CDC Replacement	2,707,500	54,065	6,829	60,894	2,646,606
Joaquin Miller	Fire and Intrusion Alarm Replacement	554,938	-	-	-	554,938
Glenview Elementary	Fire and Intrusion Alarm Replacement	559,800	-	32,803	32,803	526,997
Foster Elementary	Fire Alarm Replacement	428,500	-	11,424	11,424	417,076
Burbank Elementary	Fire and Intrusion Alarm Replacement	621,000	-	36,444	36,444	584,556
Bella Vista Elementary	Fire and Intrusion Alarm Replacement	621,000	-	2,087	2,087	618,913
Far West High School	Fire and Intrusion Alarm Replacement	255,000	-	-	-	255,000
Lafayette Elementary	Fire and Intrusion Alarm Replacement	564,800	13,904	32,339	46,244	518,556
Santa Fe CDC	Fire and Intrusion Alarm Replacement	108,000	-	10,899	10,899	97,101
Sherman Elementary	Fire and Intrusion Alarm Replacement	621,000	-	-	-	621,000
Centro Infantil	CDC Fire Alarm Replacement	90,200	8,950	2,450	11,400	78,800
Manzanita Elementary	CDC Fire Alarm Replacement	83,100	9	7,350	7,359	75,741
McClymonds Small Schools	Small Schools	2,800,000	110,493	25,067	135,560	2,664,440
Washington Small Schools	CDC Fire Alarm Replacement	95,700	33	-	33	95,667
Laurel Elementary	CDC Replacement	3,889,800	300,274	221,893	522,167	3,367,633
Life Academy	Life Academy Renovation Seismic/Ren	4,160,000	1,276,436	95,015	1,371,450	2,788,550
Hintil	CDC Replacement	3,275,200	318,452	6,342	324,793	2,950,407
Golden Gate	CDC Fire Alarm Replacement	90,200	2,099	490	2,589	87,611
Skyline High School	Auditorium Fire Alarm Replacement	130,000	-	-	-	130,000
Laurel Elementary	Fire Alarm Replacement	160,000	23,687	-	23,687	136,313
Fremont Federation	Modernization Phase 3	10,000,000	589,462	59,274	648,736	9,351,264
Design Phase Project Totals		\$31,815,738	\$2,697,864	\$550,707	\$3,248,570	\$28,567,168
Projects in the Construction Phase						
La Escuelita Educational Complex	Downtown Ed. Com. Wellness Center	-	-	-	-	-
Sobrante Park	Modernization	2,040,200	752	472,307	473,059	1,567,141
Piedmont Avenue Elem.	Fire and Intrusion Alarm Replacement	667,900	-	14,573	14,573	653,327
King Estates Schools	Fire Alarm Replacement	864,038	40,725	11,194	51,919	812,119
Washington Small Schools	Small Schools (Sankofa)	11,112,811	357,784	2,680,236	3,038,020	8,074,791
Oakland Tech	Retro Commising Project	300,000	-	28,386	28,386	271,614
Calvin Simmons	Improvements and Career Tech Lab	16,135,000	-	1,365,284	1,365,284	14,769,717
Montclair	New Classroom	18,930,256	2,174,870	1,797,987	3,972,857	14,957,399
Stonehurst	CDC Replacement	4,313,824	426,161	977,177	1,403,339	2,910,485
Arroyo Viejo	CDC Replacement	3,464,500	359,816	656,821	1,016,637	2,447,863
Havenscourt Middle	Classroom and Cafeteria	15,434,000	1,479,866	1,449,978	2,929,844	12,504,156
District-wide	Fire Alarm Maintenance	1,200,000	146,385	653,014	799,399	400,601
Construction Phase Project Totals		74,462,529	\$4,986,358	\$10,106,957	\$15,093,315	\$59,369,214
Projects in the Close-Out Phase						
Madison Middle	Modernization	9,443,984	7,436,218	922,108	8,358,326	1,085,658
Chabot Elementary	Portable	18,900,000	17,866,591	863,852	18,730,443	169,557
Urban Promise Academy	Multi-purpose Gym	7,089,364	5,991,395	247,026	6,238,420	850,944
Calvin Simmons	Health Center	1,327,038	921,789	158,086	1,079,875	247,163
Roosevelt Middle School	Health Center	1,298,924	951,487	27,013	978,500	320,424
Lowell Middle	Modernization	19,188,360	1,870,372	13,393,459	15,263,831	3,924,529
Lowell Middle	Health Center	193,660	73,284	15,547	88,831	104,829
La Escuelita Educational Complex	New Educational Complex	39,500,000	4,969,106	29,611,261	34,580,367	4,919,633
Webster Academy	Kitchen Renovation	555,500	-	70,607	70,607	484,893
Piedmont	CDC Fire Alarm Replacement	94,112	6,158	67,523	73,681	20,431
Jefferson Elementary	CDC Fire Alarm Replacement	99,537	8,476	66,013	74,489	25,048
Grass Valley Elementary	Portable Installation Project	1,110,000	-	75,524	75,524	1,034,476

Expenditures

Site	Project	Board Approved Project Budget	Prior Years Expenditures (06/07-10/11)	Current Year Expenditures (11/12)	Cumulative	Variance
Burckhalter Elementary School	Portable Installation Project	1,480,000	-	67,529	67,529	1,412,471
Oakland High	Building G Restroom project	1,830,000	-	197,740	197,740	1,632,260
Piedmont	Portable Library	400,000	-	2,115	2,115	397,885
Highland Small Schools	New Building	16,733,142	3,125,750	10,292,959	13,418,708	3,314,434
Harriet Tubman	CDC Fire Alarm Replacement	85,817	6,500	60,940	67,440	18,377
Lockwood	ES Fire and Intursion alarm Replacem	704,000	58,258	407,118	465,376	238,624
Montera	Modernization	9,935,000	7,170,907	1,426,185	8,597,092	1,337,908
Prescott Small Schools	Small Schools (PLACE)	3,625,000	3,379,339	134,498	3,513,837	111,163
Jefferson Elementary	Portable	18,200,000	12,027,038	2,980,172	15,007,210	3,192,790
Oakland High	Health Center	2,751,625	2,039,410	434,243	2,473,653	277,972
Oakland High	Modernization	26,697,597	24,016,105	2,030,503	26,046,609	650,988
Cox Elementary	Additional Classroom	16,745,000	16,199,456	241,834	16,441,290	303,710
Cox Elementary	Modernization/ Small Schools	5,351,349	5,164,508	21,991	5,186,499	164,850
Prescott Small Schools	Mod	558,000	55,608	379,158	434,766	123,234
Skyline High School	Skyline HS Wellness Center	750,000	205,213	286,359	491,572	258,428
Frick	Frick Wellness Center	750,000	183,689	535,076	718,764	31,236
Elmhurst Middle School	Elmhurst wellness Center	750,000	185,808	308,638	494,445	255,555
Calvin Simmons	Modernization/Small Schools	4,232,059	3,881,460	4,893	3,886,353	345,706
Whittier	Modernization	3,994,240	3,720,679	10,890	3,731,570	262,670
Close-Out Phase Project Totals		214,373,308	\$121,514,603	\$65,340,859	\$186,855,461	\$27,517,847
Projects Completed						
Arts Far West	Intercom/PA/Clock Repairs	206,315	126,194	-	126,194	80,121
Lockwood CDC	Fire and Intrusion Alarm Replacement	108,000	1,500	18,990	20,490	87,510
Manzanita Elementary	Modernization	3,950,064	2,089,535	1,429,858	3,519,393	430,671
Oakland High	Williams Settlement	18,055,584	18,062,137	1,563	18,063,700	(8,116)
District-wide	Playground Inspections & Repair	1,600,000	978,228	590,839	1,569,067	30,933
Elmhurst Middle	Modernization/ Small Schools	7,300,000	4,511,825	2,059,675	6,571,500	728,500
Madison Middle	Health Center	1,264,150	1,082,272	28,157	1,110,430	153,721
Havenscourt Middle	Modernization	3,451,708	2,448,390	412,309	2,860,700	591,008
Montera	Fire Alarm	825,000	684,468	84,050	768,519	56,481
Stonehurst	Restroom Renovation	983,501	565,714	3,446	569,160	414,341
Ralph Bunche	Modernization	4,200,000	1,739,120	-	1,739,120	2,460,880
Edna Brewer	Restroom Renovation	473,263	-	-	-	473,263
Havenscourt Middle	Health Center	1,376,080	452,351	623,671	1,076,022	300,058
Yuk Yau	CDC Fire Alarm Replacement	90,200	69,395	11,873	81,268	8,932
Highland Small Schools	CDC Fire Alarm Replacement	83,100	58,768	4,605	63,373	19,727
Cesar Chavez Elementary	School Fire Alarm Replacement	626,900	50,774	570,321	621,095	5,805
Roosevelt	ES Fire Alarm Replacement	601,000	361,352	172,123	533,475	67,525
Redwood Heights	ES Fire Alarm Replacement	455,650	365,609	391	366,000	89,650
Highland Small Schools	Fire Alarm Upgrade	260,000	253,829	-	253,829	6,171
Brookfield	Playground	45,000	-	38,219	38,219	6,781
Lincoln Elementary	Portable Replacement	8,886,225	8,065,292	74,698	8,139,990	746,235
Stonehurst	Small Schools (Esperanza)	480,526	461,721	4,000	465,721	14,805
Oakland Tech	Oakland Tech Modernization	3,327,843	3,257,912	-	3,257,912	69,931
McClymonds	McClymonds intercom/PA/clock Repair	287,321	227,410	-	227,410	59,911
Castlemont	Auditorium Renovations	3,570,000	3,560,570	-	3,560,570	9,430
Cole Middle School	Renovations	990,000	979,839	-	979,839	10,161
Cole Middle School	Health Center	70,100	71,950	-	71,950	(1,850)
Peralta	Modernization	1,430,586	1,362,210	-	1,362,210	68,376
Hoover	Modernization	4,504,462	4,127,137	-	4,127,137	377,325
Cleveland Elementary	Modernization Phase 2	3,803,574	3,803,574	-	3,803,574	-
Bret Harte Middle	Modernization	5,221,468	4,778,786	-	4,778,786	442,682
Emerson Elementary	Modernization	3,900,000	3,901,313	-	3,901,313	(1,313)
Carter Middle	Modernization	3,008,904	2,951,025	-	2,951,025	57,879
Sequoia	Sequoia Portable Installation	80,000	73,581	-	73,581	6,419
Laurel Elementary	Modernization	1,963,723	1,891,029	-	1,891,029	72,694
Redwood Heights Portable	Portable addition	157,500	142,787	-	142,787	14,713
Acom/Woodland Library		500,000	497,065	-	497,065	2,935
Westlake	Modernization	5,757,641	5,499,477	-	5,499,477	258,164
Cole Middle School	Intercom/PA/Clock Repairs	146,351	146,351	-	146,351	0
Highland Small Schools	Interim Housing	215,924	215,924	-	215,924	-
Highland Small Schools	Modernization/ Small Schools	1,300,000	864,816	-	864,816	435,184
Joaquin Miller	ADA Accessibility	-	-	-	-	-
King Estates Small Schools	Small Schools	3,500,000	704,311	-	704,311	2,795,689
Lafayette	Intercom/PA/Clock Repairs	75,877	66,506	-	66,506	9,371
Webster Academy	Portable Demolition	195,000	205,196	-	205,196	(10,196)
Completed Project Totals		99,328,541	\$81,757,241	\$6,128,791	\$87,886,032	\$11,442,508