

Bond Review and Measure Y Budget

Facilities Planning & Management
Facilities Committee
April 20, 2023



**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. Background
2. Ask of the Governing Body
3. Spending Plan Timeline
4. Current Measure Y Spending Plan
5. Current Project Budget Shortfalls
6. District Wide Initiatives Recommendations
7. Schedule for Next Bond Issuance
8. Conclusion
9. Next Steps
10. Questions & Answers

Overview

1. Spending Plan cannot be revised without some revision to a major capital project
2. Facilities Committee asks from March 16 meeting:
 - More detail in each case what is necessary within the dollar amount proposed.
 - How much of the overall Bond contingency that can be used for this offset that is being requested?
 - History of previous money spent per District with Bond Measures B and J.

Ask of the Governing Body

1. Bring to the Facilities Committee 3-16-23 Discussion
2. Present to Citizens Bond Oversight Committee (CBOC) 4-10-23
3. Bring back to Facilities Committee for Approval 4-20-23
4. Bring to BOE for final vote 4-26-23
 - **Budget adjustments vs. scope reductions**
 - **Review, comment and approve revised Spending Plan**

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+B 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.

Measure Y Timeline

- June 2018- Board approved initial Measure Y Budget
- April 2021- Board Approved updated Measure Y Budget
(Refer to File # 21-0581)
- March 2022 - Board Approved Measure Y District Initiative Work Plan
(Refer to File # 22-0223)
- March/April 2023- Report on Measure Y progress and initial draft of budget reconciliation

Capital spend by district to date

| OUSD FACILITIES DEPARTMENT - Site Allocation By District | | | Spent to date as of | 3/31/2023 | | | |
|--|----------------|----------------|---------------------|---------------|----------------|--|-------------------|
| DISTRICT - 1 | Measure B | Measure J | Measure Y | Fund 25 | Fund 35 | | Total by District |
| | \$ 35,394,860 | \$ 14,226,165 | \$ 6,808,207 | \$ 86,196 | \$ 11,169,956 | | \$ 67,685,384 |
| DISTRICT - 2 | | | | | | | |
| | \$ 125,120,431 | \$ 8,333,513 | \$ 1,287,987 | \$ 227,803 | \$ 606,998 | | \$ 135,576,733 |
| DISTRICT - 3 | | | | | | | |
| | \$ 68,932,684 | \$ 55,365,291 | \$ 13,195,511 | \$ 1,650,161 | \$ 36,961,498 | | \$ 176,105,146 |
| DISTRICT - 4 | | | | | | | |
| | \$ 33,799,032 | \$ 41,774,960 | \$ 3,499,845 | \$ 10,169,838 | \$ 10,252,707 | | \$ 99,496,382 |
| DISTRICT - 5 | | | | | | | |
| | \$ 33,180,175 | \$ 102,774,033 | \$ 260,726 | \$ 12,386,798 | \$ 1,157,068 | | \$ 149,758,800 |
| DISTRICT - 6 | | | | | | | |
| | \$ 21,602,173 | \$ 52,530,553 | \$ 270,116 | \$ 90,410 | \$ 14,556,232 | | \$ 89,049,484 |
| DISTRICT - 7 | | | | | | | |
| | \$ 51,608,756 | \$ 8,628,209 | \$ 4,492,066 | \$ 15,866,166 | \$ 11,540,100 | | \$ 92,135,297 |
| District Wide Projects | | | | | | | |
| | \$ 62,894,837 | \$ 160,127,377 | \$ 12,169,541 | \$ 24,597,203 | \$ 31,559,441 | | \$ 291,348,399 |
| | \$ 432,532,949 | \$ 443,760,102 | \$ 41,984,000 | \$ 65,074,575 | \$ 117,804,000 | | \$ 1,101,155,626 |

Key Observations of Measure Y

- Current average age of facilities is **75 years, and lack of investment** in infrastructure and building systems has led to increased cost to bring up to date
- Current market conditions have significantly **increased construction** costs
- **Major capital projects are being impacted** and we are having to consider scope reductions to comply with the current budgets.
- **Initiatives should be District Wide** to accommodate urgent needs that arise during the bond program.
- **Solar Projects** are becoming more **difficult to make receive the return on investment for the energy efficiency**, due to additional costs such as aging electrical switchgears and site logistics.
- Projected project budget **short falls** are only for **projects in design**, future project budget needs unknown.

Current Project Budget Projections

- Construction Costs (labor and materials) have gone up 28% in the last two years, and are projected to continue to escalate 8-10%/ year, as compared to 3% traditionally.
- Base scopes are based on: Improved Seismic Safety, Accessibility Improvements, Heating and Ventilation upgrades, Electrical upgrades, Communications upgrades, Envelope Weatherproofing and Program Improvements (Class Size Enlargement)
- Projections are only for projects which are actively in Design or Construction: Claremont, Laurel CDC, Cole Administration Center, Roosevelt, McClymonds, Coliseum College Prep Academy and Melrose Leadership Academy
- No Projections are made for future projects, but it is assumed that they will also be unable to deliver base scopes.

Current Measure Y Spending Plan/Projections



MEASURE Y BOND SPENDING PLAN - CHANGES BY BOARD ACTION AND PROPOSED CHANGES

| DRAFT | Proposed for June 2020 Board | Proposed for March 2021 Board | Proposed for April 2022 Board | Current Projected Budget Proposed | Current Budget Need Requested | COMMENTS |
|---|------------------------------|-------------------------------|-------------------------------|-----------------------------------|-------------------------------|--|
| Site Specific Modernizations and New Construction | | | | | | |
| 1 Coliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 35,500,000 | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 2 Claremont MS - Multi Purpose Annex | \$ 18,000,000 | \$ 18,000,000 | \$ 18,000,000 | \$ 18,000,000 | \$ - | |
| 3 Elmhurst United MS - Site Modernization | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | No Budget Update- Design Not Started |
| 4 Garfield ES - Site Renovation/Replacement | \$ 56,700,000 | \$ 56,700,000 | \$ 56,700,000 | \$ 56,700,000 | \$ - | No Budget Update- Design Not Started |
| 5 Hillcrest ES - New Kitchen | \$ 1,700,000 | \$ 1,700,000 | \$ 1,700,000 | \$ 1,700,000 | \$ - | No Budget Update- Design Not Started |
| 6 Laurel Child Dev. Center - Site Renovations/Replacement | \$ 11,500,000 | \$ 11,500,000 | \$ 15,000,000 | \$ 15,000,000 | \$ - | |
| 7 Marcus Foster ELC - Site Specific Projects | \$ 15,000,000 | \$ 15,000,000 | \$ 15,000,000 | \$ 15,000,000 | \$ - | No Budget Update- Design Not Started |
| 8 McClymonds HS - Site Renovation/Replacement | \$ 65,000,000 | \$ 65,000,000 | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 9 Melrose Leadership Academy/Marwell Park ES - Site Expansion | \$ 49,500,000 | \$ 49,500,000 | \$ 49,500,000 | \$ 65,500,000 | \$ 16,000,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 10 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 70,600,000 | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 11 Piedmont ES - New Kitchen | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ - | No Budget Update- Design Not Started |
| 12 Skyline HS - Various Site Specific Projects | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | No Budget Update- Design Not Started |
| Subtotal | \$345,500,000 | \$ 345,500,000 | \$ 349,000,000 | \$ 430,700,000 | \$ 81,700,000 | |
| District-Wide Capital Projects | | | | | | |
| 13 Administration and Governance Center | \$ 50,000,000 | \$ 50,000,000 | \$ 50,000,000 | \$ 50,000,000 | \$ - | Central Administration Center at Cole |
| 14 Access and Quality Improvements | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | |
| 15 District-Wide Initiatives | \$ 200,000,000 | \$ 200,000,000 | \$ 200,000,000 | \$ 200,000,000 | \$ - | |
| Subtotal | \$260,000,000 | \$ 260,000,000 | \$ 260,000,000 | \$ 260,000,000 | | |
| 16 Bond Program Contingency | \$ 73,500,000 | \$ 73,500,000 | \$ 70,000,000 | \$ 70,000,000 | \$ - | |
| 17 Bond Program Coordination | \$ 56,000,000 | \$ 56,000,000 | \$ 56,000,000 | \$ 56,000,000 | \$ - | |
| TOTAL | \$735,000,000 | \$ 735,000,000 | \$ 735,000,000 | \$ 816,700,000 | \$ 81,700,000 | |

Current Measure Y Projected Project Shortfall



- The construction industry has experienced a 28% increase in cost, which was not predictable and is having a significant impact on all current projects.
- The net change in cost from the original Measure Y plan to this proposed projection is due to the costs for existing site issues and needs not being included in the original cost projection/scope.
- To meet the District Educational Plan and Designs Standards that have been developed since the Fremont project, the following cost increases, which includes an increase in the projected cost of construction is listed below.

| ACTIVE PROJECTS CURRENTLY PROJECTED PROJECT NEEDS | | | | |
|--|---------------|---------------|----------------------|--|
| | From | To | Total Request | Comments |
| 1 Coliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | To Meet District Educational Plan and Design Standards |
| 2 McClymonds HS - Site Renovation/ Replacment | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | To Meet District Educational Plan and Design Standards |
| 3 Melrose Leadership Adademy/ Maxwell Park ES - Site Expansion | \$ 49,500,000 | \$ 65,500,000 | \$ 16,000,000 | To Meet District Educational Plan and Design Standards |
| 4 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | To provide all building systems scopes based on design |
| | | | \$ 81,700,000 | |

Overview

1. Spending Plan cannot be revised without some revision to a major capital project
2. Facilities Committee asks from March 16 meeting:
 - More detail in each case what is necessary within the dollar amount proposed.
 - How much of the overall Bond contingency that can be used for this offset that is being requested?
 - History of previous money spent per District with Bond Measures B and J.

Current Measure Y Projected Project Shortfall



- Revised budgets are focused on meeting safety, building system upgrades and upgrades to meet current Classroom Standards.
- Project scopes have been focused on work in classroom areas, consistent with Board direction on bond expenditures.
- Project prioritization is based on projects which were on previous bonds, but de-funded, and in areas of district in the highest socio-economic needs.
- Scope prioritization will allow for most work in focused areas and additional phases as required on remaining buildings
- Priority 1: Life Safety and Accessibility/ Priority 2: Building Systems and Classroom Enlargement/ Priority 3: Modernizations to non-classroom areas or buildings, site, etc.

| PROGRAM WIDE BOND SPENDING PLAN- PROJECT AUGMENTATION BY PRIORITY | | | | | | | |
|---|-----------------------|--------------------------|---------------------------------------|----------------------------|------------------------|--------------------------------|---|
| | Current Budget | PRIORITY 1/2 Recommended | Total Prioritized Budget Augmentation | PRIORITY 3 Add'l Requested | Total Project Estimate | Total Delta Budget to Estimate | Comments |
| 1 Coliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | \$ 19,262,000 | \$ 74,262,000 | \$ 38,762,000 | Recommended design includes Priority 1, Portions of Priority 2 and portions of Priority 3, including Building M Mod/ Portable Replacement/ Sitework |
| 2 McClymonds HS - Site Renovation/ Replacment | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | \$ 40,000,000 | \$ 131,250,000 | \$ 66,250,000 | Recommended design includes Modernizations of Classrooms, Locker Rooms and minor modifications to Gym |
| 3 Melrose Leadership Adademy/ Maxwell Park ES - Site Expansion | \$ 49,500,000 | \$ 65,500,000 | \$ 16,000,000 | \$ 35,000,000 | \$ 100,500,000 | \$ 51,000,000 | Recommended design includes priorities 1-3, with modernizations to classroom buildings on both sites, but does not include site consolodation. |
| 4 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | \$ 26,058,000 | \$ 116,608,000 | \$ 46,008,000 | Recommended design includes Priority 1 and 2 Modernization of Building A only/New Science CR and restroom building, misc site improvements |
| | \$ 220,600,000 | \$ 302,300,000 | \$ 81,700,000 | \$ 120,320,000 | \$ 422,620,000 | \$ 202,020,000 | |

Options

Program Contingency reallocation is based on proportionate budgets for three projects needing augmentation, plus additional contingency for listed Measure Y Cap Projects.

The calculation of the current active projects that we are discussing within this proposed change is 28.9%

\$23,600,000 can be lifted from the Bond Contingency.

Current Measure Y Projected Project Shortfall



- The construction industry has experienced a 28% increase in cost, which was not predictable and is having a significant impact on all current projects.
- The net change in cost from the original Measure Y plan to this proposed projection is due to the costs for existing site issues and needs not being included in the original cost projection/scope.
- To meet the District Educational Plan and Designs Standards that have been developed since the Fremont project, the following cost increases, which includes an increase in the projected cost of construction is listed below.

| ACTIVE PROJECTS CURRENTLY PROJECTED PROJECT NEEDS | | | | |
|--|---------------|---------------|----------------------|--|
| | From | To | Total Request | Comments |
| 1 Coliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | To Meet District Educational Plan and Design Standards |
| 2 McClymonds HS - Site Renovation/ Replacment | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | To Meet District Educational Plan and Design Standards |
| 3 Melrose Leadership Adademy/ Maxwell Park ES - Site Expansion | \$ 49,500,000 | \$ 65,500,000 | \$ 16,000,000 | To Meet District Educational Plan and Design Standards |
| 4 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | To provide all building systems scopes based on design |
| | | | \$ 81,700,000 | |

Option 1

1. Reduces Accessibility and Quality, District Wide Initiatives and District Contingency
2. All major listed capital projects remain, with augmentation to first four, McClymond, Roosevelt, Coliseum College Preparatory and Melrose Leadership Academy in the amount of \$81.7M.

| OPTION 1 | | | |
|---|-----------------------------|----------|--|
| DESCRIPTION | Potential Budget Adjustment | Comments | |
| A Allocate Accessibility and Quality Budget to underfunded projects | \$ (10,000,000) | | |
| B Allocate proportional program contingency | \$ (23,600,000) | | |
| C Reduce District Wide Initiatives | \$ (48,100,000) | | |
| TOTAL | \$ (81,700,000) | | |

Options 2 & 3

1. Reduces Accessibility and Quality, Melrose Augmentation, portions of Melrose Leadership Academy budget, and in option 2, kitchen projects at Piedmont and Hillcrest ES.
2. Due to MLA reduction, augmentation has been deleted, making projected need \$65.7M.
3. Option 3 more substantially reduces MLA budget, and adds contingency for future project overruns into program contingency.

| | From | To | Total Request | Comments |
|---|---------------|---------------|----------------------|--|
| 1 Coliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | To Meet District Educational Plan and Design Standards |
| 2 McClymonds HS - Site Renovation/ Replacment | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | To Meet District Educational Plan and Design Standards |
| 3 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | To provide all building systems scopes based on design |
| | | | \$ 65,700,000 | |

Option 2

1. Program Contingency reallocation is based on proportionate budgets for three projects needing augmentation.
2. Scope of MLA would be Bridges Site Improvements, plus additional project with reduced scope project.

| OPTION 2 | | |
|---|-----------------------------|----------|
| DESCRIPTION | Potential Budget Adjustment | Comments |
| A Allocate Accessibility and Quality Budget to underfunded projects | \$ (10,000,000) | |
| B Allocate proportional program contingency | \$ (23,600,000) | |
| C Reduce additional budget augmentation for MLA | \$ (16,500,000) | |
| D Reduce Project Scope for MLA to current Bridges Site project and reduced modernization project. | \$ (11,900,000) | |
| E Reduce budget for Kitchens at Hillcrest ES and Piedmont ES | \$ (3,700,000) | |
| TOTAL | \$ (65,700,000) | |

Option 3

1. Program Contingency reallocation is based on proportionate budgets for three projects needing augmentation.
2. Scope of MLA would be Bridges Site Improvements only.

| OPTION 3 | | |
|--|-----------------------------|---|
| DESCRIPTION | Potential Budget Adjustment | Comments |
| A Allocate Accessibility and Quality Budget to underfunded projects | \$ (10,000,000) | |
| B Allocate proportional program contingency | \$ (23,600,000) | |
| C Reduce additional budget augmentation for MLA | \$ (16,500,000) | |
| D Reduce Project Scope for MLA to current Bridges Site project only. | \$ (44,500,000) | Campus consolidation, or modernization would be new bond. |
| E Augment Program Contingency for future unstarted projects | \$ 28,900,000 | |
| TOTAL | \$ (65,700,000) | |

Options Discussion

MEASURE Y BOND SPENDING PLAN- CHANGES BY BOARD ACTION AND PROPOSED CHANGES

| DRAFT | Proposed for June 2020 Board | Proposed for March 2021 Board | Proposed for April 2022 Board | Current Projected Budget Proposed | Current Budget Need Requested | COMMENTS |
|---|---------------------------------|----------------------------------|----------------------------------|--------------------------------------|----------------------------------|--|
| Site Specific Modernizations and New Construction | | | | | | |
| 1 Colliseum College Preparatory Academy - Site Expansion | \$ 35,500,000 | \$ 35,500,000 | \$ 35,500,000 | \$ 55,000,000 | \$ 19,500,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 2 Claremont MS - Multi Purpose Annex | \$ 18,000,000 | \$ 18,000,000 | \$ 18,000,000 | \$ 18,000,000 | \$ - | |
| 3 Elmhurst United MS - Site Modernization | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | No Budget Update- Design Not Started |
| 4 Garfield ES - Site Renovation/Replacement | \$ 56,700,000 | \$ 56,700,000 | \$ 56,700,000 | \$ 56,700,000 | \$ - | No Budget Update- Design Not Started |
| 5 Hillcrest ES - New Kitchen | \$ 1,700,000 | \$ 1,700,000 | \$ 1,700,000 | \$ 1,700,000 | \$ - | No Budget Update- Design Not Started |
| 6 Laurel Child Dev. Center - Site Renovations/Replacement | \$ 11,500,000 | \$ 11,500,000 | \$ 15,000,000 | \$ 15,000,000 | \$ - | |
| 7 Marcus Foster ELC - Site Specific Projects | \$ 15,000,000 | \$ 15,000,000 | \$ 15,000,000 | \$ 15,000,000 | \$ - | No Budget Update- Design Not Started |
| 8 McClymonds HS - Site Renovation/Replacement | \$ 65,000,000 | \$ 65,000,000 | \$ 65,000,000 | \$ 91,250,000 | \$ 26,250,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 9 Melrose Leadership Academy/Maxwell Park ES - Site Expansion | \$ 49,500,000 | \$ 49,500,000 | \$ 49,500,000 | \$ 65,500,000 | \$ 16,000,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 10 Roosevelt MS - Site Renovation/Replacement | \$ 70,600,000 | \$ 70,600,000 | \$ 70,600,000 | \$ 90,550,000 | \$ 19,950,000 | Based on current enrollment projections and to meet standards and Ed. Specs. |
| 11 Piedmont ES - New Kitchen | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ 2,000,000 | \$ - | No Budget Update- Design Not Started |
| 12 Skyline HS - Various Site Specific Projects | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | No Budget Update- Design Not Started |
| Subtotal | \$ 345,500,000 | \$ 345,500,000 | \$ 349,000,000 | \$ 430,700,000 | \$ 81,700,000 | |
| District-Wide Capital Projects | | | | | | |
| 13 Administration and Governance Center | \$ 50,000,000 | \$ 50,000,000 | \$ 50,000,000 | \$ 50,000,000 | \$ - | Central Administration Center at Cole |
| 14 Access and Quality Improvements | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ 10,000,000 | \$ - | |
| 15 District-Wide Initiatives | \$ 200,000,000 | \$ 200,000,000 | \$ 200,000,000 | \$ 200,000,000 | \$ - | |
| Subtotal | \$ 260,000,000 | \$ 260,000,000 | \$ 260,000,000 | \$ 260,000,000 | | |
| 16 Bond Program Contingency | \$ 73,500,000 | \$ 73,500,000 | \$ 70,000,000 | \$ 70,000,000 | \$ - | |
| 17 Bond Program Coordination | \$ 56,000,000 | \$ 56,000,000 | \$ 56,000,000 | \$ 56,000,000 | \$ - | |
| TOTAL | \$ 735,000,000 | \$ 735,000,000 | \$ 735,000,000 | \$ 816,700,000 | \$ 81,700,000 | |

District Wide Initiatives- Budget Overview

| PROGRAM WIDE BOND SPENDING PLAN- DISTRICT WIDE INITIATIVES | | | | |
|--|----------------|----------------|----------------|---|
| | From | To | Total Request | Comments |
| 1 Facilities and Technology | \$ 131,697,920 | \$ 131,697,920 | \$ - | |
| 2 Health, Safety and Security | \$ 43,297,080 | \$ 50,297,080 | \$ 7,000,000 | Fund Additional School Security Projects at MS and ES |
| 3 Energy Efficiency | \$ 17,005,000 | \$ 17,005,000 | \$ - | |
| 4 Improved Utilization | \$ 7,000,000 | \$ - | \$ (7,000,000) | Not required without school closures |
| | | | \$ - | |

District Wide Initiatives- Facilities and Technology



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|--|--|----------------------|---|----------|--------------------------|---------------------|------------------------------|
| Facilities and Technology Improvements - \$106M originally allotted | | | | | | | |
| Grounds | 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. | 1 | \$2,616,000 | \$0 | \$2,616,000 |
| Turf Field Replacements | Multiple Sites | B&G | Replacement of synthetic turf fields that have reached end of life (no longer maintainable) | | \$8,000,000 | \$0 | \$8,000,000 |
| Stadium ADA Improvements | Castlemont High | Facilities | 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. | 7 | \$4,900,000 | \$0 | \$4,900,000 |
| Portable Removal and Replacements | Multiple Sites | Facilities | Funding to support the design, DSA approval, removal, installation, and construction of new school site portables | | \$3,000,000 | \$0 | \$3,000,000 |
| Grounds | Joaquin Miller | B&G | Shade structures at named elementary school site in support of outdoor learning and recreational activities at Joaquin Miller | 4 | \$200,000 | \$0 | \$200,000 |
| Ventilation & IAQ Comfort Improvements | Multiple | B&G | Ventilation & IAQ Comfort Improvements inclusive of but not limited to developing a prioritized list of school sites in need of ventilation and 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 WOVMS | | \$37,500,000 | \$0 | \$37,500,000 |

District Wide Initiatives- Facilities and Technology



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|--|----------------------------|----------------------|--|----------|--------------------------|---------------------|------------------------------|
| Facilities and Technology Improvements - \$106M originally allotted | | | | | | | |
| Pilot Project IAQ assessments, recommendations, and design | Laurel ES | Facilities | Pilot project to assess, make recommendations, and develop implementable improvements for consideration throughout the District | 4 | \$500,000 | \$0 | \$500,000 |
| Pilot Project IAQ assessments, recommendations, and design | Manzanita ES | Facilities | Pilot project to assess, make recommendations, and develop implementable improvements for consideration throughout the District | 5 | \$500,000 | \$0 | \$500,000 |
| Pilot Project IAQ assessments, recommendations, and design | West Oakland Middle School | Facilities | Pilot project to assess, make recommendations, and develop implementable improvements for consideration throughout the District | 3 | \$500,000 | \$0 | \$500,000 |
| ADA Ramp | Kaiser | Facilities | Furnish and install an ADA ramp to address significant grade changes in support of a new academic program at Kaiser | 1 | \$2,600,000 | \$0 | \$2,600,000 |
| Trust for Public Land Project | Bridges 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 Bridges, funding being requested is to design and construct green school yard improvements. | 5 | \$100,000 | \$0 | \$100,000 |
| 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. | 3 | \$6,075,000 | \$0 | \$6,075,000 |
| Tech Services- IT Improvements | All | Tech Services | Funding is to support the classroom learning experience - wifi, modernizing classrooms, cable degradation, refresh of network equipment, etc. | | \$25,000,000 | \$0 | \$25,000,000 |
| Board Directed Initiative Allowance | Multiple | Board | This is an allowance to address any OUSD Board directed initiatives / projects | | \$7,000,000 | \$0 | \$7,000,000 |
| Student Drop Off Enhancements | East Oakland Pride | Facilities | Widen the driveway entrance and gate to ensure a safe multiple lane drop off | | \$75,000 | \$0 | \$75,000 |
| Relocate IT | TBD | B&G | Improvements at site TBD to accommodate the IT Department | | \$350,000 | \$0 | \$350,000 |
| Deferred Maintenance Projects - not funded by the 5yr Deferred Maintenance Budget | | | | | | | |
| B&G Roofing & Plumbing- Repair and Replacement Projects | Multiple Sites | B&G | Due to a number of roofing leaks, utility - sewer line failures the department 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 | | \$11,600,000 | \$0 | \$11,600,000 |
| B&G Asphalt Repair & Replacement Pool | Multiple Sites | B&G | Many school sites have failed asphalt that require ongoing maintenance, however budget cuts to B&G's 5 Year Deferred Maintenance Budget require an additional funding source. | | \$7,300,000 | \$0 | \$7,300,000 |
| Facilities & Technology Improvements Contingency | | | | | \$14,881,920 | \$0 | \$14,881,920 |
| Subtotal | | | | | \$132,697,920 | \$0 | \$132,697,920 |

District Wide Initiatives- Health, Safety and Security



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|--|---|----------------------|--|----------|--------------------------|---------------------|------------------------------|
| Funded Projects | | | | | | | |
| Health, Safety, and Security Improvements - \$45M originally allotted | | | | | | \$45,000,000 | |
| Nutritional Services | TBD | Nutrition | Provide additional dry, refrigeration, and freezer storage facilities. | | \$20,500,000 | \$0 | \$20,500,000 |
| Safety | Oakland Tech, Madison, and Skyline HS | B&G | Design and install new LED field lighting at Oakland Tech, Madison, and Skyline HS | 1 | \$1,313,000 | \$0 | \$1,313,000 |
| 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 CCTV cameras, door entry controls (i.e. aiphones), and other measures to properly secure the Middle School sites | | \$2,631,000 | \$1,000,000 | \$3,631,000 |
| 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 | | \$2,100,000 | \$750,000 | \$2,850,000 |
| CCTV & Aiphone System | Fremont High School | Facilities | CCTV & Aiphone System | 5 | | \$0 | \$0 |
| CCTV & Aiphone System | Oakland High School | Facilities | CCTV & Aiphone System | 2 | | \$0 | \$0 |
| CCTV & Aiphone System | Oakland International High School | Facilities | CCTV & Aiphone System | 1 | | \$0 | \$0 |
| CCTV & Aiphone System | Oakland Technical High School | Facilities | CCTV & Aiphone System | 1 | | \$0 | \$0 |
| CCTV & Aiphone System | King Estates Campus - Rudsdale + Sojourner Truth | Facilities | CCTV & Aiphone System | 7 | | \$0 | \$0 |
| CCTV & Aiphone System | Skyline High School | Facilities | CCTV & Aiphone System | 6 | | \$0 | \$0 |
| CCTV & Aiphone System | Street Academy | Facilities | CCTV & Aiphone System | 3 | | \$0 | \$0 |
| Elementary School door entry access | Elementary School door entry improvements (i.e. aiphone) | Facilities | Funding to provide main entrance door controls | | \$2,000,000 | \$0 | \$2,000,000 |
| Evacuation Maps | District Wide | | Design and install evacuation maps for each school site to ensure compliance with Fire Marshall emergency evacuation requirements | | \$4,000,000 | \$0 | \$4,000,000 |
| Other safety and security improvements | Various | Facilities | Funding to provide perimeter controls (i.e. fencing), and support additional identified security enhancements | | \$6,000,000 | \$0 | \$6,000,000 |

REDUCE TO 10%

District Wide Initiatives- Health, Safety and Security



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment | |
|--|---------|----------------------|--|----------|--------------------------|----------------------|------------------------------|---------------------|
| Funded Projects: | | | | | | | | |
| Health, Safety, and Security Improvements - \$45M originally allotted | | | | | | \$45,000,000 | | |
| 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. | | \$100,000 | \$0 | \$100,000 | |
| Playground & Playsurface Replacment | Various | Facilities | Updating outdated play structures and play surfaces per Master Plan | | \$0 | \$3,000,000 | \$3,000,000 | |
| Fire Alarm/ Intrusion Alarm Replacment | Various | Facilities | Updating Fire Alarm and Intrusion Alarm Systems to current district Standards | | \$0 | \$6,903,080 | \$6,903,080 | |
| Health, Safety, and Security Improvements Contingency | | | | | \$4,653,080 | (\$4,653,080) | \$0 | |
| Subtotal | | | | | | \$43,297,080 | \$7,000,000 | \$50,297,080 |

District Wide Initiatives- Energy Efficiency, Resiliency and Sustainability



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|---|----------------------------|----------------------|--------------------------------|--------------------------------------|--------------------------|---------------------|------------------------------|
| Funded Projects | | | | | | | |
| Energy Efficiency, Resiliency, and Sustainability Improvements - \$39M originally allotted | | | | | | | |
| Solar PV | | | | SITE SOLAR PROJECTS CANCELLED | | | |
| Solar PPA Project - funding for IOR and PM | Claremont MS | Facilities | 35 MW of rooftop and canopy PV | 1 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Cole Admin Bldg | Facilities | Canopy PV | 3 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Elmhurst MS | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | (\$75,000) | \$0 |
| Solar PPA Project - funding for IOR and PM | Fremont HS | Facilities | 35 MW of rooftop and canopy PV | 5 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Frick MS | Facilities | 35 MW of rooftop and canopy PV | 6 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Glenview ES | Facilities | 35 MW of rooftop and canopy PV | 5 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Highland ES | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Hoover ES | Facilities | 35 MW of rooftop and canopy PV | 3 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Horace Mann | Facilities | Canopy PV | | \$0 | \$75,000 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | OAK @ Howard Campus | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Kings Estate Campus | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | (\$75,000) | \$0 |
| Solar PPA Project - funding for IOR and PM | Laurel CDC | Facilities | 35 MW of rooftop and canopy PV | 4 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Lockwood ES | Facilities | 35 MW of rooftop and canopy PV | 6 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Madison Park Upper | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Manzanita Campus | Facilities | 35 MW of rooftop and canopy PV | 5 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | MLK Jr. ES | Facilities | 35 MW of rooftop and canopy PV | 3 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | Prescott Campus | Facilities | 35 MW of rooftop and canopy PV | 3 | \$75,000 | (\$75,000) | \$0 |
| Solar PPA Project - funding for IOR and PM | Reach Academy (COX) Campus | Facilities | 35 MW of rooftop and canopy PV | 6 | \$75,000 | (\$75,000) | \$0 |
| Solar PPA Project - funding for IOR and PM | Redwood Heights ES | Facilities | 35 MW of rooftop and canopy PV | 4 | \$75,000 | (\$75,000) | \$0 |
| Solar PPA Project - funding for IOR and PM | Stonehurst Campus | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | The Center | Facilities | Canopy PV | 3 | \$75,000 | \$0 | \$75,000 |
| Solar PPA Project - funding for IOR and PM | The Woodland Campus | Facilities | 35 MW of rooftop and canopy PV | 7 | \$75,000 | \$0 | \$75,000 |

District Wide Initiatives- Energy Efficiency, Resiliency and Sustainability



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|--|-------------------|----------------------|------------------------------------|----------|--------------------------|---------------------|------------------------------|
| Funded Projects | | | | | | | |
| Energy Efficiency, Resiliency, and Sustainability Improvements- \$39M originally allotted | | | | | | | |
| Energy Efficiency Cal Shape | Various | Facilities | Plug Load Reduction & LED Lighting | | \$0 | \$0 | \$0 |
| Energy Efficiency Cal Shape | Allendale | Facilities | Plug Load Reduction | 4 | \$20,000 | \$0 | \$20,000 |
| Energy Efficiency Cal Shape | Bella Vista | Facilities | Plug Load Reduction | 2 | \$16,000 | \$0 | \$16,000 |
| Energy Efficiency Cal Shape | Bret Harte | Facilities | LED Lighting | 4 | \$815,000 | \$0 | \$815,000 |
| Energy Efficiency Cal Shape | Bret Harte | Facilities | Plug Load Reduction | 4 | \$40,000 | \$0 | \$40,000 |
| Energy Efficiency Cal Shape | Elmhurst | Facilities | Plug Load Reduction | 7 | \$45,000 | \$0 | \$45,000 |
| Energy Efficiency Cal Shape | Fruitvale | Facilities | LED Lighting | 5 | \$430,000 | \$0 | \$430,000 |
| Energy Efficiency Cal Shape | Fruitvale | Facilities | Plug Load Reduction | 5 | \$15,000 | \$0 | \$15,000 |
| Energy Efficiency Cal Shape | Lockwood | Facilities | LED Lighting | 6 | \$530,000 | \$0 | \$530,000 |
| Energy Efficiency Cal Shape | Lockwood | Facilities | Plug Load Reduction | 6 | \$55,000 | \$0 | \$55,000 |
| Energy Efficiency Cal Shape | Global Family | Facilities | Plug Load Reduction | 5 | \$12,000 | \$0 | \$12,000 |
| Energy Efficiency Cal Shape | Grass Valley | Facilities | LED Lighting | 7 | \$250,000 | \$0 | \$250,000 |
| Energy Efficiency Cal Shape | Grass Valley | Facilities | Plug Load Reduction | 7 | \$22,000 | \$0 | \$22,000 |
| Energy Efficiency Cal Shape | Laurel | Facilities | LED Lighting | 4 | \$280,000 | \$0 | \$280,000 |
| Energy Efficiency Cal Shape | Laurel | Facilities | Plug Load Reduction | 4 | \$37,000 | \$0 | \$37,000 |
| Energy Efficiency Cal Shape | Madison Park | Facilities | LED Lighting | 7 | \$640,000 | \$0 | \$640,000 |
| Energy Efficiency Cal Shape | Madison Park | Facilities | Plug Load Reduction | 7 | \$5,000 | \$0 | \$5,000 |
| Energy Efficiency Cal Shape | Madison S obrante | Facilities | LED Lighting | 7 | \$260,000 | \$0 | \$260,000 |
| Energy Efficiency Cal Shape | Madison S obrante | Facilities | Plug Load Reduction | 7 | \$12,000 | \$0 | \$12,000 |
| Energy Efficiency Cal Shape | Manzanita | Facilities | LED Lighting | 5 | \$550,000 | \$0 | \$550,000 |
| Energy Efficiency Cal Shape | Manzanita | Facilities | Plug Load Reduction | 5 | \$29,000 | \$0 | \$29,000 |
| Energy Efficiency Cal Shape | MLK | Facilities | LED Lighting | 3 | \$400,000 | \$0 | \$400,000 |
| Energy Efficiency Cal Shape | MLK | Facilities | Plug Load Reduction | 3 | \$14,000 | \$0 | \$14,000 |
| Energy Efficiency Cal Shape | New Highland | Facilities | LED Lighting | 7 | \$580,000 | \$0 | \$580,000 |
| Energy Efficiency Cal Shape | New Highland | Facilities | Plug Load Reduction | 7 | \$30,000 | \$0 | \$30,000 |

District Wide Initiatives- Energy Efficiency, Resiliency and Sustainability



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|---|--|----------------------|---|----------|--------------------------|---------------------|------------------------------|
| Funded Projects | | | | | | | |
| Energy Efficiency, Resiliency, and Sustainability Improvements - \$39M originally allotted | | | | | | | |
| Energy Efficiency Cal Shape | Oakland HS | Facilities | LED Lighting | 2 | \$2,100,000 | \$0 | \$2,100,000 |
| Energy Efficiency Cal Shape | Oakland HS | Facilities | Plug Load Reduction | 2 | \$70,000 | \$0 | \$70,000 |
| Energy Efficiency Cal Shape | West Oakland MS | Facilities | Plug Load Reduction | 3 | \$20,000 | \$0 | \$20,000 |
| Energy Efficiency Cal Shape | Oakland Tech | Facilities | Plug Load Reduction | 1 | \$66,000 | \$0 | \$66,000 |
| Energy Efficiency Cal Shape | Skyline | Facilities | Plug Load Reduction | 6 | \$95,000 | \$0 | \$95,000 |
| Energy Efficiency Cal Shape | La Escuelita | Facilities | Plug Load Reduction | 2 | \$22,000 | \$0 | \$22,000 |
| Energy Efficiency Cal Shape | Calvin Simmons | Facilities | LED Lighting | 5 | \$915,000 | \$0 | \$915,000 |
| Energy Efficiency Cal Shape | Chabot | Facilities | LED Lighting | 1 | \$315,000 | \$0 | \$315,000 |
| Energy Efficiency Cal Shape | La Escuelita | Facilities | RoX | 2 | \$50,000 | \$0 | \$50,000 |
| Water Efficiency Pilot | Elmhurst (scaling to 4 additional sites) | Facilities | Installing Flow Management Device technology to achieve 15% water use | 7 | \$100,000 | \$0 | \$100,000 |
| Battery Storage | Oakland High | Facilities | 400 kW battery (Tesla Megapack 2) | 2 | \$2,500,000 | (\$800,000) | \$1,700,000 |
| Battery Storage | Oakland Tech/ Castlemont | Facilities | 400 kW battery (Tesla Megapack 2) | 1 | \$2,500,000 | (\$2,000,000) | \$500,000 |
| Solar Readiness Retrofit | Fremont HS & The Center | Facilities | Solar Readiness Retrofit | | \$500,000 | (\$500,000) | \$0 |
| EV Charging Stations | Various | Facilities | EV Charging Station | | \$100,000 | \$0 | \$100,000 |
| Sustainability Contingency | | | | | \$990,000 | \$3,600,000 | \$4,590,000 |
| Subtotal | | | | | \$17,005,000 | \$0 | \$17,005,000 |

District Wide Initiatives- Improved Utilization



| Category | Site | Department Requestor | Description | District | Current Budget Allotment | Recommended Changes | Recommended Budget Allotment |
|---|------|----------------------|--|----------|--------------------------|---------------------|------------------------------|
| Funded Projects | | | | | | | |
| Improved Utilization - Unused or Under-used Assets - \$10M originally allotted | | | | | | | |
| Improved utilization | TBD | Facilities | Placeholder to fund moth balling and securing consolidated school sites or alternative uses. | | \$7,000,000 | -\$7,000,000 | \$0 |
| Subtotal | | | | | \$7,000,000 | -\$7,000,000 | \$0 |

Schedule for Second Series B Bond Issuance

- To support the District's desire to support resources available to encumber contracts by July 2023 (Q3)

Draft Bond Financing Schedule

- May: District Board Presentation / Possible 2x2 meetings
- June 7: District Board Approval of Resolution
- Week of July 17: Meeting with Rating Agency
- July 18: County Board of Supervisors Meeting
- July 28: Receive Rating
- August 8: Post Preliminary Official Statement
- August 16: Bond Pricing
- August 30: Bond Closing

Next Steps

Previous Engagements Steps 1 - 2

1. Bring to the Facilities Committee 3-16-23 Discussion
2. Present to CBOC 4-10-23 Discussion
3. Bring back to Facilities Committee for discussion, direction, deliberation of recommendations on 4-20-23
4. Bring to BOE on 4-26-23 to review, discuss, provide direction
 - Budget adjustments vs. scope reductions
 - Review, comment and approve Program Wide Initiatives Budget
5. Bring to BOE on May 10th to vote on approval of revised Spending Plan

Thank you

For more information, please reach out:

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