

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	23-2846
Introduction Date	03-19-2026
Enactment Number	
Enactment Date	



### Board Cover Memorandum

**To** Facilities Committee

**From** Denise Saddler, Ed. D., Interim Superintendent  
Preston Thomas, Chief Systems & Services Officer  
Pranita Ranbhise, Executive Director, Facilities Planning & Management

**Meeting Date** June 18, 2026

**Subject** Deferred Maintenance Program Update – Facilities Comprehensive Maintenance Planning

**Ask of the Committee** This item provides an informational update and discussion regarding the District’s Deferred Maintenance Program and the development of a Comprehensive Maintenance Plan. No action is requested at this time.

**Background** In April 2026, the Board adopted the Facilities Master Plan (FMP), establishing a long-term framework for maintaining, modernizing, and investing in Oakland Unified School District facilities. One of the key implementation tools identified through the Facilities Master Plan is the Deferred Maintenance Program, which supports the systematic replacement of aging building systems before they fail and become emergency repairs.

Deferred maintenance planning is also an important component of Proposition 2 and State Facility Program requirements. Maintaining a documented Deferred Maintenance Plan supports the District’s ability to pursue future state facility funding opportunities while demonstrating responsible stewardship of public assets.

The District’s preliminary Facilities Condition Assessment identified approximately \$659.9 million in facility replacement needs in 2025, and approximately \$897 million in replacement and renewal needs between 2025 and 2030. These needs span critical building systems, including roofing, HVAC, plumbing, electrical infrastructure, building envelope components, athletic facilities, and other facility assets.

**Discussion** Staff will present an overview of the District’s Deferred Maintenance Program and the framework being developed to guide future maintenance and capital renewal

investments. The presentation will highlight how deferred maintenance planning aligns with the Facilities Master Plan, supports long-term asset management, and informs future capital funding strategies.

Key discussion points include:

- Facilities Master Plan Implementation: Deferred maintenance as a foundational implementation strategy supporting long-term facility stewardship and capital planning.
- Deferred Maintenance Framework: Relationship between routine maintenance, deferred maintenance, emergency repairs, and major modernization investments.
- Districtwide Facility Needs: Overview of facility replacement and renewal needs identified through the Facilities Master Plan and Facilities Condition Assessment process.
- Building System Prioritization: Review of priority building systems, including roofs, HVAC, electrical infrastructure, exterior paint, athletic fields, and other critical facility assets.
- Prioritization Methodology: Use of facility condition assessments, remaining useful life, operational impacts, safety considerations, replacement costs, and Buildings & Grounds expertise to prioritize investments.
- Water Quality Program Updates: Status of ongoing water quality testing, infrastructure improvements, and integration into long-term facilities planning.
- Comprehensive Maintenance Planning: Development of a multi-year replacement strategy, lifecycle planning approach, and future Board consideration of a Comprehensive Maintenance Plan.

**Fiscal Impact**

Current Deferred Maintenance activities are supported through a combination of Routine Restricted Maintenance Account (RRMA) funding, Bond Measures J and Y, grant funding opportunities, and other capital funding sources as available. Future funding strategies and recommendations will be developed as part of the Comprehensive Maintenance Planning process.

**Attachment(s)**

Presentation: Facilities Comprehensive Maintenance Planning



# 2026 DEFERRED MAINTENANCE UPDATES

OUSD Facilities Planning & Management



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*



# 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.





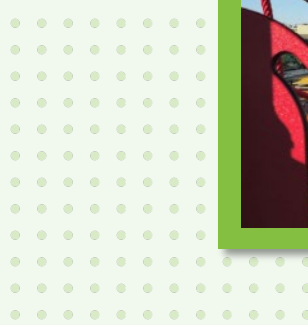
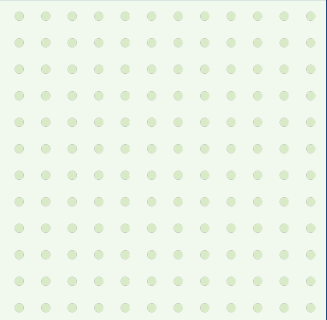
# Facilities Mission



## MISSION

We support whole student growth and success by planning, constructing, and maintaining facilities that are flexible, resilient, healthy, safe, and joyful.

These spaces maximize inclusion, collaboration, empower innovation, and inspire creativity, preparing our students to be college-, career-, and community-ready.



## Agenda

- Purpose, vision, and why deferred maintenance matters
- Deferred maintenance funding context and cascading facility impacts
- Facilities Master Plan framework and projected capital needs
- Prioritization process, rubric, and expert review model
- Draft prioritized systems review: turf, roofs, paint, electrical, and HVAC
- Water quality and work order system modernization
- Next steps toward a Board Approved Prioritized Comprehensive Maintenance Plan





# Why Deferred Maintenance Matters

- **Key Implementation Tool:** following adoption of the 2026 Facilities Master Plan
- **State Funding Certification:** Developing a certified Deferred Maintenance plan to remain fully eligible for state facility matching funds
- **5-Year Replacement Plan:** Mapping out immediate, high-priority structural replacements based on documented component lifespans
- **10-Year Lifecycle Roadmap:** Projecting multi-decade capital replacement cycles to move from reactive "Emergency Repairs" to proactive, long-term capital forecasting
- **Integrated Capital Planning:** Aligning the DM roadmap directly with the broader Facilities Master Plan Framework and upcoming Facility Bond Construction Plans



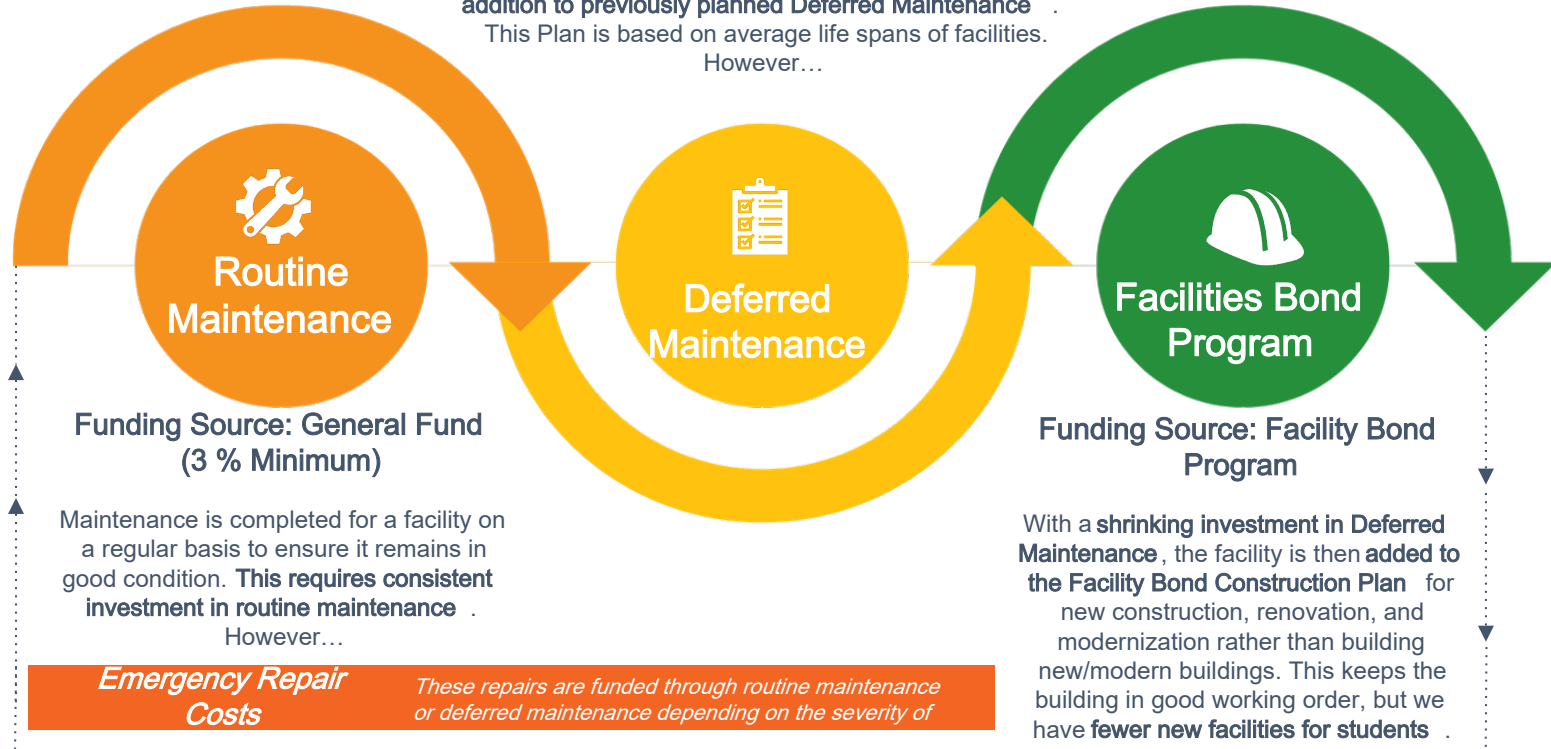


# Maintenance Cycle for OUSD Schools

## Cascading Impact

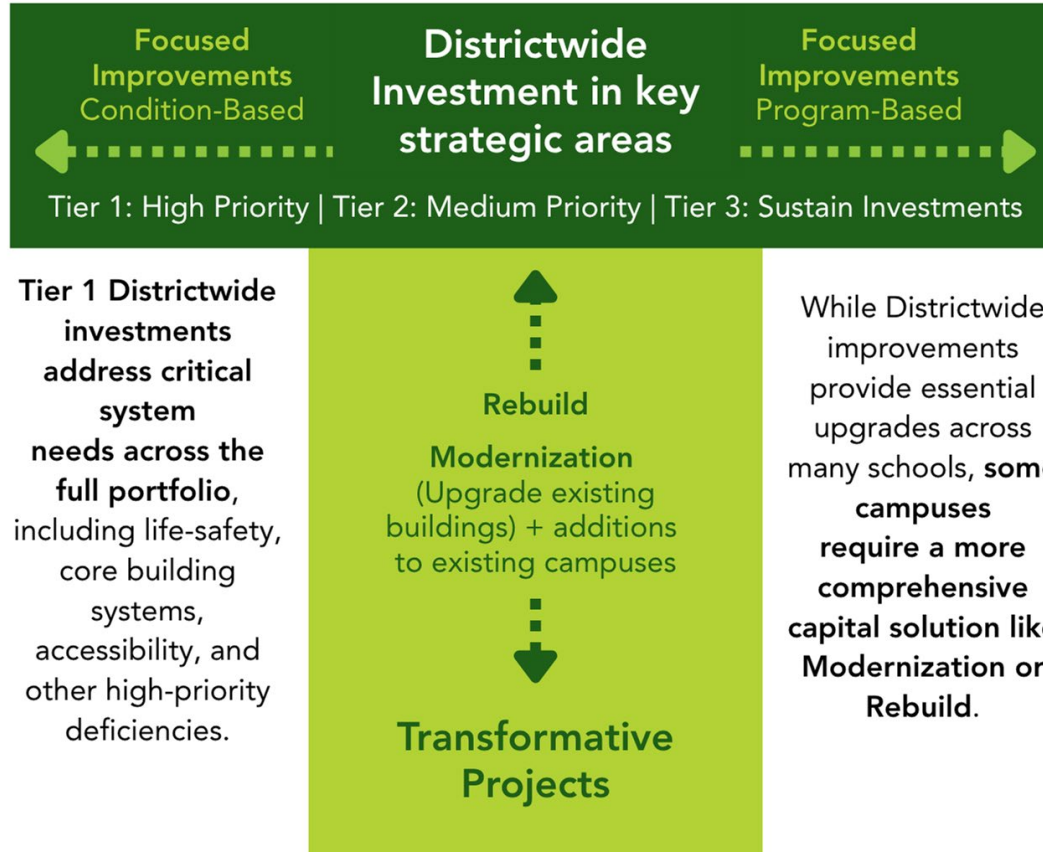
Funding Source: General Fund (\$3M)  
Reduced to **\$1M** in Budget Solutions

If the facility does not stay in good condition, then it is added to the Five-Year Deferred Maintenance Plan, in addition to previously planned Deferred Maintenance. This Plan is based on average life spans of facilities. However...



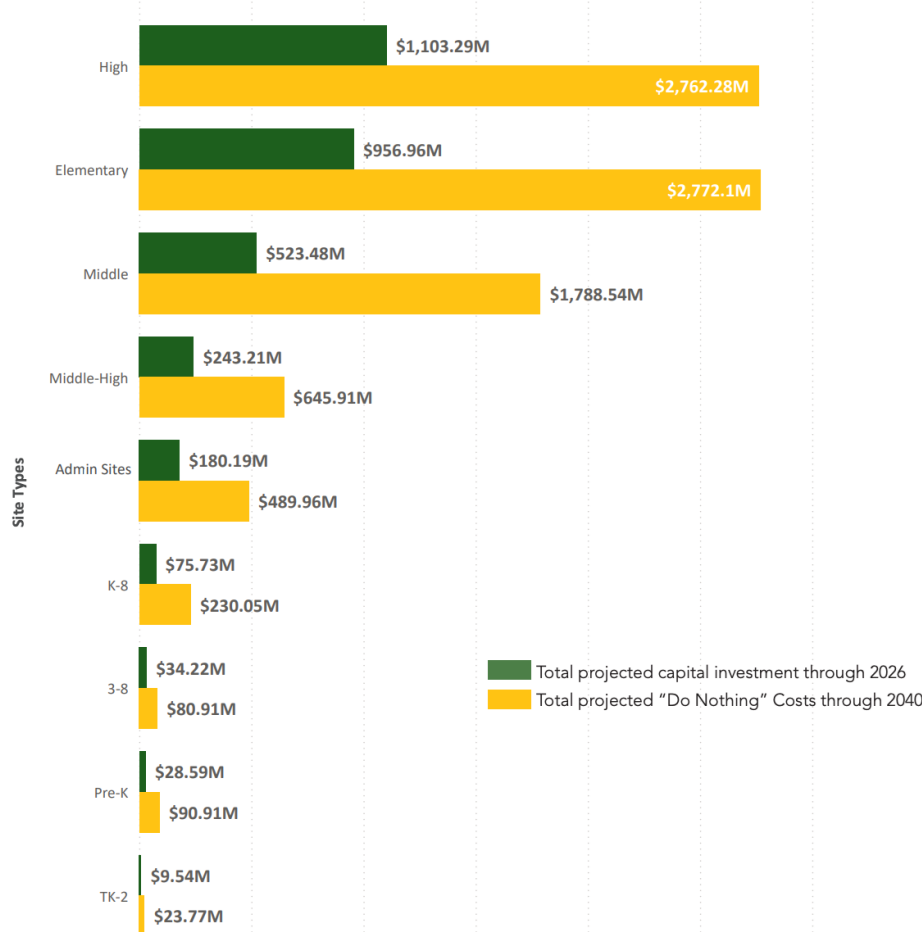


## T - Shaped Investment Strategy





# Projected Capital Investment Needed By Grade



This gap reflects “Do-Nothing costs” associated with deferred maintenance compounding over time—delayed replacements lead to cascading failures, broader damage, and higher costs, often requiring full replacement instead of lower-cost repairs



# Deferred Maintenance Cost By Building System (\$3.15B, 2026)



## Focused Investments - Facilities Condition

This dashboard shows data from the Facilities Condition assessments that were conducted in SY25-26. Use the filters to identify campuses that meet your criteria.

### Board District

(All)

### Grade Span

(All)

### Occupancy

(All)

Structure	\$2,094.0M	Structure (Do Nothing Cost)	\$4,730.7M
HVAC	\$355.3M	HVAC (Do Nothing Cost)	\$1,141.5M
Fire Protection	\$18.2M	Fire Protection (Do Nothing Cost)	\$82.0M
Electrical	\$103.3M	Electrical (Do Nothing Cost)	\$432.0M
Plumbing	\$123.4M	Plumbing (Do Nothing Cost)	\$762.4M
Elevator and Wheelchair Lifts	\$10.8M	Elevators and Wheelchair Lifts (Do Nothing Cost)	\$67.0M
Exterior Enclosure	\$109.7M	Exterior Enclosure (Do Nothing Cost)	\$376.9M
Exterior Stairs	\$0.1M	Exterior Stairs (Do Nothing Cost)	\$0.0M
Roofing	\$83.5M	Roofing (Do Nothing Cost)	\$336.3M
Site Improvements	\$265.4M	Site Improvements (Do Nothing Cost)	\$972.2M

Campus Name	Overall Facilities Condition	Structure	HVAC	Fire Protection	Electrical	Plumbing	Elevator & Wheelchair Lifts	Exterior Enclosure	Exterior Stairs	Roof	Site Improvements
(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)
Allendale - Allendale Elementary, Allendale State..	Poor	Deficient	Deficient	Excellent	Poor	Poor	Deficient	Fair	Excellent	Poor	Poor
Bella Vista - Bella Vista Elementary	Deficient	Deficient	Deficient	Good	Excellent	Good	Deficient	Good	Excellent	Fair	Fair
Brookfield - Brookfield Village Elementary, Brookfi..	Poor	Poor	Deficient	Excellent	Poor	Poor	Excellent	Fair	Excellent	Poor	Fair
Burbank - Burbank CDC, Burbank ECC, PEC Infant/Pr..	Fair	Fair	Deficient	Excellent	Fair	Good	Excellent	Excellent	N/A	Excellent	Excellent
Burckhalter - Burckhalter Elementary	Deficient	Deficient	Deficient	Excellent	Good	Poor	Excellent	Excellent	Excellent	Fair	Fair
Chabot - Chabot Elementary	Poor	Fair	Deficient	Excellent	Excellent	Good	Deficient	Excellent	Excellent	Deficient	Excellent
Cleveland - Cleveland Elementary	Poor	Deficient	Poor	Excellent	Deficient	Good	Excellent	Excellent	Excellent	Excellent	Excellent

View on Tableau Public

Share





# Deferred Maintenance Cost By Building System (\$3.15B, 2026)

Structure	\$2,094.0M	Structure (Do Nothing Cost)	\$4,730.7M
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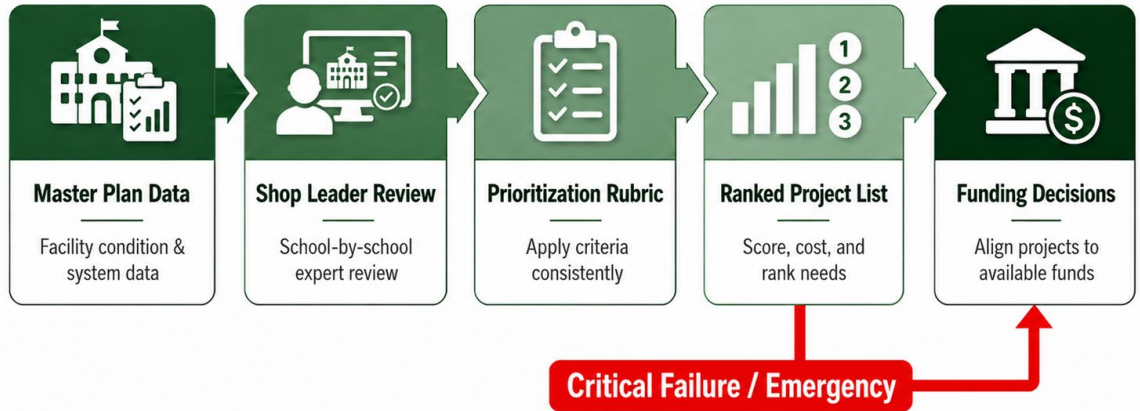
The deferred maintenance needs for 2026 alone total to \$3.1 Billion. If these needs are not addressed, costs may escalate to over \$7 billion by 2040.



# Team Process-Building on the Expertise of Our Maintenance Teams

## Deferred Maintenance Prioritization Process

Combining Facilities Master Plan data with in-house expertise to prioritize highest-need projects.



The District's deferred maintenance needs significantly exceeds available funding.

This process ensures limited resources are directed first to the highest-priority facility needs while preserving the flexibility to respond to critical system failures.



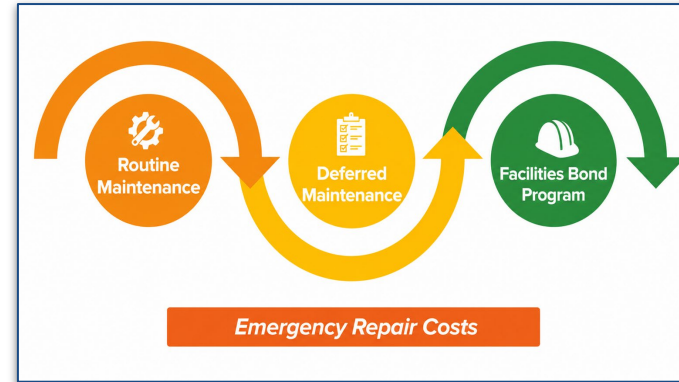
*Roofers Review Every Roof Based on Assessment*



# Prioritization Framework

Projects are evaluated using a **consistent framework** that considers:

- Facility condition and remaining useful life based on AECOM Data
- Replacement costs based on master plan
- Current operational impact/and repair history of schools
- Health, safety, and compliance considerations
- Risk of system failure (availability of parts, expertise, etc)
- Cost effectiveness and long-term value of replacement



Score	Category	Meaning	Response
1	New/Newly Replaced	Recently replaced and performing well	Maintain and track warranty (installation)
2	Good / Serviceable	Reliable with useful life remaining	RRMA-Routine maintenance
3	Fair/Aging	Aging but functional	RRMA-Monitor and plan
4	Poor/Near End of Life/Obsolete	Unreliable or significantly worn, failure risk	Deferred Maintenance-Prioritize for replacement
5	End of Life/Critical	Failed, unsafe, unsupported, or high-risk	Deferred-Immediate action and district must provide funding and cost goes up if fails.



# Prioritized Deferred Maintenance Projects

*2026-27 through 2031-32*

Add the systems we prioritized in order from 1-15 for sites

- Turf Fields-School Rank, Age, Potential Cost
- Roof
- Exterior Painting
- Electrical Systems
- HVAC Replacement

Planning to follow for additional systems:

- Fire Systems
- Clocks, Bells and PA Systems
- Portables
- Pipe Replacements
- Restrooms
- Playgrounds
- Gyms



# DRAFT Prioritized Deferred Maintenance Projects

## *Turf Fields*

Synthetic turf fields have recently been replaced at several schools including: Oakland High, Madison Primary, and most recently Life Academy & United for Success Academy.

Future turf field projects are in progress for Hoover Elementary and McClymonds High School, with potential for replacement at 2-3 more sites.





# DRAFT Prioritized Deferred Maintenance Projects

## Roof

### End of Life/Critical:

- Oakland International High School
- Skyline High \*
- Fremont High \*
- Peralta Elementary
- Martin Luther King Jr. Elementary
- Franklin Elementary
- Thornhill Elementary
- Cleveland
- Brookfield

### Partial Replacement, only some buildings

- Highland
- Hoover
- Montera
- Laurel Elementary



\* Should be addressed in planned major modernization projects



# DRAFT Prioritized Deferred Maintenance Projects

## *Exterior Paint*

While the B&G Painters prioritize high student impact areas such as interior hallways, gyms, and bathrooms each summer, additional exterior paint priorities include:

- Oakland International High School
- Peralta Elementary
- Centro Infantil CDC
- Oakland Tech Upper Campus
- Claremont Middle School
- Chabot Elementary
- Brookfield Elementary
- Montclair Elementary
- Elmhurst United Middle School \*
- Skyline High \*

\* Should be addressed in planned major modernization projects





# DRAFT Prioritized Deferred Maintenance Projects

## *Electrical*

### End of life/critical:

- Elmhurst United Middle \* (1950)
- 900 High St (1949)
- 955 High St (1949)
- Castlemont High (1959)
- Oakland High (1979)
- McClymonds High \* (1951)
- Street Academy (1960)
- LIFE Academy/UFSA (1939)
- Edna Brewer (1960)
- Roosevelt \* (1923)

### Near end of life:

- Manzanita SEED and Community (1958)

\* Should be addressed in planned major modernization projects



# DRAFT Prioritized Deferred Maintenance Projects

## HVAC

Sites with HVAC Systems ranked End of Life/Critical by B&G Shop Leads

- Fremont High School \*
- Emerson Elementary
- Martin Luther King Jr. Elementary
- Skyline High School \*
- Hoover Elementary
- Franklin Elementary



# Water Quality Updates



## SUMMER COMPREHENSIVE TESTING BEGINS JUNE 15, 2026

- District-wide water quality testing will begin on **June 15, 2026**.
- Testing will be conducted in accordance with the **EPA 3Ts (Training, Testing, and Taking Action) Guidelines** to ensure a comprehensive evaluation of drinking water outlets across all sites.



## ENHANCED DATA REVIEW WITH EBMUD

- OUSD is partnering with East Bay Municipal Utility District (**EBMUD**) to obtain historical water quality testing records from the past five years.
- Staff are currently reviewing and analyzing the PDF records to identify trends, validate historical findings, and strengthen our district-wide water quality assessment efforts.



## PRINCIPAL ENGAGEMENT & COMMUNICATION

- A welcome and congratulations email was sent to new **principals**.
- Principals were invited to share feedback regarding water quality conditions at their sites and submit any questions or concerns to help guide program priorities and support needs.



Complete summer testing.



Continue EBMUD data analysis.



Address site-specific questions and concerns identified through principal outreach.



Review upcoming results and post it for transparency and community awareness.



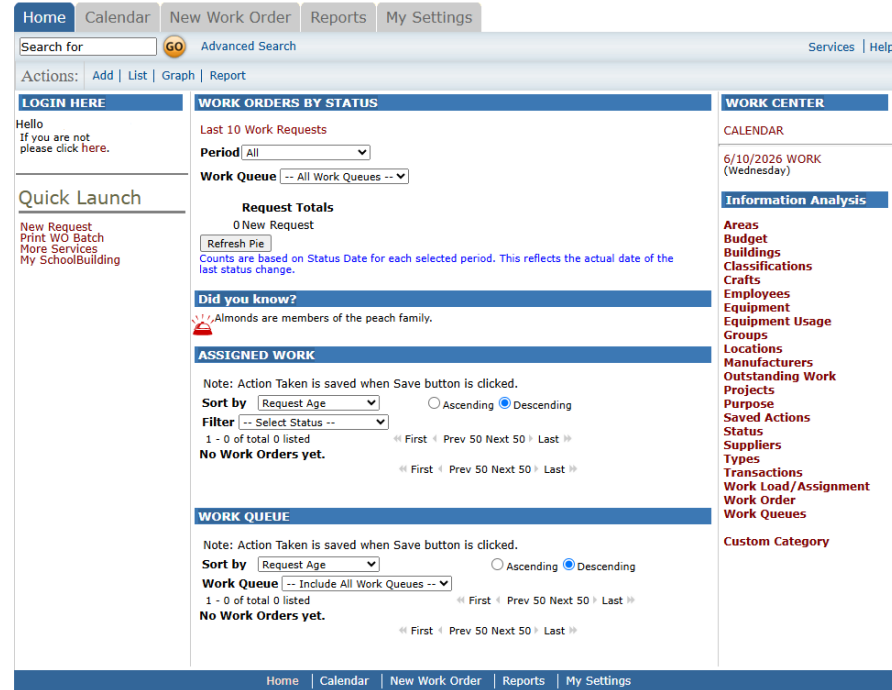
**SAFE WATER. HEALTHY STUDENTS. STRONGER SCHOOLS.**





# Modernizing Our Work Order System - SchoolDude

- **Current Challenge:** Operating on a legacy, outdated work order system that limits data tracking, access, and requests
- **The Modernization Need:** Migrating to an updated, cloud-based work order system will allow us to more accurately identify systems with risk of failure.
- **Enhanced Field Efficiency:** Empowering Facilities and B&G staff with mobile capabilities to log, track, and close work orders directly from school sites.
- **Strategic Data Capture:** Tracking exact labor and material costs to better identify which problem areas should be considered for the deferred maintenance plan
- Currently, work orders are printed out and assigned to B&G staff on a daily basis. In a mostly manual workflow, the status of work orders can easily be lost and results in maintenance delays.



The screenshot displays the SchoolDude web application interface. At the top, there are navigation tabs: Home, Calendar, New Work Order, Reports, and My Settings. Below the tabs is a search bar with a 'GO' button and an 'Advanced Search' link. A secondary navigation bar contains 'Actions: Add | List | Graph | Report'. The main content area is divided into several sections:

- LOGIN HERE:** A section with a 'Hello' message and a link to click here if not logged in.
- Quick Launch:** A sidebar menu with links for 'New Request', 'Print WO Batch', 'More Services', and 'My SchoolBuilding'.
- WORK ORDERS BY STATUS:** A section showing 'Last 10 Work Requests' with filters for 'Period' (All) and 'Work Queue' (All Work Queues). It includes a 'Request Totals' section with a 'Refresh Pie' button and a note that counts are based on status date.
- Did you know?:** A blue header section with a tip: 'Almonds are members of the peach family.'
- ASSIGNED WORK:** A section with a note that action taken is saved when the save button is clicked. It features a 'Sort by' dropdown (Request Age) and radio buttons for 'Ascending' and 'Descending'. The filter is set to 'Select Status --'. It shows '1 - 0 of total 0 listed' and 'No Work Orders yet.' with navigation arrows.
- WORK QUEUE:** A section similar to the assigned work section, also showing '1 - 0 of total 0 listed' and 'No Work Orders yet.'
- WORK CENTER:** A sidebar menu on the right with categories like 'CALENDAR', '6/10/2026 WORK (Wednesday)', and 'Information Analysis'. Under 'Information Analysis', there is a list of items: Areas, Budget, Buildings, Classifications, Crafts, Employees, Equipment Usage, Equipment Usage Groups, Locations, Manufacturers, Outstanding Work, Projects, Purpose, Saved Actions, Status, Suppliers, Types, Transactions, Work Load/Assignment, Work Order, Work Queues, and Custom Category.

At the bottom of the page, there is a footer navigation bar with the same tabs as the top: Home, Calendar, New Work Order, Reports, and My Settings.



# Next Steps

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- 1. Complete Prioritization of Remaining Systems to Update Deferred Maintenance Plan**
  - a. Prioritization
  - b. Replacement Schedules
- 2. Integrate the Deferred Maintenance Plan**
  - a. Facilities Master Plan
  - b. Asset Management Plan
- 3. Align future funding strategies to current bond funding**
  - a. Look for opportunities to maximize OPSC Reimbursement by “clustering” system replacement.
  - b. Launch Deferred Maintenance Planning
- 4. Bring Comprehensive Maintenance Plan to Board for Approval in Late Fall 2026**



# THANK YOU

Preston Thomas, Chief Systems & Services  
Marc White, Director, Building & Grounds  
Mark Cavalli, Coordinator, Building & Grounds



**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*