DRAFT FACILITIES MASTER PLAN: FIRST READING 2026

March 25, 2026

OUSD Facilities Planning & Management
in partnership with Perkins Eastman

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.

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.

Ask of the Board

- Preview the Draft 2026 Facilities Master Plan for the Oakland Unified School District

- Discussion and provide and feedback

Agenda

- Introduction and Overview
- Feedback Process
- Key Highlights
- Investment Framework
- Next steps

OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Introduction

What is a Facilities Master Plan (FMP)

What is an FMP?

A long-term **planning tool** to guide future facility investments and district initiatives.

A **dynamic framework** that guides decision making to:

- Align physical space with educational programs (enrollment trends, pedagogy, school/community needs)
- Optimize operations (food systems, energy efficiency, transportation).

Why do we need the FMP?

Required State planning document that assesses facility conditions, capacity, and long-term needs.

Supports eligibility for funding through the Office of Public School Construction (OPSC)

Ensures that bond planning, State funding applications, and capital improvement programs are coordinated, data-informed, and compliant with California Education Code requirements.

Comprehensive Facilities Planning

| Guiding Principles | **District Vision & Strategy**
OUSD Vision & Mission
OUSD Strategic Plan
Facilities Mission |

Planning Tools

Facilities Master Plan
Facilities Conditions, Assessments, and Foundational Data and Frameworks for Decision Making

Academic Program Planning
Asset Management Planning
Deferred Maintenance Plan
Energy Management Plan
Education Specifications Changes
Air Quality and Thermal Comfort Plan
LCAP Development
Other Planning efforts

Strategies & Operations

Priorities

Initiatives

Re-envision Footprint

Budget
Bond Development, Operations, Grants, Federal & State, Partnerships & Programs, and Sustainable Community Schools

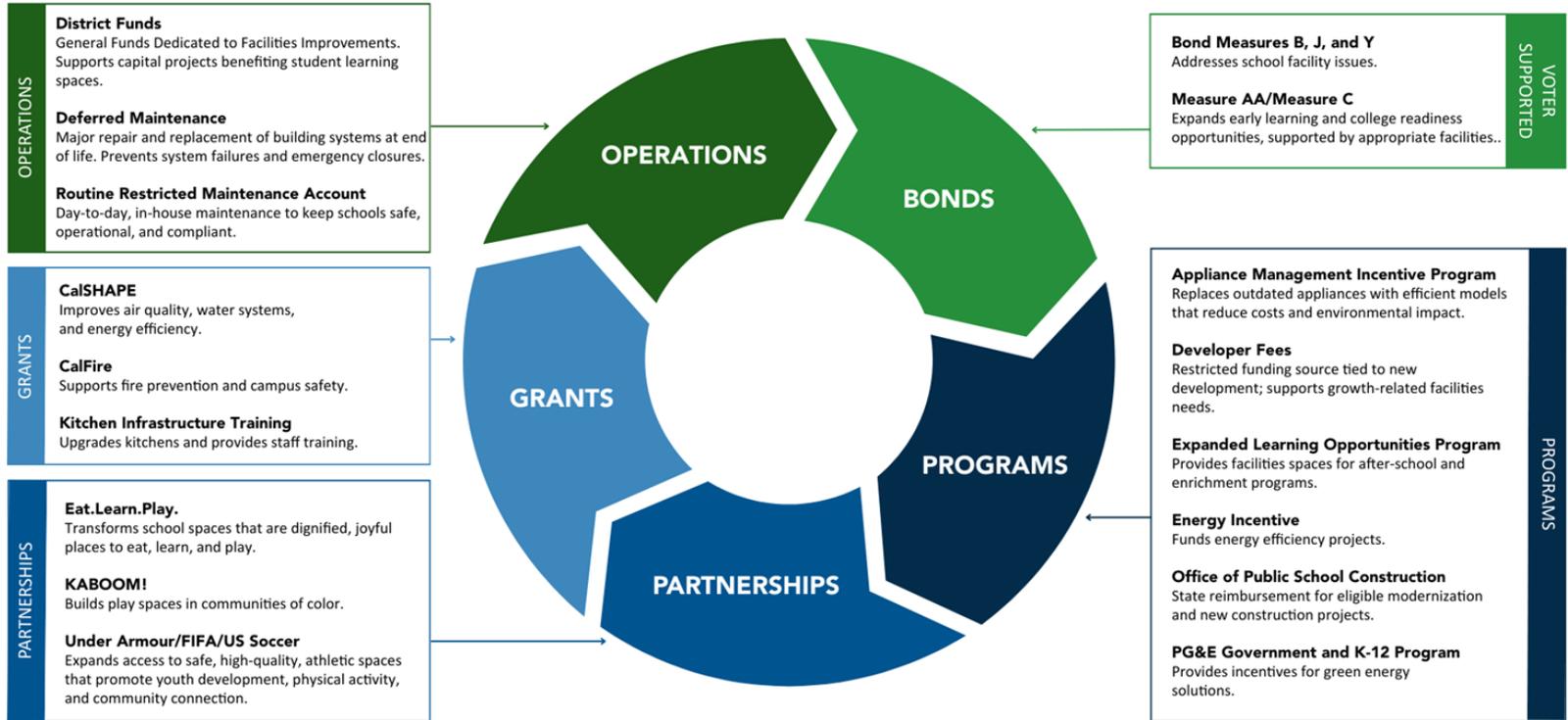**Collaboration with City of Oakland**

Outcome

Facilities Project List

Comprehensive, prioritized list of facility projects that reflects community needs, district goals, facility conditions, and available funding

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

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.

OPERATIONS

District Funds
General Funds Dedicated to Facilities Improvements. Supports capital projects benefiting student learning spaces.

Deferred Maintenance
Major repair and replacement of building systems at end of life. Prevents system failures and emergency closures.

Routine Restricted Maintenance Account
Day-to-day, in-house maintenance to keep schools safe, operational, and compliant.

GRANTS

CalSHAPE
Improves air quality, water systems, and energy efficiency.

CalFire
Supports fire prevention and campus safety.

Kitchen Infrastructure Training
Upgrades kitchens and provides staff training.

PARTNERSHIPS

Eat.Learn.Play.
Transforms school spaces that are dignified, joyful places to eat, learn, and play.

KABOOM!
Builds play spaces in communities of color.

Under Armour/FIFA/US Soccer
Expands access to safe, high-quality, athletic spaces that promote youth development, physical activity, and community connection.

VOTER SUPPORTED

Bond Measures B, J, and Y
Addresses school facility issues.

Measure AA/Measure C
Expands early learning and college readiness opportunities, supported by appropriate facilities..

PROGRAMS

Appliance Management Incentive Program
Replaces outdated appliances with efficient models that reduce costs and environmental impact.

Developer Fees
Restricted funding source tied to new development; supports growth-related facilities needs.

Expanded Learning Opportunities Program
Provides facilities spaces for after-school and enrichment programs.

Energy Incentive
Funds energy efficiency projects.

Office of Public School Construction
State reimbursement for eligible modernization and new construction projects.

PG&E Government and K-12 Program
Provides incentives for green energy solutions.

Feedback Process

Prioritizing OUSD Facilities Needs

Key Themes:
- Invest in Long-Term Sustainability
- Modernize Facilities to Strengthen Enrollment
- Build Environments that Support Students and Retain Staff

Top Priorities - All Engagement & Feedback Sessions

1. Infrastructure Reliability
- ❖ Classroom Heat and Climate Control (HVAC issues)
- ❖ Electrical Systems to meet modern needs.
- ❖ Restrooms and Water Quality

2. Outdoor Amenities
- ❖ Outdoor Learn/Play Spaces/Athletic Spaces
- ❖ Climate Control- Shade
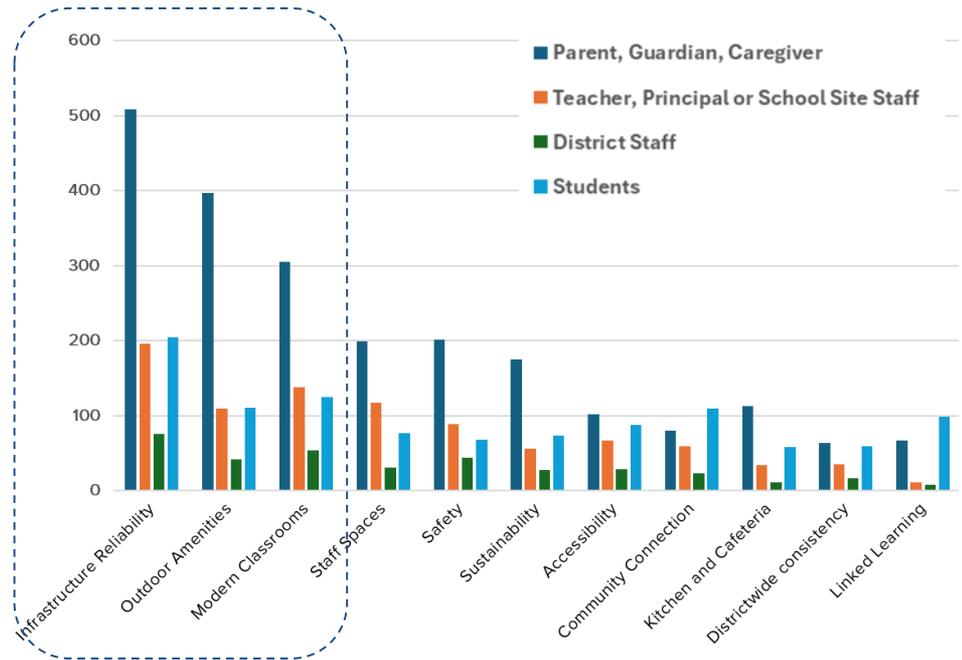- ❖ Safety Considerations-Secure Entry, Camera Systems, etc

3. Next Generation Learning
- ❖ Modernized Classrooms
- ❖ Technology Integration
- ❖ CTE, STEM & Labs
- ❖ Visual, Performing Arts, and Music
- ❖ Special education supportive services
- ❖ Kitchen Spaces & Nutrition

Survey Participation and Priorities (1,210 responses)

Legend:
- Parent, Guardian, Caregiver
- Teacher, Principal or School Site Staff
- District Staff
- Students

Initial Feedback from First Draft

Key Themes	How It Has Been Incorporated
Thermal Comfort and Climate Readiness	• All three components of HVAC have been established as Tier 1 priority investments to address classroom temperatures and climate response
Strengthening the Equity Framework	• Equity is a key decision making factor within the framework • Equity Metrics specifically addressed in the plan • Equity Score has been included in the dashboard
Dashboard Accessibility	• Improvements to be made for ease of use
Streamlined Report	• Two-pager has been created to encompass key findings and framework within the Executive Summary (FMP Section 1)
Requests for Elaboration	• Further explanations will be included within the text
Data Quality	• Continued cross team collaborative efforts on data review to ensure accurate reporting across all metrics

Key Highlights

Living Document and Data Foundation

Purpose: Move from static reports to an adaptable planning tool that evolves with the District

What's New

- **Interactive dashboards** supported by a centralized facilities database
- **Education Adequacy Assessments** evaluating how well campuses support **next generation teaching and learning expectations**
- **Districtwide strategies to address water quality issues**, informed by assessments and regulatory requirements
- A data platform that serves as the **foundation for planning, tracking, and prioritizing facilities projects**

How It Will Be Used

- **Dynamic & living tool:** Updated annually as projects are completed, conditions change, and priorities shift
- **Data-informed decision-making:** Supports transparent, consistent evaluation of needs, costs, and impacts across sites
- **Cost forecasting:** Incorporates inflation and escalation assumptions to better anticipate future funding needs

Appendix section in the presentation includes additional information and initial findings on data metrics

Key Highlights

Interconnected challenges

The FMP responds to a set of interconnected challenges facing the District. Conditions including the ones illustrated here underscore the need for a more intentional, long-range approach to facilities planning.

82% of campuses were built between the 1920s & 1970s

236 portables are at or beyond their lifespan

9-13% DECLINE IN ENROLLMENT is projected in next 10 years

39% of all schools are BELOW 50% occupied

48% of all OUSD facilities are rated **POOR** or **DEFICIENT**

ONLY **43%** of all OUSD facilities are rated GOOD on Education Adequacy

$3.5 BILLION is the **cost to repair every facility** in every OUSD school

83% of all building areas across OUSD facilities have NO COOLING

Data assessed

✓ Enrollment Trends
✓ Capacity & Occupancy Rate
✓ Facilities Conditions
✓ Education Adequacy
✓ Equity Indicators

✓ Age of Building & Portables
✓ Water Quality
✓ Residential Growth Patterns

✓ Heating, Ventilation, & Air Conditioning (HVAC)
✓ Early Childhood Education Needs

Facilities Master Plan Website Update

The webpage allows for enhanced access and features to navigate through the content.

Includes information and access to:
- Draft Report
- Draft Dashboard
- Process
- Town Hall Recordings
- FAQ

Scan the QR code below to visit the FMP website

The OUSD Facilities Planning and Management Department has developed a draft 2026 Facilities Master Plan to help shape the future of our school facilities. The draft plan outlines proposed priorities and strategies to improve facilities in ways that better serve students, staff, and the community, while aligning with the OUSD mission.

2026 Facilities Master Plan Draft

2026 Facilities Master Plan Draft Dashboard

Explore the sections of the Facilities Master Plan Draft

Introduction

View

Executive Summary

View

Community Outreach

View

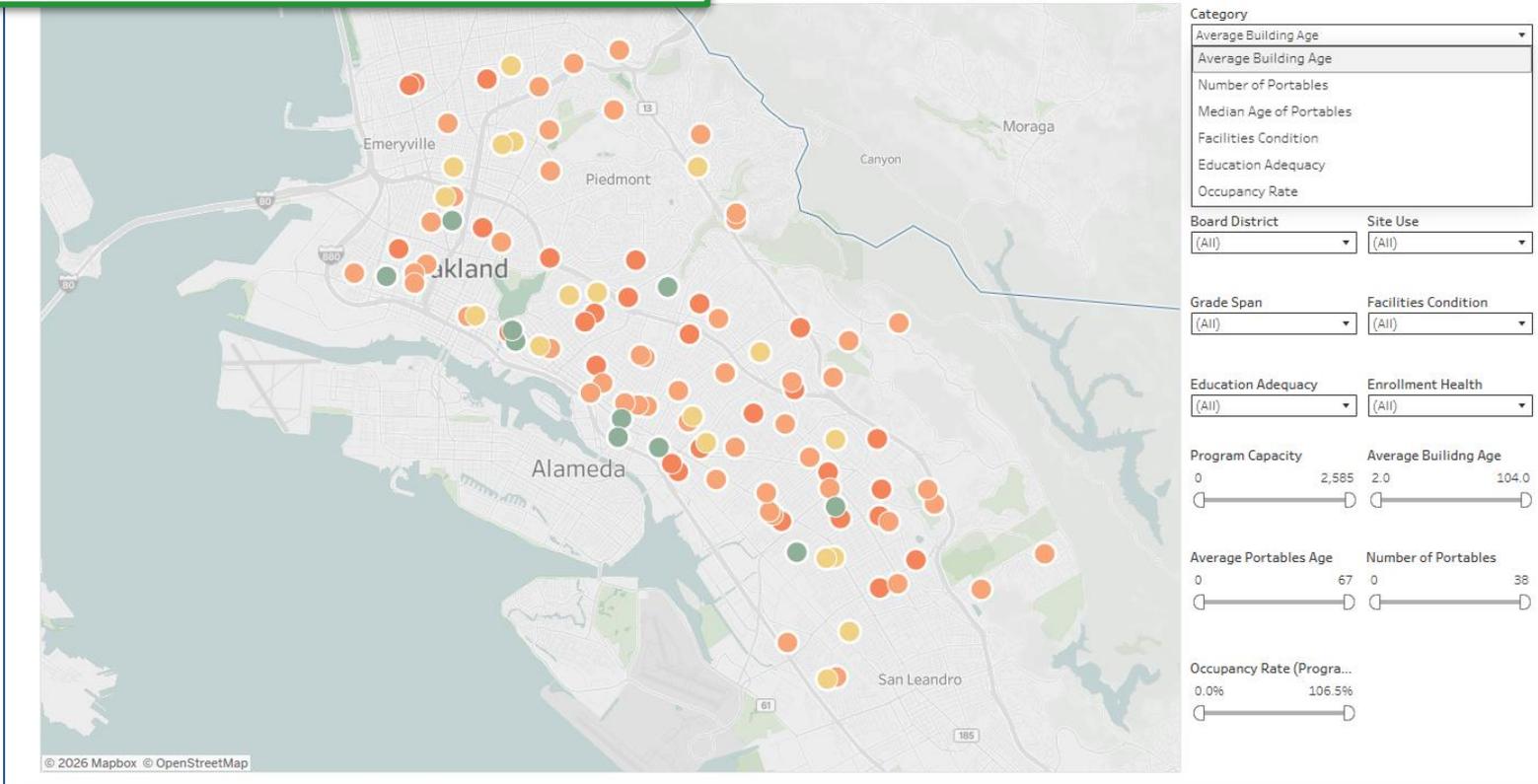# Draft of the Public Dashboard: District Overview

Shows the geographic distribution of sites based on selected criteria

Access the dashboard on the FMP webpage

<u>Draft</u> of the Public Dashboard: Campus Overview

| Introduction | District Overview | Campus Overview | Assessments | Campus Profile |

Shows key metrics used in the Facilities Master Plan Framework

Board District   School   Unduplicated Pupil %   Race/Ethnicity
(All)   (All)   24.0%   100.0%   All

Grade Span   HVAC Condition   % Of Enrollment (Race/Ethnicity)
(All)   (All)   0.00%

Note:
N/A - Not Assessed or Data Not Available
Enrollment Health: >75% - Strong, >50% - Stable, <50% - Vulnerable
Facilities Condition: <10% - Excellent, <20% - Good, <40% - Fair, <60% - Poor, >60% - Deficient
Education Adequacy: >80% - Excellent, >60% - Good, >50% - Fair, <50% - Poor

Campus Name	Facilities Condition	Education Adequacy	Program Capacity	Occupancy Rate (Program)	OPSC Funding	Equity Score	Enrollment Health	Building Age (Median)	Current Enrollment	Proximate to City Services
(All)	(All)	(All)	0 — 2,585	0.0% — 106.5%	$0.00M — $16.58M	0.0% — 98.7%	(All)	0 — 1,815	2.0 — 104.0	(All)
2111 International Blvd	Good	N/A	0			19.4%	N/A	56.0	0	No
Allendale	Poor	Good	659	58.6%	$4.34M	67.5%	Vulnerable	54.0	386	Yes
Arroyo Viejo CDC	Poor	Poor	0			77.9%	N/A	14.0	48	No
ARTS School (Far West)	Fair	Poor	297	0.0%	$1.41M	38.9%	Strong	66.0	0	No
ASCEND	Excellent	N/A	0			7.7%	N/A	23.0	0	No
Bella Vista	Deficient	Fair	621	51.4%	$4.77M	0.0%	Vulnerable	78.0	319	Yes
Bret Harte	Deficient	Fair	956	33.9%	$1.97M	41.5%	Vulnerable	62.0	324	No
Brookfield	Poor	Good	665	33.2%	$2.95M	45.4%	Vulnerable	74.0	221	Yes
Burbank	Fair	Fair	208	27.4%	$2.12M	20.7%	N/A	46.0	57	No
Burckhalter	Deficient	Good	336	60.7%	$2.27M	61.0%	Vulnerable	78.0	204	No
Calvin Simmons	Deficient	Fair	937	84.3%	$5.42M	0.0%	Strong	52.0	790	No
Carl Munck	Fair	Fair	457	46.2%	$2.19M	22.0%	Vulnerable	70.0	211	Yes
Carter	Good	Good	641	38.1%	$4.65M	18.1%	N/A	48.0	244	No
Castlemont	Deficient	Good	1,548	44.8%	$15.65M	0.0%	Vulnerable	69.0	694	No
Centro Infantil CDC	Deficient	Fair	82	42.7%		16.8%	N/A	52.0	35	No
Cesar Chavez	Fair	Fair	797	73.1%	$0.00M	25.9%	Stable	24.0	583	No
Chabot	Fair	Fair	658	88.4%	$3.23M	0.0%	Stable	52.0	582	No
Claremont	Deficient	Good	659	76.8%	$4.56M	0.0%	Strong	52.0	506	No
Cleveland	Poor	Fair	453	89.8%	$0.48M	88.3%	Stable	49.0	407	No
Community Day (Observatory)	Fair	N/A	0			59.7%	N/A	58.0	0	No
Cox	Fair	Good	1,180	37.3%	$5.04M	50.6%	Stable	52.0	440	No
Crocker	Deficient	Fair	434	98.6%	$3.04M	0.0%	Strong	101.0	428	No

Draft of the Public Dashboard: Assessments

Introduction | District Overview | Campus Overview | Assessments | Campus Profile

Shows key data points from district wide assessments.

Facilities Condition | Education Adequacy

Board District	Grade Span	School	Note:
(All)	(All)	(All)	Facilities Condition: <10% - Excellent, <20% - Good, <40% - Fair, <60% - Poor, >60%- Deficient

System Deficiency (2026)

System	Amount
Structure	$2,094.0M
HVAC	$355.3M
Fire Protection	$18.2M
Electrical	$103.3M
Plumbing	$123.4M
Conveying	$10.8M
Exterior Enclosure	$109.7M
Exterior Stairs	$0.1M
Roofing	$83.5M
Site Improvements	$265.4M

System Deficiency (Do Nothing Cost 2040)

System	Amount
Structure	$4,730.7M
HVAC	$1,141.5M
Fire Protection	$82.0M
Electrical	$432.0M
Plumbing	$762.4M
Conveying	$67.0M
Exterior Enclosure	$376.9M
Exterior Stairs	$0.0M
Roofing	$336.3M
Site Improvements	$972.2M

Campus Name	Overall FCA	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	Poor	Deficient	Deficient	Excellent	Poor	Poor	Deficient	Fair	Excellent	Poor	Fair
Bella Vista	Deficient	Deficient	Deficient	Good	Excellent	Good	Deficient	Good	Excellent	Fair	Fair
Brookfield	Poor	Poor	Deficient	Excellent	Poor	Poor	Excellent	Fair	Excellent	Poor	Fair
Burbank	Fair	Fair	Deficient	Excellent	Fair	Good	Excellent	Excellent	N/A	Excellent	Excellent
Burckhalter	Deficient	Deficient	Deficient	Excellent	Good	Poor	Excellent	Excellent	Excellent	Fair	Fair
Chabot	Fair	Fair	Deficient	Excellent	Excellent	Good	Deficient	Excellent	Excellent	Deficient	Excellent
Cleveland	Poor	Deficient	Poor	Excellent	Deficient	Good	Excellent	Excellent	Excellent	Excellent	Excellent
Marcus Foster Leadership.	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	N/A	Excellent	Excellent
Cox	Fair	Poor	Fair	Excellent	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Poor
Crocker	Deficient	Deficient	Fair	Good	Excellent	Good	Deficient	Good	N/A	Fair	Excellent

Draft of the Public Dashboard: Campus Profile

| Introduction | District Overview | Campus Overview | Assessments | Campus Profile |

Detailed campus level data by site.

| Site & Enrollment | Capacity & Funding | Assessments |

Campus Name

Garfield ▼

Address: 1640 22nd Ave
Site Area: 4.5 Acres
Building Area: 72,920SF
Occupancy: District Run
Year of Construction: 1960
Average Building Age: 62
After School Programs: No

School	
Garfield Elementary	TK-5
Garfield State PreK	PK

Enrollment	465
26/27 Enrollment	148
SY34/35 Enrollment	413
Students In Attendance Area	231
Family Choice Rate	31.9%
% Within Boundary Attending School	28.1%
Unduplicated Pupil %	99.0%

59.8% 17.8% 12.6%

0.00% 20.00% 40.00% 60.00% 80.00% 100.00%
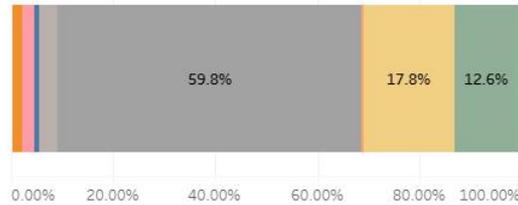
Demographics Legend
- White
- Missing
- Nat Hwiin/Othr Pac Islndr
- Multiple
- Hispanic
- Filipino
- Black/African Am
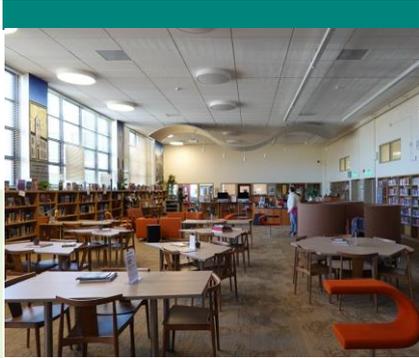- Asian
- Am Indian/Alskn Nat
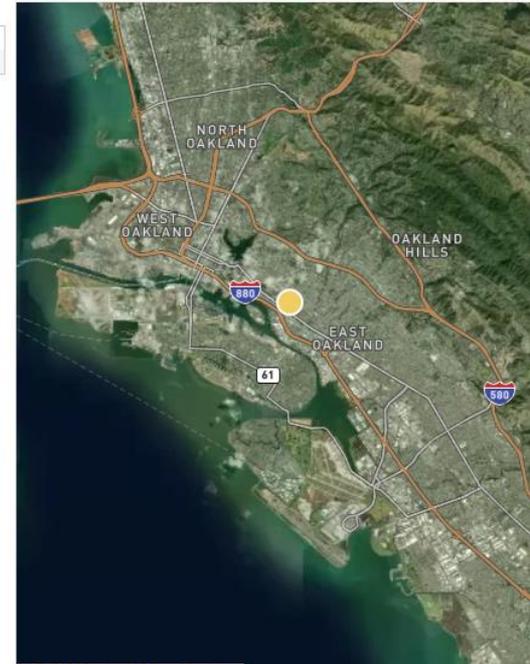
Investment Framework

Introduction to the Types of Investments in the Capital Program

Focused Improvements
(Condition Based)

Education Adequacy
Improvements

Facility System
Improvements

Focused Improvements
(Program Based)

Space and Program
Expansion
Safety
Early Childhood
Living School Yards

Transformative Projects

Rebuild with **New Construction** providing modern classrooms, energy efficiency, infrastructure, reset the building age
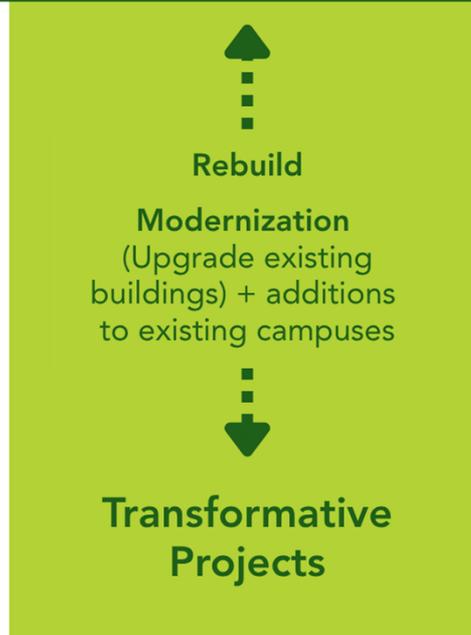

Modernization Projects

Major campus wide renovation or partial renovation of campus. Not all "core" infrastructure is addressed

Facilities Master Plan Framework

T - Shaped Investment Strategy

Facilities Master Plan Framework

Implementation Tiers for Focused Investments

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 & air quality improvements
- Water quality, plumbing, electrical infrastructure
- Restroom modernization
- Fencing, lighting, seismic & 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 field and gym modernizations
- Living schoolyards and shaded outdoor learning spaces
- Energy efficiency, solar, and EV infrastructure

Facilities Master Plan Framework

Criteria to Assess Schools for Transformative Projects

Campus Facility Condition Index (FCI)	Overall Educational Adequacy (EA) score	Current or potential enrollment capacity
Enrollment Health Score	Equity Indicators	State Funding Eligibility
	Proximity to City-Owned or Publicly-Controlled Properties	

Additional Factors to Consider
- Historic Designation and Architectural Significance
- Proximity to Other Schools
- Geographic Distribution of Bond Projects and Socioeconomic Conditions
- Historic Disinvestment and the Legacy of Redlining
- Coordination with the City of Oakland General Plan

Next Steps

Timeline

- **February 2026** – Draft Plan presented for First Read to the Facilities Committee and CBOC
- **March 9, 2026 –** Completed CBOC Second Read and final recommendations on the Draft Plan
- **March 19, 2026** – Facilities Committee Second Read and approved advancing the Draft Plan to the Full Board
- **March 25, 2026** – Special Board Meeting: First Read of the Draft Facilities Master Plan for Board feedback
- **April 2026** – Staff incorporate feedback and return to the Facilities Committee and Board for final consideration and adoption

Thank you!

OUSD Facilities Planning & Management:
      Preston Thomas, Chief of Systems & Services
      Pranita Ranbhise, Executive Director of Planning
      Sele Nadel-Hayes, Executive Director of Planning

In partnership with Perkins Eastman

Appendix

The Facilities Master Plan Process

Step #1

OUTREACH
- Community visioning and feedback
- Student engagement
- Board feedback
- Town halls

DATA COLLECTION & ANALYSIS
- Demographic shifts and enrollment
- Program offerings and grade spans
- Facilities capacity
- Facilities Conditions Assessment (FCA)
- Education Adequacy (EA)
- City of Oakland General Plan

PROCEDURAL POLICY
- Board policy
- Previous Facilities Master Plan (FMP)
- Local Control and Accountability Plan (LCAP)
- District priorities and standards

FUNDING OPTIONS
- State funding from Office of Public School Construction
- Grants and partnerships

Step #2

FRAMEWORK
- Levels of investment
- Refined priorities
- Decision-making framework

Step #3

THE PLAN

Engaging OUSD with the Facilities Master Plan

To promote the Facilities Master Plan, educate and solicit input from the OUSD community, we developed a comprehensive outreach and engagement plan.

Town Halls

Four hybrid town halls conducted to educate participants about the FMP and get direct feedback around the plan's components:
- ❖ 2 PK-5: Elementary Town Halls
- ❖ 1 Middle School Town Hall
- ❖ 1 High School Town Hall

Workshops and Presentations

- ❖ All City Council (ACC)
- ❖ Student Leadership Classroom
- ❖ Parent and Student Advisory Committee (PSAC)
- ❖ Community Advisory Committee (CAC)
- ❖ Administrative Assistants
- ❖ School Based Events
- ❖ Facilities Committee & CBOC

Website

Updated to include:
- ❖ Multilingual surveys
- ❖ Plan Overview
- ❖ Town Hall recordings
- ❖ Draft Dashboard for FMP data

Direct Email Messaging

- ❖ Network Superintendents
- ❖ OUSD Parent Square Listserv
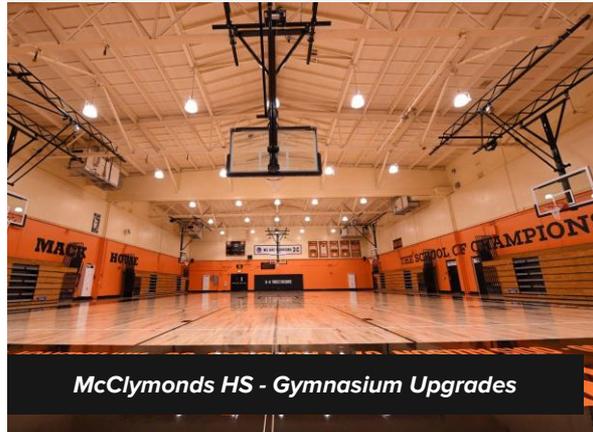- ❖ OUSD Newsletters
- ❖ Spanish-speaking families

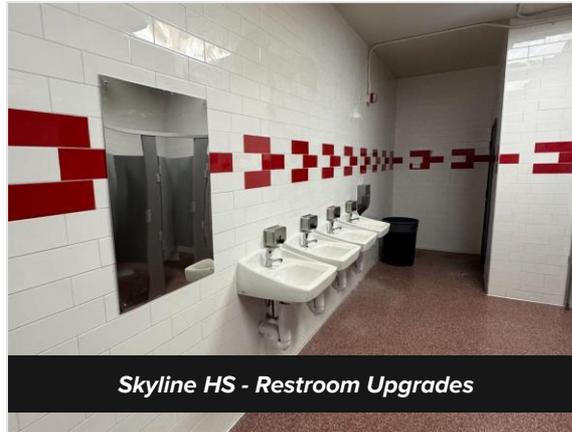## Levels of Investment - Focused

Oakland Tech HS - Repainting of the Gym

Oakland HS - Rendering of Turf Field Replacement

McClymonds HS - Gymnasium Upgrades

Skyline HS - Restroom Upgrades

Projects within Bond Measure Y
- Turf Field Replacement & Maintenance
- Air Quality, Heat Assessment & Ventilation
- Safety Improvements
- Living School Yards
- Deferred Maintenance
- Early Childhood Investments
- Energy Efficiency & Sustainability
- Technology
- Kitchen & Dining

Other Examples:
- *Main entry Modifications*
- *Furniture Replacement*
- *Bathroom Refreshes*

Types of Deep Investment and Potential Tool for Restructuring

Transformative Projects (Full Rebuilds)

Advantages
- Completely reimagines the educational environment to meet future instructional models and provides maximum flexibility to meet student needs
- Incorporates modern technology, sustainability, and infrastructure throughout campus
- Eliminates legacy systems and deferred maintenance costs for long term savings
- Creates flagship campuses that attract and retain families and staff
- Must adjust attendance boundaries to meet new size expectations as you adjust capacity of buildings to new established norms in California

Disadvantages
- Higher upfront cost and may not be possible on every campus to build schools at modern capacity standards based on size of the property
- Can requires temporary relocation or phased occupancy plans for construction

Major Modernization (Upgrade Existing Buildings)

Advantages
- Lower initial cost because built on existing infrastructure yet can be complex as you address structural issues and outdated infrastructure
- Targets essential systems and learning environments without full displacement.
- Extends life of existing assets and preserves historical or community-valued spaces like McClymonds
- More easily sequenced and scaled across multiple schools

Disadvantages
- Incremental improvements may not resolve fundamental facility limitations
- Can result in ongoing patchwork of legacy infrastructure remains
- Less transformational impact on enrollment and meeting staff needs
- May not fully support emerging instructional models, sustainable financial models, deferred maintenance load, and long-term climate goals of the district

Levels of Investment - Transformative

Glenview ES - Bond New Construction

Glenview ES - Bond New Construction

Fremont HS - Bond New Construction

Fremont HS - Bond New Construction

Projects within Bond Measure Y
No projects currently identified as transformative

Examples Include:
- *Demolish and Replace*
- *Next Generation Learning*
- *High Cost/High Quality*

Levels of Investment - Modernization

McClymonds HS - Rendering Bond Modernization

McClymonds HS - Rendering Bond Modernization

CCPA - Rendering Bond Modernization

CCPA - Rendering Bond Modernization

Projects within Bond Measure Y

- McClymonds HS
- Roosevelt MS
- Garfield ES
- Coliseum College Prep Academy
- Melrose Leadership Academy
- Fremont HS

Examples Include:

- *Interior Overhaul*
- *Selective Remodel*
- *Maintain the Historical Connection with the Building*