

Board Office Use: <b>Legislative File Info.</b>	
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## Memo

**To** Facilities Committee

**From** Preston Thomas, Chief Systems & Services Officer  
Kenya Chatman, Executive Director of Facilities  
Pranita Ranbhise, Director, Facilities Planning & Management

**Meeting Date** March 20, 2025

**Subject** 2025 Facilities Master Plan Initiative - Visioning & Progress Updates.

**Action Requested** Discussion; no action is needed at this time.

**Discussion** The Board of Education approved a General Services Agreement between the District and Perkins Eastman Architects DPC, Oakland, CA, to produce a long-term Facilities Master Plan that aligns with Oakland Unified School District’s planning priorities. This initiative will support the District’s strategic goals and align the facilities planning process with key state, county, and city initiatives, as well as Board Policies.

The Facilities Master Plan, developed in accordance with Board Policy BP 7110, will outline the District's anticipated short- and long-term facilities needs, ensuring these align with the District’s educational and strategic objectives.

Staff are presenting this session as a visioning opportunity for the Facilities Committee to directly share and shape the vision for district facilities. The goal is to gather feedback on how OUSD facilities can better support the district’s strategic plan, programs, and the needs of students and staff. This visioning session is designed to inform the overall master plan development process by identifying key priorities and goals that will guide the Facilities Master Plan.

In this session, we aim to discuss:

- The overall vision for OUSD facilities across the district.
- How the Master Plan can better support the District’s educational and strategic needs.
- Identifying key priorities that will guide the Master Plan development process.
- Ensuring strong engagement with various constituents to ensure broad input and feedback.

**Recommendation** NA

**Fiscal Impact**

Fund 21, Measure Y

**Attachments**

Presentation on the 2025 Facilities Master Plan Initiative.

# 2025 Facilities Master Plan Progress Updates & Visioning

Facilities Planning & Management  
Facilities Committee  
March 20, 2025



**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.





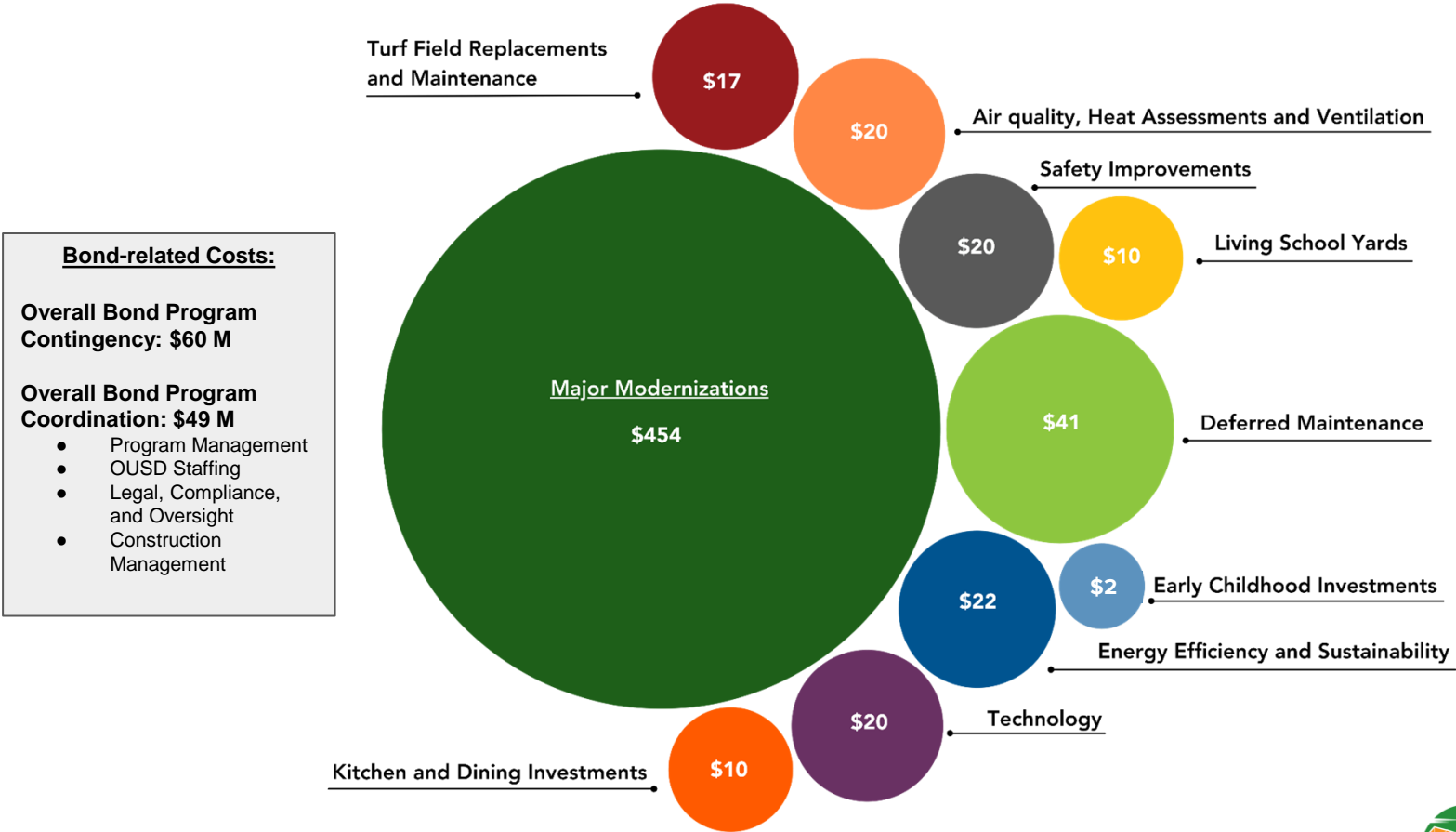
# Facilities Draft Mission Statement

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

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



# Major Initiatives Within the Bond Program (in Millions)



**Bond-related Costs:**

**Overall Bond Program Contingency: \$60 M**

**Overall Bond Program Coordination: \$49 M**

- Program Management
- OUSD Staffing
- Legal, Compliance, and Oversight
- Construction Management

- Notes:
1. Budget investments as of February 2025.
  2. All values in Millions of Dollars, rounded to the nearest whole number.
  3. Early Childhood Investments is funded by Measure AA.



# Agenda

1. Overview - What & Why
1. Goal of the Master Plan
1. High-Level Process
1. Visioning & Feedback

## Board Discussion:

What existing strengths that we can build on?

What are the biggest challenges you as Board Directors experience or receive feedback on regarding districtwide facilities from your constituents?



# Research-Inspired Planning

## RETURN ON INVESTMENT

### Investing in Our Future



#### How Modernizations Impact Indoor Environmental Quality

- Daylight had the most significant impact on satisfaction
- Acoustics still need to go beyond the LEED standard used

### Design for Safe and Healthy Children



#### Students learn better and are more successful when they feel safe and connected. Transportation safety

- Mental health support
- Physical design
- Safety policies and preparedness

### The Latrobe Prize Research Grant



#### Advancing Knowledge of How High-Quality School Environments Can Positively Affect Educational Outcomes

- Provides specific data about the potential benefits of school
- Provides guidance to effectively spend forecasted budgeted needs



# Facilities Master Plan



# What is a Facilities Master Plan?

## 1. Modernizations & Improvements

Modernizing aging facilities and improving deficient buildings (ADA, Seismic, indoor environmental quality, etc)

## 1. Alignment of Physical Space & Program

Constructing or modifying buildings to align with demographic enrollment projections, pedagogy, program and school community needs

## 1. Optimize Operations

Investing in facilities to improve operations, such as food systems, energy efficiency, and or transportation



# Why do we need a Facilities Master Plan?

- Guide capital fund allocation to improve educational facilities
- Align building portfolio with broader vision of the District
- Previous plan was used to successfully secure local bond funding (Measure Y) and supported state bond applications
- Recently passed State law requires districts to submit a board-approved 5-year facilities master plan to participate in the School Facility Program



◀ PROP 36

PROP 2

PROP 3 ▶

## Borrow \$10 billion to build schools, colleges

JUMP TO SECTION

What would it do?

Why is it on the ballot?

For & Against

Watch 1-minute video

Funders

Related News

### What did voters decide?

2024 CALIF. 2 - ISSUE PUBLIC EDUCATION BONDS GENERAL  
BALLOT MEASURE

AP certified results

Yes wins. AP race call at 5:45 p.m. on Nov. 6, 2024.

CANDIDATE	VOTES	PCT.
<input checked="" type="checkbox"/> Yes	8,820,842	58.7%
<input type="checkbox"/> No	6,207,390	41.3%

Updated Dec 16, 2024, 9:03 AM



Voters agree to fix up California schools. \$10 billion construction bond passes

NOVEMBER 5, 2024

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EASTMAN





# Overview of the Approach to Develop a Master Plan

1. Facility Assessments
  - a. Educational Adequacy
  - b. Facility Conditions
  - c. Capacity
2. Enrollment Analysis
3. Program Distribution Analysis
4. Facility Ed Specs Integrated with LCAP, BP's, AR's and Community Goals
5. Engage with students, staff, families and the community throughout the development of the Plan

# Overview of the Approach to Develop a Master Plan

## Facility Assessments

### Educational Adequacy Assessments



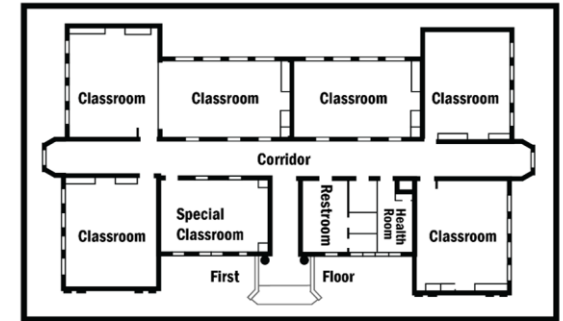
Identify how well campuses are currently supporting 21<sup>st</sup> century learning expectations.

### Facility Conditions Assessments



Review the current and projected condition of systems and assets (HVAC, electrical, roofing, plumbing, etc.) and determines the overall physical condition of a building.

### Capacity Assessments

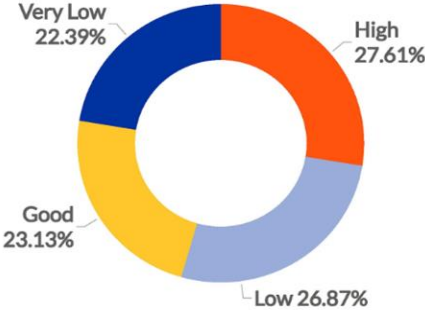


Determine how many students a campus can enroll while meeting contractual requirements and programmatic needs.

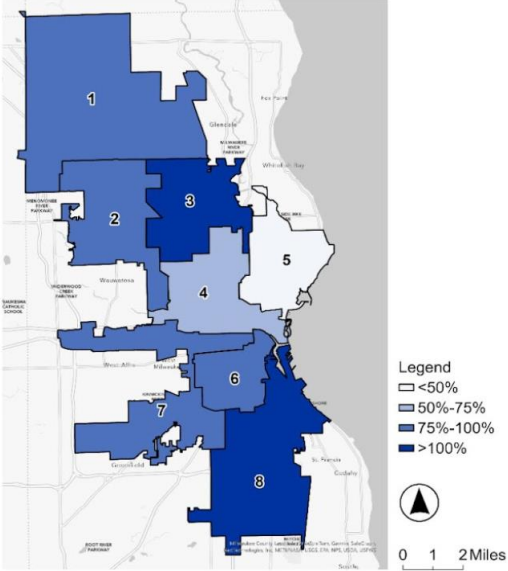
# Overview of the Approach to Develop a Master Plan

## Capacity and Utilization Analysis

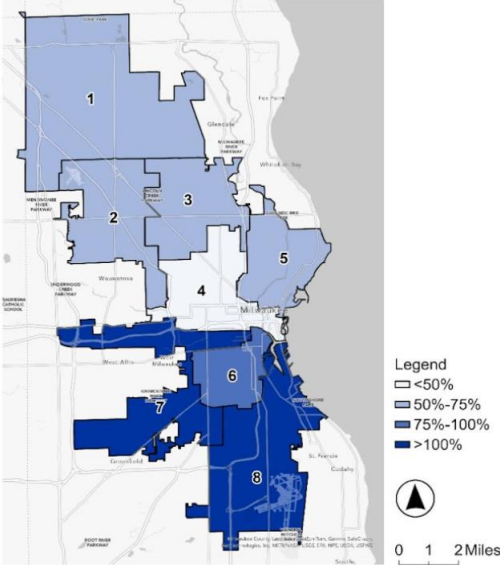
Overall District Utilization



If all MPS students attended school in their planning area



Actual utilization of schools in each planning area.



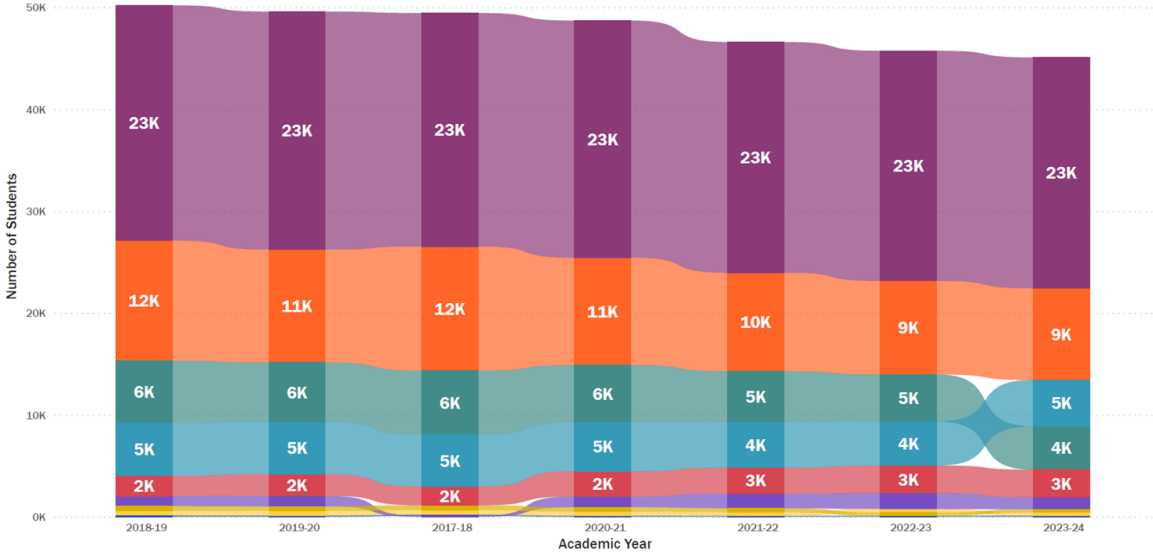
Note: Example from Milwaukee Public Schools. For visual representation only.

# Overview of the Approach to Develop a Master Plan

## Enrollment Analysis

Number of Students by Academic Year and Ethnicity

Ethnicity ● African American ● American Indian or Alaska Native ● Asian ● Filipino ● Hispanic or Latino ● Not Reported ● Pacific Islander ● Two or More Races ● White



Like many urban school districts, OUSD & charter schools have been experiencing enrollment loss over the last 10 years. Specifically, reduction in Black and Asian student enrollment is driving the enrollment changes

Note: Numbers based on OUSD enrollment as reported to California Department of Education for each school year.





# Overview of the Approach to Develop a Master Plan

*Facility Ed Specs Integrated with LCAP, BP's, AR's and Community Goals*

Support Rich  
Diversity

Professional  
Development  
Staff Retention  
Places that reflect



Multi-Tiered  
Systems of Support

Counseling Centers -  
SEL  
School Safety  
Health and Wellness



Close the  
Achievement Gap

Acoustics  
Program  
Appropriate Space  
Indoor air quality



Early Childhood  
Education

Spaces Designed  
for Young  
Children



Community  
Schools

Family Resource Centers  
Welcoming Campuses  
Engaging Learning  
Spaces  
Joyful Schools



# Overview of the Approach to Develop a Master Plan

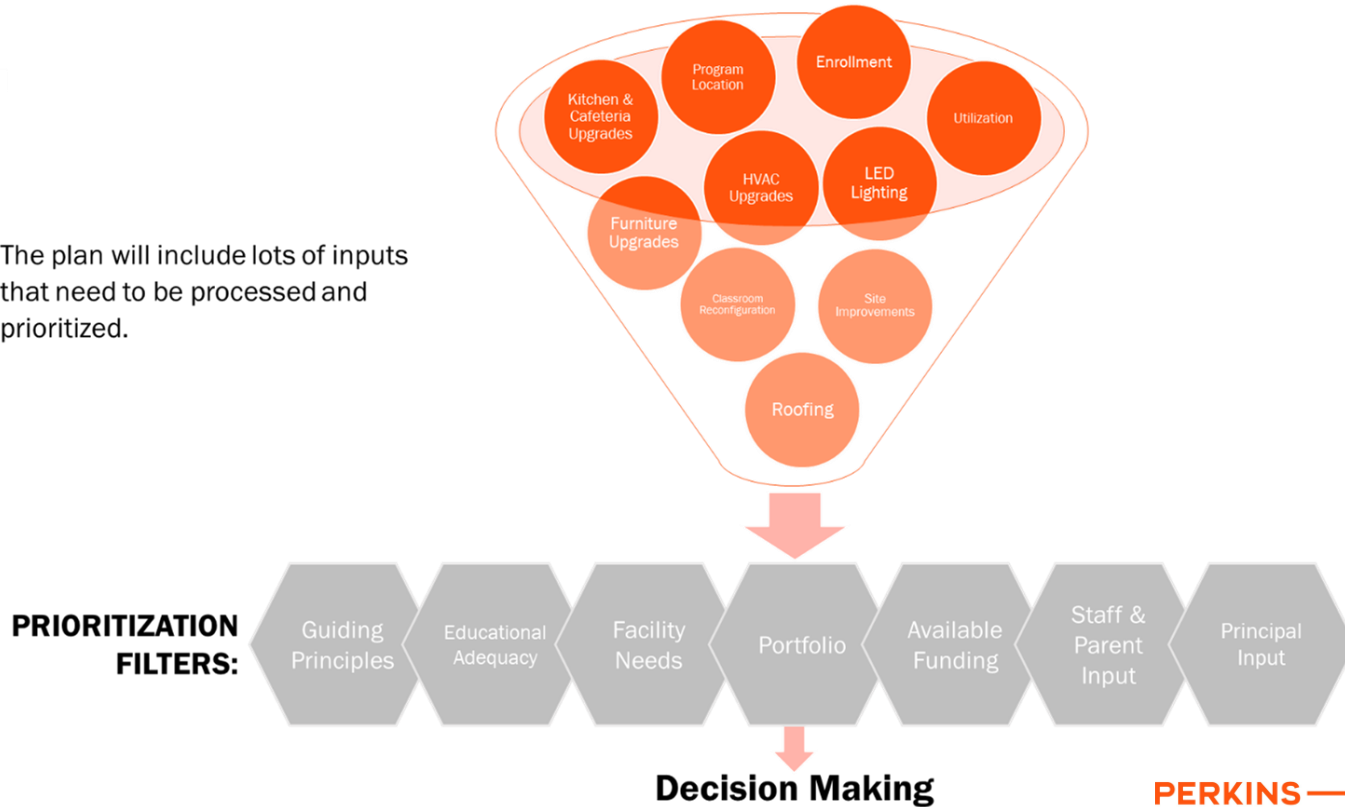
## *Program Distribution*

Mapping and analyzing academic programs across OUSD will allow us to better understand the geographic distribution of programs and help OUSD ensure there is equitable access to programs now and in the future.



# Decision Making

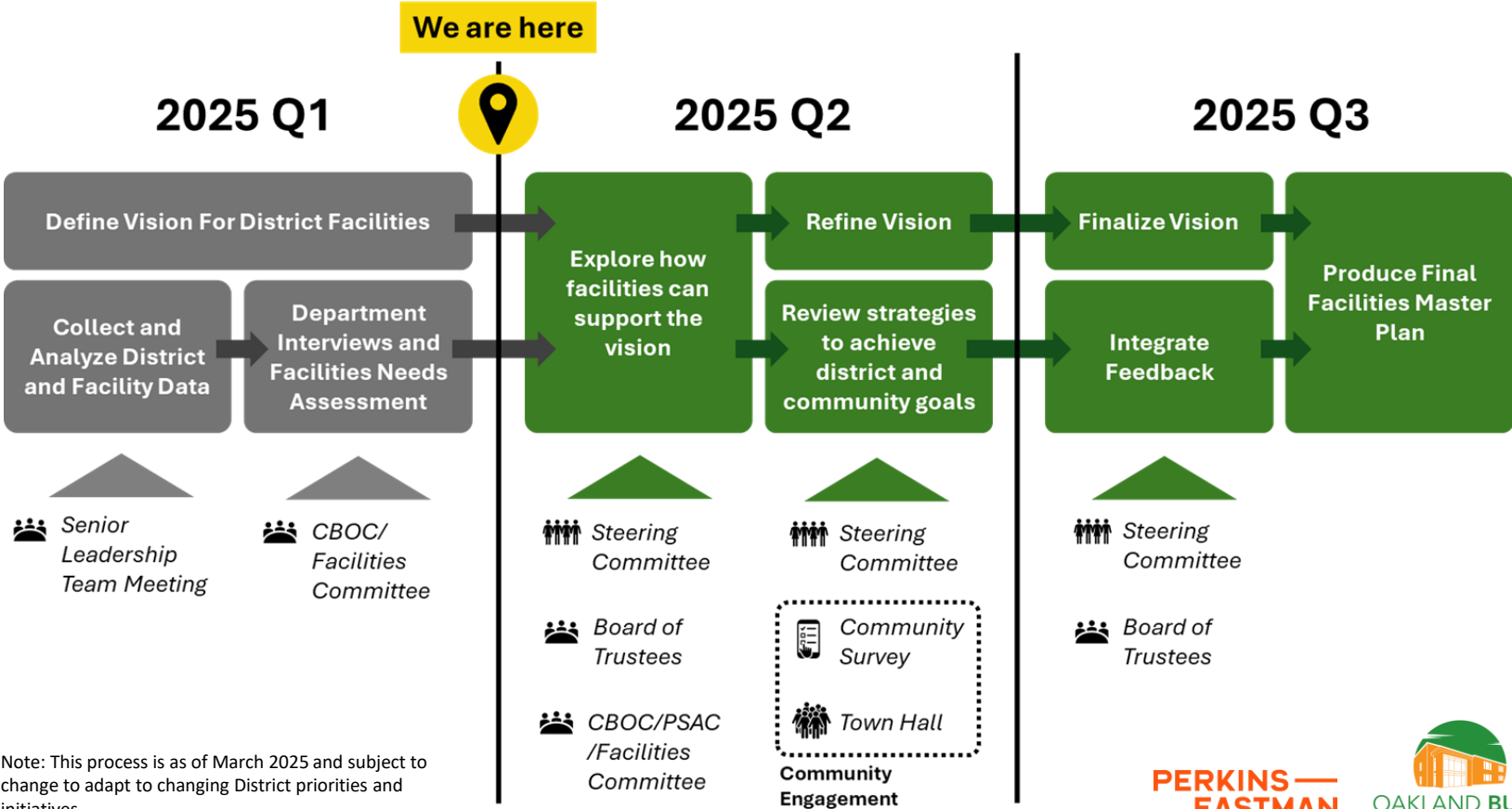
The plan will include lots of inputs that need to be processed and prioritized.



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# Overview of the Current Process



Note: This process is as of March 2025 and subject to change to adapt to changing District priorities and initiatives.





# Progress Updates

1. Senior Leadership Team Visioning - *complete*
2. Educational Adequacy - *assessment complete, analysis in progress*
3. Joyful School - *assessment complete, analysis in progress*
4. Facilities Conditions - *assessment in progress*
5. Living School Yards - *assessment in progress*
6. Facilities Capacity and Utilization - *assessment complete, analysis in progress*
7. Department Interviews - *in progress*
8. FMP Website - *in progress*
9. Program distribution analysis - *in progress*

## Board Discussion:

What are the most important values & guiding principles we should consider in planning our facilities?

Case Study: Within your District and in a declining enrollment environment, how should we be investing deeper to improve the school experience for students, staff and families? As a Board Director, what is your vision for the students and families within your District?

# Next Steps

- Finalize assessments and evaluation
- Present updates on assessments and findings at Facilities Committee meeting in April 2025
- Continue to conduct visioning sessions students, staff, community, and the Steering Committee

# THANK YOU

## Any Questions?

Additionally, for more information, please reach out:

Preston Thomas  
Chief Systems and Services Officer

Pranita Ranbhise  
Director of Facilities Planning & Management





# APPENDIX

# Meet the Team



Patrick Davis



Gavin D'souza



Heidi Kovalevsky





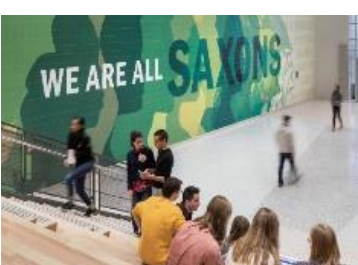


40  
years of K-12  
experience

600+  
projects for  
K-12 schools

30+  
Facility Master  
Plans

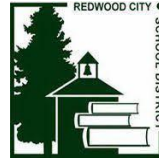
World's  
2 highest scoring  
LEED-S projects



# Recent Facility Planning Experience



El Monte City School District



Baltimore City Public Schools

KIPP DC

Milwaukee Public Schools

