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Memo

To Facilities Committee

From Joshua R. Daniels, General Counsel
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Committee Meeting Date May 22, 2020

Subject Process to Develop Proposed Project List for Possible 2020 G.O. Bond Measure

Action Discussion with staff regarding process to develop proposed project list for possible 2020 G.O. Bond Measure.

Background On October 23, 2020, the Board adopted Resolution No. 1920-0168 - Directing Facilities Committee to Consider And Make Recommendations to the Governing Board as to Whether Said Board Shall Undertake the Planning Steps Necessary to Ultimately Call a Facilities General Obligation Bond Election and/or a Parcel Tax Election for Facilities Maintenance in November 2020. That Resolution, among other things, “direct[ed] the Facilities Committee to seek input from the Measures A, B, and J Independent Citizens’ School Facilities Bond Oversight Committee on the language of the potential Bond Measure, prior to Facilities Committee recommendation and Board adoption” and to “recommend to the full Board the Facilities Master Plan and Bond Measure language.”

On May 13, 2020, the Board approved the Facilities Master Plan (FMP), which identified over \$3.3 billion in facility needs. Since a 2020 G.O. bond measure would like be able to generate between \$650 and \$750 million over six years, the District is faced with the challenge of prioritizing which projects to list in the proposed bond measure.

Discussion

One of the challenges that a district, and particularly the governing board, faces in identifying a project list is how to integrate the perspective of staff (including both academic staff, facilities staff, and operations staff) with the perspective of the community. The final project list must also balance urgent, existing needs with the needs that will likely emerge in the next 5-10 years.

Given these considerations, the District needs a structure by which it can narrow the \$3.3 billion in needs down to the \$650-750 million in need that would be listed in the bond. The natural place to look for such a structure is in the FMP, which identified four goals, five themes, and five priorities.

FMP Goals

- Alignment with other OUSD planning efforts
- Transparency to the public
- Enable funding for future projects
- Smart asset management to ensure plan implementation

FMP Themes

- Equitable investments
- Administrative management & project completion concerns
- Classroom environmental quality & educational adequacy
- School infrastructure (kitchen, cafeteria, restrooms, etc.)
- Issues related to specific sites

FMP Priorities

- Complete deferred Measure J projects
- Promote projects in every region and district of Oakland
- Ensure there are high quality school sites in every community
- Support Citywide Plan initiatives with facility investment
- Pursue projects that enable OUSD to generate revenue or reduce ongoing costs

However, the 14 bullets listed above are too numerous to provide the necessary structure. Therefore, staff has synthesized them into four overlapping categories or buckets, with the titles (but not the substance) subject to change:

- Strategic Initiatives: Those initiatives that will best enable the District facilities to serve future students.
- Addressing Health and Safety Needs: Those sites/facilities that are most in need of improvement.

- Districtwide Improvements: Similar improvements needed by all school sites.
- Previously Approved Projects: Those projects that have previously been approved by the Board.

Attachment A shows how the 14 goals, themes, and priorities fit within the four buckets.

The buckets structure is critical to successfully developing the final project list. It will support all stakeholders and ultimately the Board in weighing the pros and cons of each project given that each bucket is likely only able to include 4-5 projects (depending on the estimated cost of each project). This will ultimately lead to identifying the highest priority projects for each bucket.

For the Facilities Committee meeting in June, the current plan is for staff to take the lead and mostly “fill” each bucket with what staff believes the highest priority projects to be for that bucket. Critically, staff will leave “room” for additional high priority projects to be added to each bucket. (Of course, the Facilities Committee can also remove projects that staff have placed in a particular bucket.) The Facilities Committee’s actions would then result in a proposed final project list, ideally with a few additional alternative projects that did not make the list, for the Board to consider by the end of June.

Fiscal Impact

N/A

Attachment

Attachment A: Showing how the FMP goals, themes, and priorities map onto the buckets

Attachment A

This chart shows how the four goals (first four rows), five themes (next five rows), and five priorities (next five rows) map onto the four buckets. While there is obviously some subjectivity in regards to how a particular goal, theme, or priority maps onto one or more of the buckets, the chart is intended to show that every goal, theme, and priority is represented in at least one of the buckets.

	Strategic Initiatives	Addressing Health/Safety Needs	Districtwide Improvements	Previously Approved
<i>Alignment with other OUSD planning efforts</i>	X		X	X
<i>Transparency to the public</i>	X	X	X	X
<i>Enable funding for future projects</i>	X			
<i>Smart asset management to ensure plan implementation</i>	X	X	X	X
<i>Equitable investments</i>	X	X	X	
<i>Administrative management & project completion concerns</i>				X
<i>Classroom environmental quality & educational adequacy</i>		X	X	
<i>School infrastructure (kitchen, cafeteria, restrooms, etc.)</i>				X
<i>Issues related to specific sites</i>	X	X		
<i>Complete deferred Measure J projects</i>				X
<i>Promote projects in every region and district of Oakland</i>			X	
<i>Ensure there are high quality school sites in every community</i>	X	X	X	
<i>Support Citywide Plan initiatives with facility investment</i>	X			
<i>Pursue projects that enable OUSD to generate revenue or reduce ongoing costs</i>	X			