



Asset Management and Facilities Master Plan Overview

2011 - 2016

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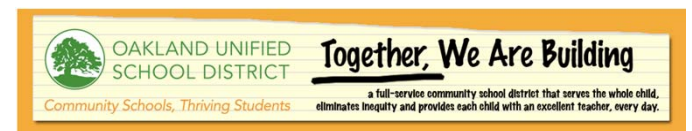
Oakland Unified School District
1025 Second Avenue Oakland, CA 94606

Introduction

As the dynamic reflection of the culture in which we live, the specific educational needs of each community must continually change to meet the demands of the present and to support the projections of the future. So too much facilities for education—rather than being merely a shelter in which the elements of education are delivered and received, they now must also become a complete community resources, capable of supporting a wide variety of learning/service experiences for citizens of all ages, abilities and needs.

Oakland Unified School Districts previous Facilities Master Plan was a 5-Year plan completed in April 2005.

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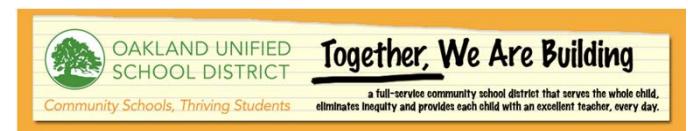


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Presentation Outline

- Introduction
- Presentation Outline
- Overview
 - Purpose
 - What is a Facilities Master Plan?
 - Why is it important to have a Master Plan?
- Facilities, Planning and Management: Process Framework
- Master Planning Process Diagram
 - How does it fit into our current process ?
- Comprehensive Master Plan: Illustrative Table of Contents
- Phase I: Establish Long-term Goals for Each Site (Diagram)
- Phase I: Description of Activities
- Phase II: Detailed Assessment, Work Scope, Project Planning and Budget (Diagram)
- Phase II Description of Activities
- Post Master Plan Activity (Diagram)
- Activity Timeline (Phase I)
- Activity Timeline (Phase II)
- Who Should be Involved?
- Parallel Activities Critical to Success
- Summer Student Internship Program
- Master Plan Update Process
- Deliverables: Phase I and II
 - What will you have?

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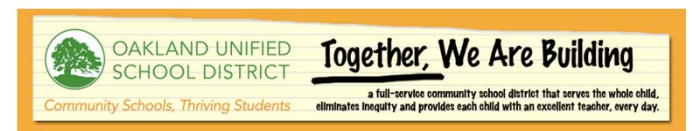
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Overview: Purpose

What is a Facilities Master Plan?

- Aligns the district's capital projects with its strategic plan
- A process by which to plan and communicate long-term change to the district's school facilities
- Provides guidance to accomplish the districts overall vision
- Determines the scope of work to serve future needs
- Assess the variety of funding sources and options available to finance capital projects
- Source of consistent and reliable information about districts assets

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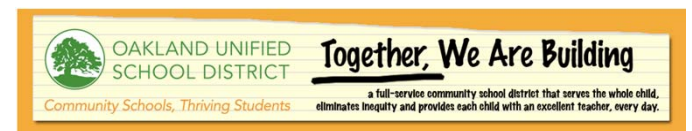
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Overview: Purpose

Why is it important to have a Master Plan?

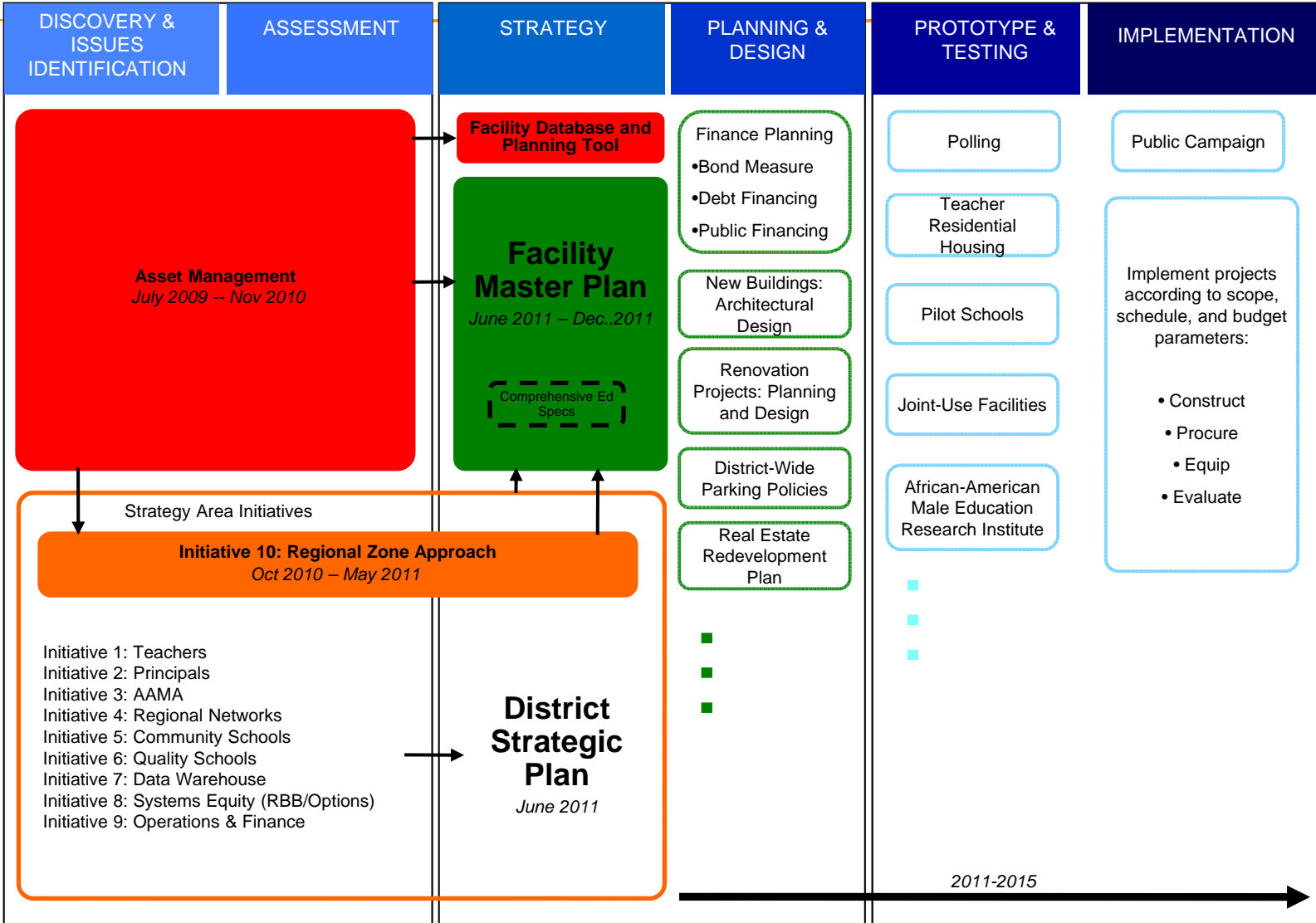
- Consistency point of reference for decision making
- Ability to make informed decisions
- Allows you to achieve predictability important for planning
- Sets priorities as to which project to undertake based on achieving strategic goals
- Ability to positively impact community

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Facilities Planning & Management: Process Framework

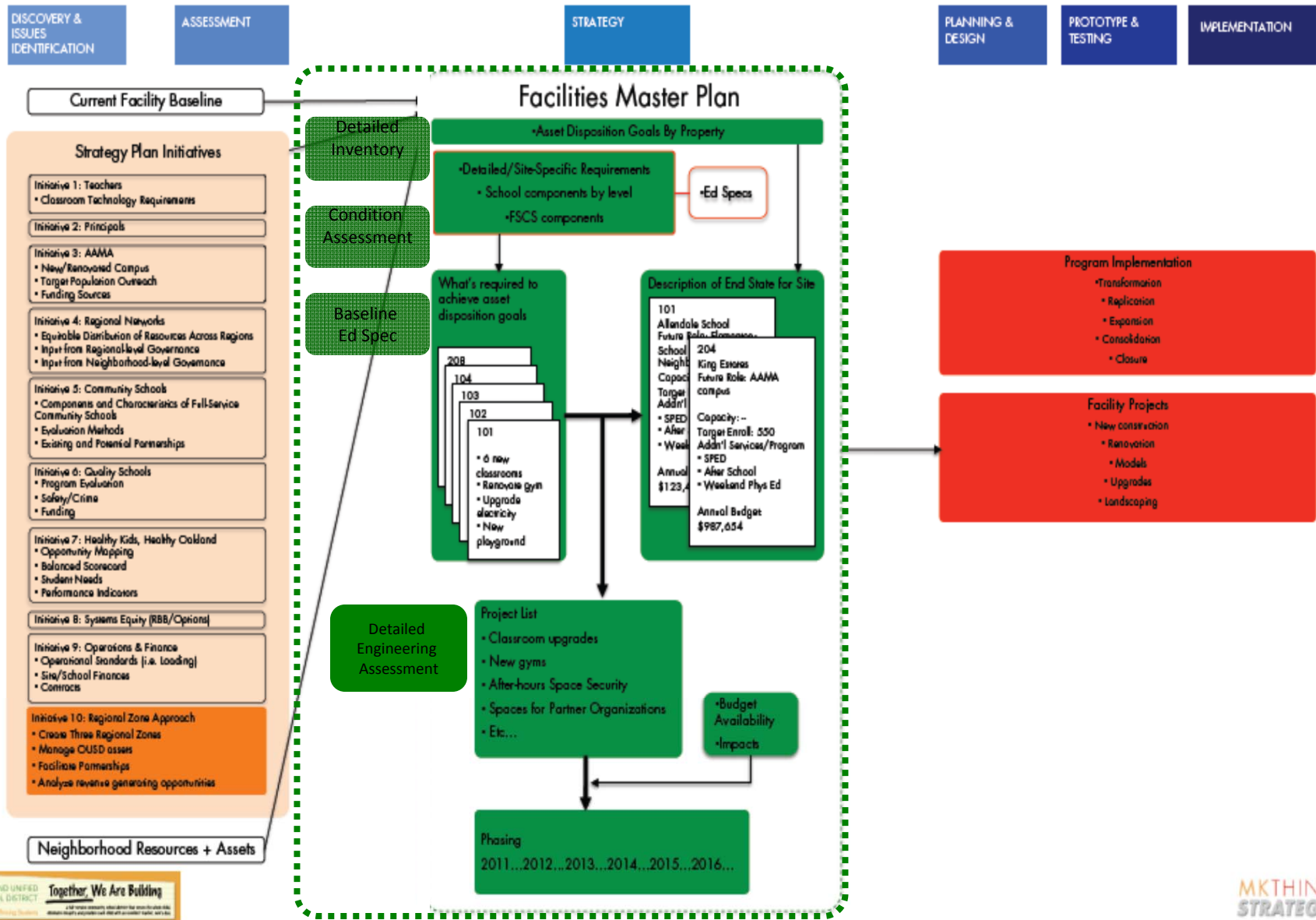


■ Complete
 ■ In Progress
 ■ 2011
 ■ 2012
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OAKLAND UNIFIED SCHOOL DISTRICT
Together, We Are Building
a full-service community school district that serves the whole child, eliminates inequity and provides each child with an excellent teacher, every day.
Community Schools, Thriving Students

Master Planning Process Diagram

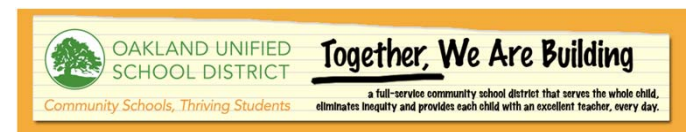
How does it fit into our current process?



Comprehensive Master Plan: Illustrative Table of Contents

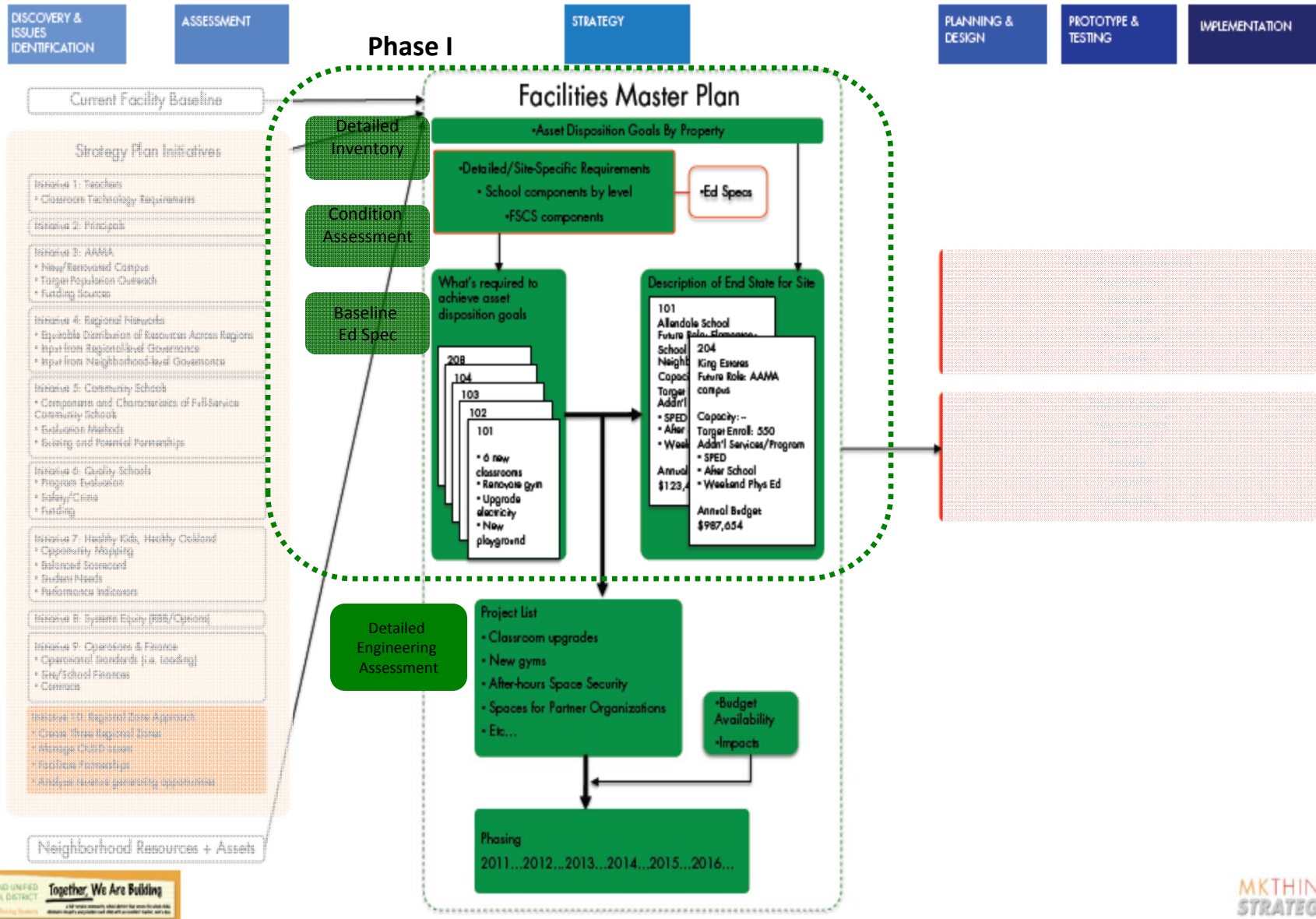
- **Executive Summary**
- **Introduction**
- **Planning Context**
 - Alternative Uses
- **Enrollment Trends and Projections**
- **Long-Term Vision and Planning Principles**
 - Planning Principles
- **Framework and Land Use**
 - District Connectivity
 - Organizing Framework
 - Facility that Strengthening's the districts Identity
- **Design Plan**
- **Landscape and Open Space**
- **District Circulation**
- **District Infrastructure**
 - Utility Infrastructure
 - Central Plant
 - Further Studies
- **Implementation**
 - Phasing and Conceptual Costs
- **Appendix: Long-Term Vision**
 - Introduction
 - Framework
 - Increased Enrollment Impact on Facilities
 - Facility Design
 - Facility Use

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Phase I: Establish Long-term Goal for Each Site



Phase I: Description of Activities

Inventory

Room Level

Qualitative Condition Assessment

Baseline Educational Specifications (K-8 complete, High School in Progress)

Assessment

Disposition Goals

By Property

Detailed/Site Specific Requirements

School Components by Level

Full Service Community School Requirements

Requirements to Achieve Asset Disposition Goals

Facility Asset Digital Library

Plan document catalog (hard and digital copy)

End State Description by Site (Highest and Best Use)

Restructured Use Description

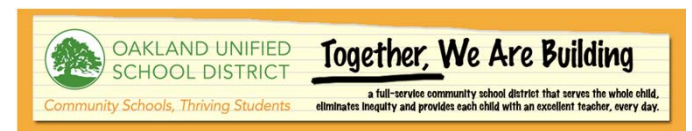
Capacity Required

Programs Offered (incl support services and opportunities)

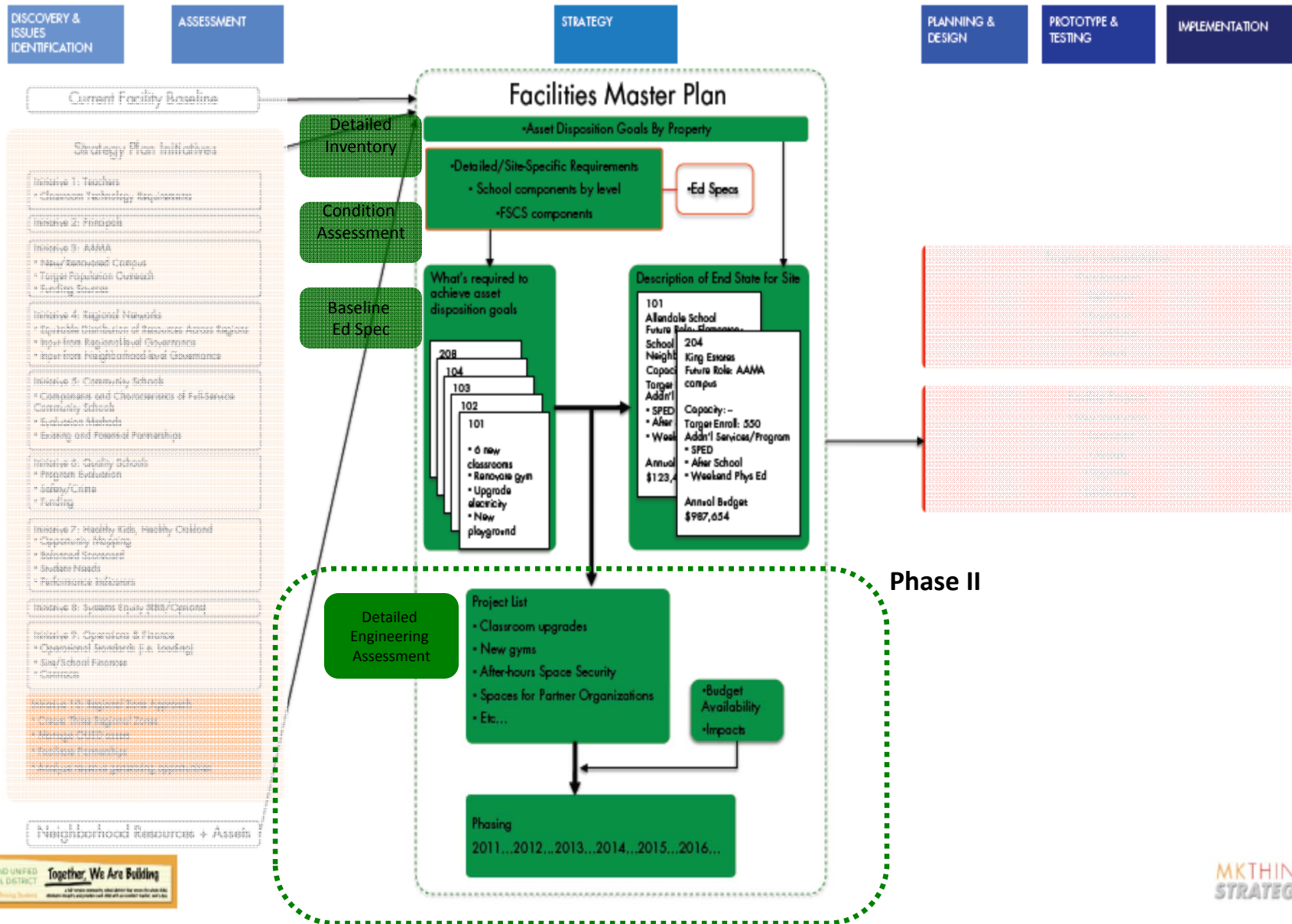
Annual Budget

Capital/Improvement Costs

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Phase II: Detailed Assessment, Work Scope, Project Planning and Budget



Phase II: Description of Activities

Strategy

Detailed Engineering Assessment

Mechanical

Electrical

Plumbing

Refine End State Space Needs (Highest and Best Use)

Project Phasing Plan

Schematic documentation of Specialized Program Spaces

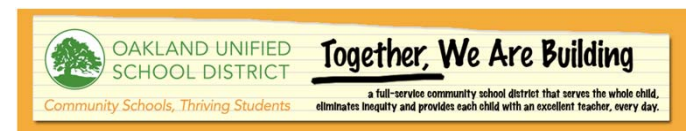
Summary Project Budget

Project Funding Sources and Approach

Project Definition

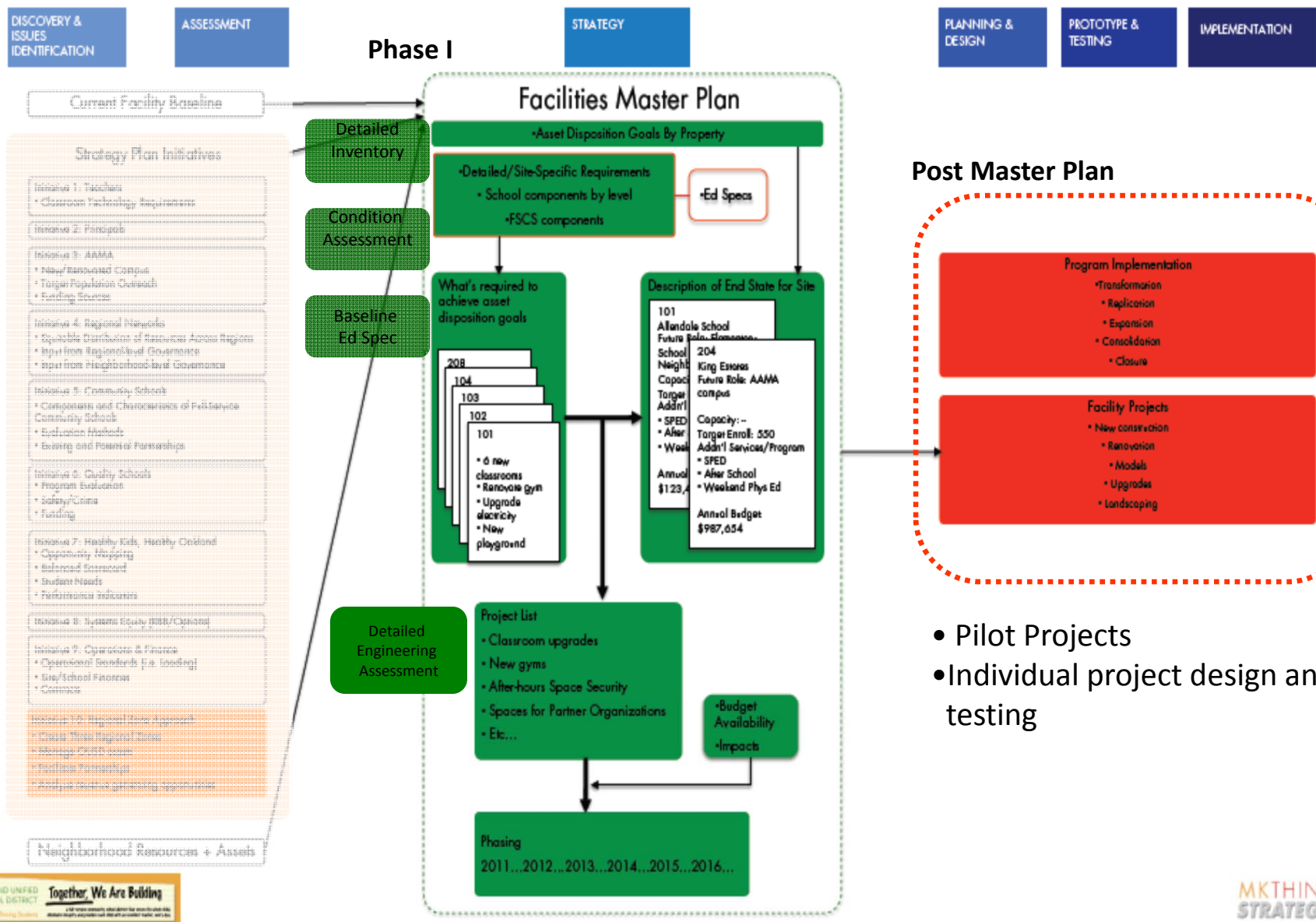
Database Maintenance Release and Ongoing Service

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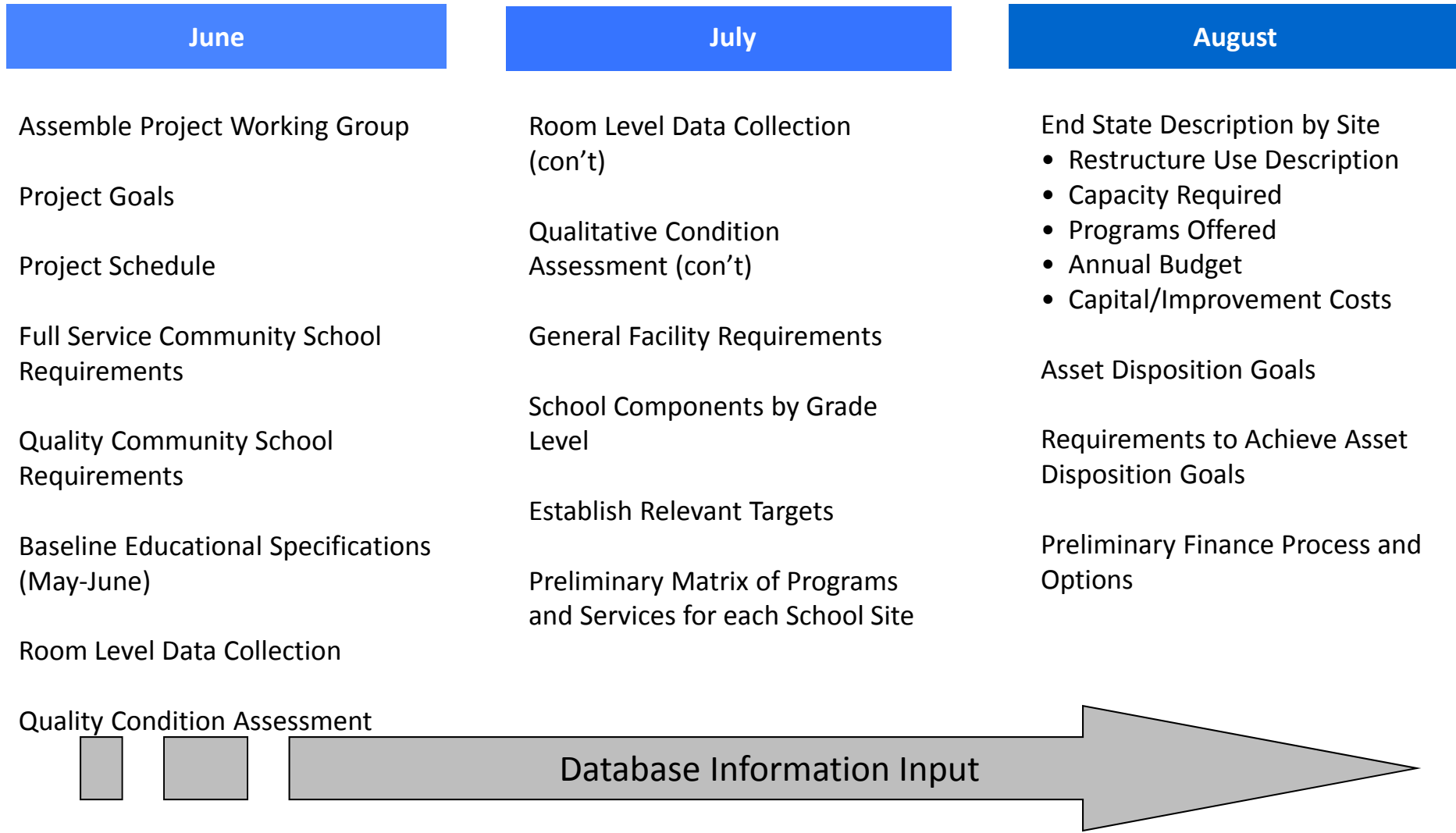
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Post Master Plan

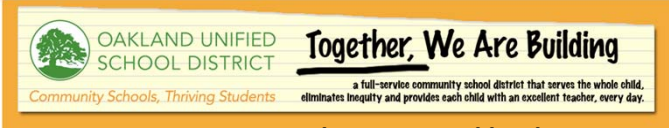


- Pilot Projects
- Individual project design and testing

Activity Timeline: Phase I



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Activity Timeline: Phase II

September – January 2012

Detailed Engineering Assessment

Align other activities with Capital Projects – Finance

Refine School/Site End State Space Needs

Develop Implementation and Phasing Plan

Schematic Documentation of specialized spaces

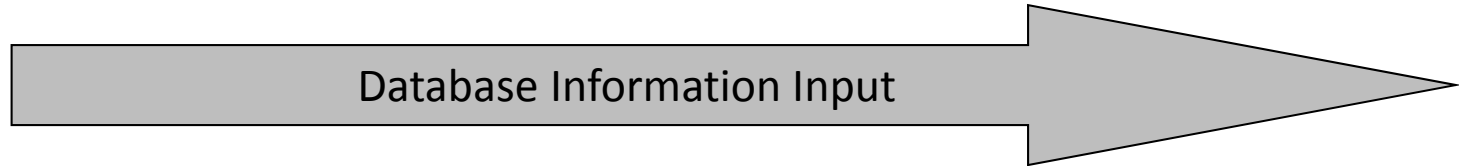
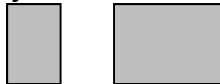
Summary Capital Projects Budget

Community Outreach

Communication Tools

Project Definition

Project Schedule



Project Definition

- long-term and short-term
- school and site

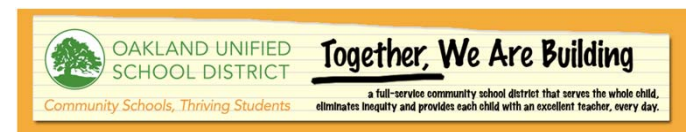
Database Maintenance Release

- Upgrades
- scrubbing and updating
- testing, modeling and modifications
- District Access

Ongoing database maintenance and service

- Maintenance
- Webinar Service
- Additional Installation

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Who Should Be Involved?

** Participants to be determined by the Strategy Planning Team*

Strategy Planning Team

Superintendent of Schools

Asst. Superintendent Facilities, Planning and Management

Director of Facilities

Deputy Superintendent Business & Operations

Deputy Superintendent Instruction, Leadership and Equity-in-Action

Regional Executive Officer (Representative)

High School Network Officer (Representative)

Master Planning Consultant

Working Group

Facilities Division Staff
Planning
Custodial
Grounds

Principal's by School Level

Teacher's by School Level

School Cluster or School Site Council Representative

School Service Coordinator

Complementary Learning

Research and Assessment

Family and Community

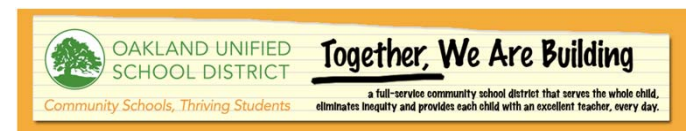
Nutritional Services

Office of Charters

Neighborhood Service Area Groups

Service Areas yet to be defined.

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Parallel Activities Critical to Success

Regional Governance

- Regional and Neighborhood Service Areas Defined and Needs
- Baseline Administrative Reorganization/Restructuring Overview

Full Service Community Schools

- Criteria for schools and district
- Assessment of schools and district based on criteria established

Quality Community School

- Assessment of Quality for each School
- Baseline Programmatic Reorganization/Restructuring by school and site
- Facility Capacity Requirements

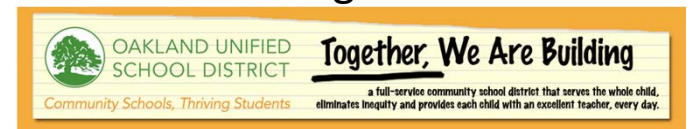
Effective Teaching

- Curriculum Adjustments and Requirements
- Classroom Support Requirements

Finance

- Timeline of Activities to Support the Implementation of the Strategic Plan

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Parallel Activities Critical to Success (con't)

Planned Capital Projects Requiring Funding

*Fremont Redesign in Entirety and support of Career Academy

*Whittier New Classroom Building

*Sobrante Park Modernization

*Roosevelt Modernization

Madison Football Field

Central Kitchen

CDC Replacement Projects

Brewer Playfield

Oakland Tech Auditorium Modernization and Retrofit

Lowell Window Replacement

AB300 Various Projects

Glenview Portable Replacement and New Building

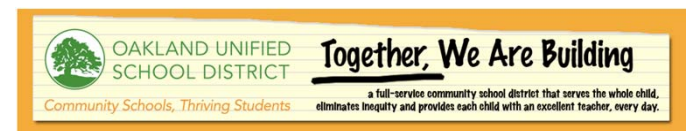
Lazear Portable Replacement and New Building

Prescott Modernization Phase II

McClymonds STEM Support

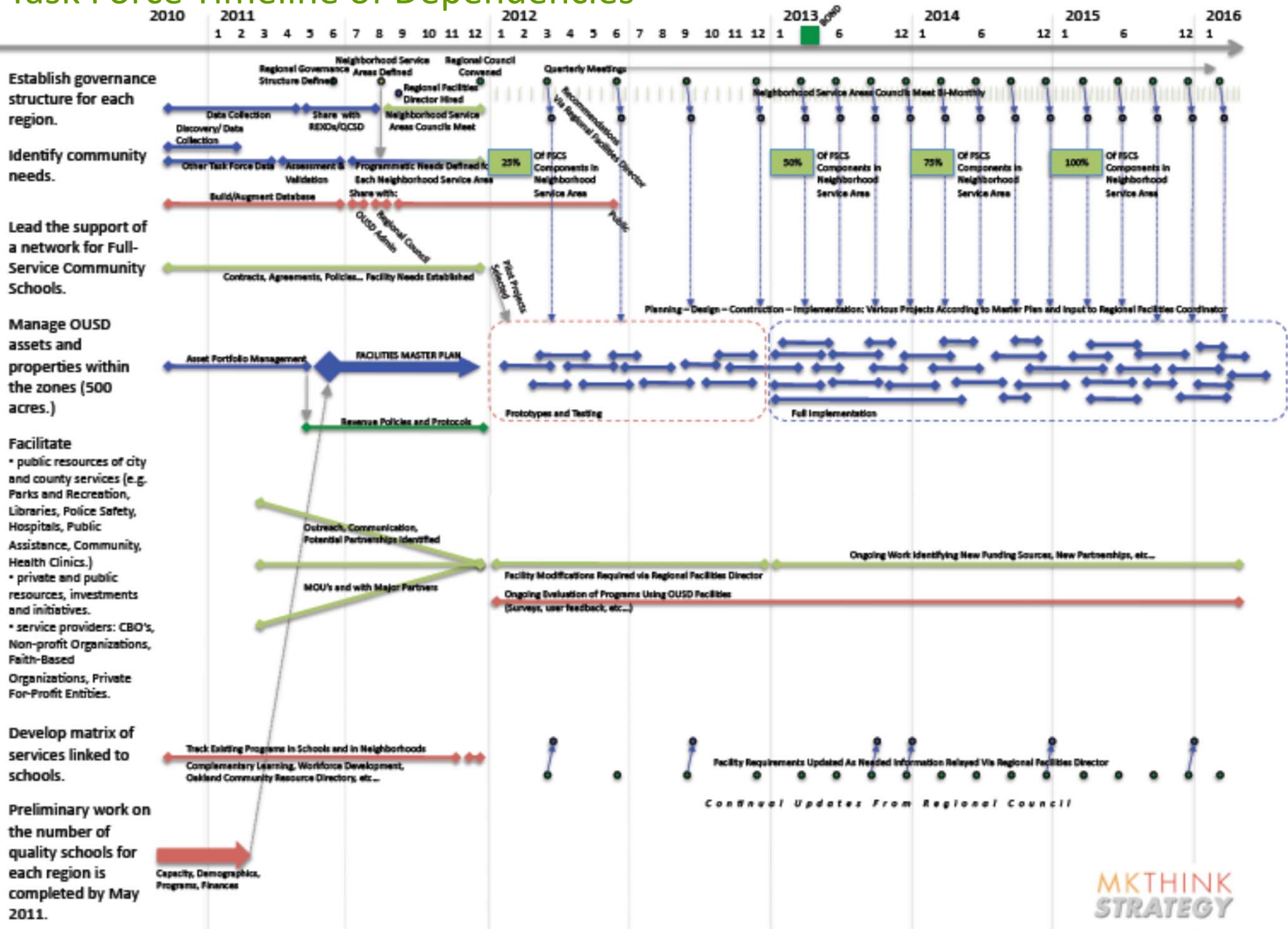
***Project with planning budgets currently allocated**

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Task Force Timeline of Dependencies



Summer Student Internship Program Description

Number of Students: 20-24

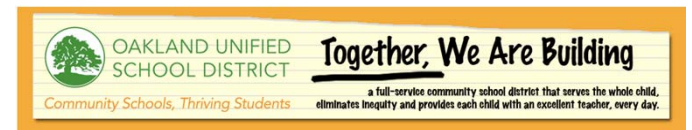
Position: Data Collection and Evaluation – OUSD Facilities Master Plan (Phase I)

Description: Students will assist and support OUSD Facilities Department Staff and Consultants in activities related to Phase I of the districts 2011 Facilities and Asset Master Plan.

Acquired Skills:

- School Facilities and Land us characteristics
- Basic area measurements
- Analytical Observation
- Space descriptions and use
- Workflow and Schedule Planning
- Basic Database Input and Analysis
- Crowd Sourcing of Information
 - Photo/Geocoding, Tagging and Cashing
 - Cloud Storage
- Presentation of Findings

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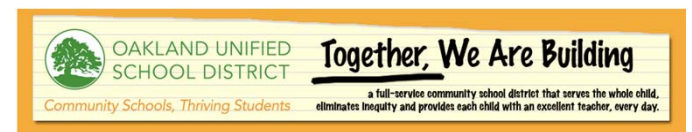
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Update Process

As other activities progress related to the Strategic Plan Initiatives, the Master Plan is updated (where appropriate) to reflect future work.

All information is added to the database and available for sharing to OUSD staff, board and community members.

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Deliverable: Phase I and II

What will you have?

Executive Summary

Master Project Phasing Plan

Asset Management and Facility Database which includes:

Space Program and Educational Specifications (applied by level)

Site and Facility details of all OUSD owned property

Strategic Plan board direction linked to existing conditions, programs and decisions

Exiting Conditions Assessment

Programmatic Test Pilot location (s) descriptions and space allocation

Programs, support services operating in OUSD facilities and surrounding neighborhoods

Schematic Plans of specific proposed modification

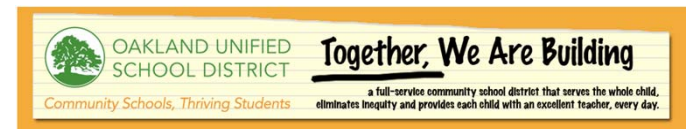
Master Capital Project Implementation Schedule and Budget

Master Plan Update Schedule

Project Control Plan (linked to funding source/Bond)

Facility and Site Alternative-Use Plan

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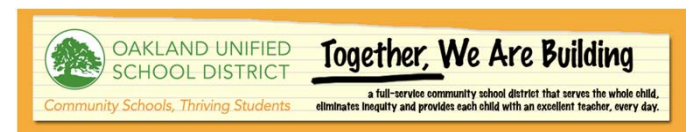


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Conclusion

Questions?

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