

<http://2020OUSDMasterPlan.org>



2020 OUSD
Facilities Master Plan

Board of Education

March 25, 2020



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

Facilities Committee: Agenda

01

Process Review

02

Community Engagement Input

03

District Needs

04

Capital Program Scenarios

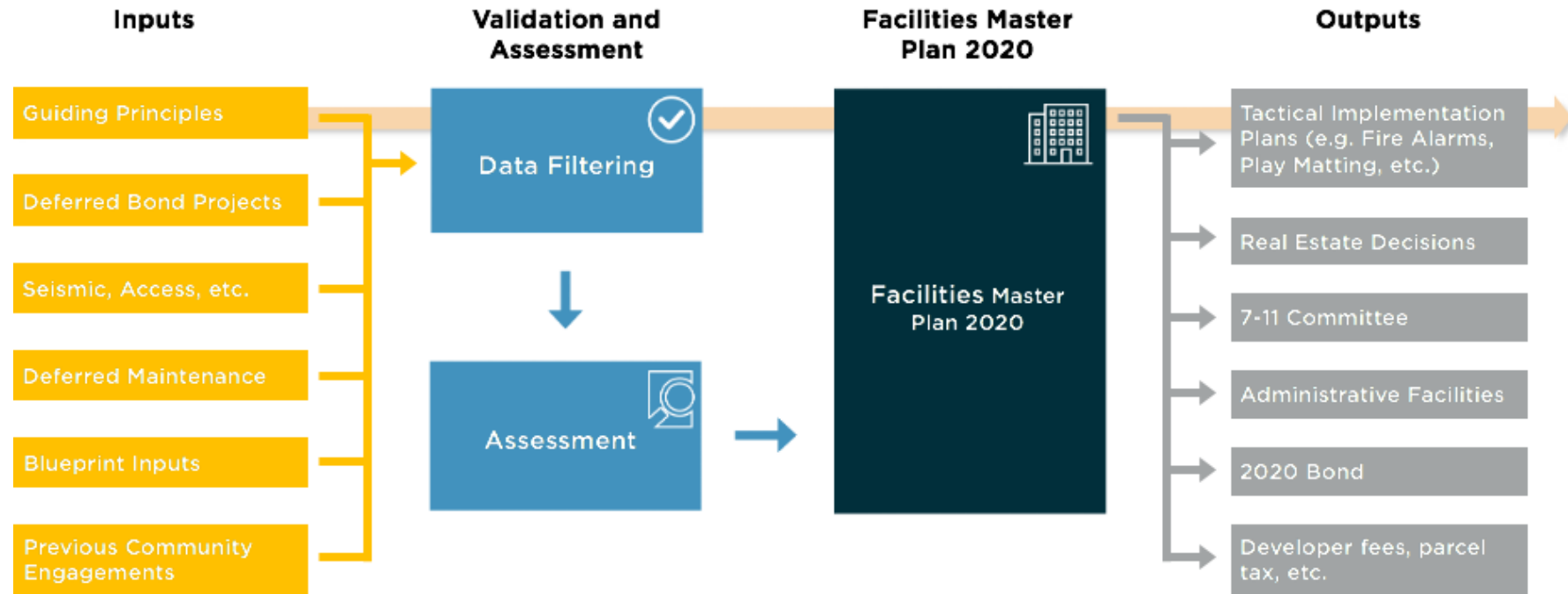
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Next Steps

Facilities Master Plan Guiding Principles & Process

Master Plan Guiding Principles

- Engage OUSD Community
- Pursue a System-wide Approach
- Support the Citywide Plan
- Cultivate Data-driven Decision Making
- Pursue Financially Sustainable Facilities
- Foster Environmental Sustainability

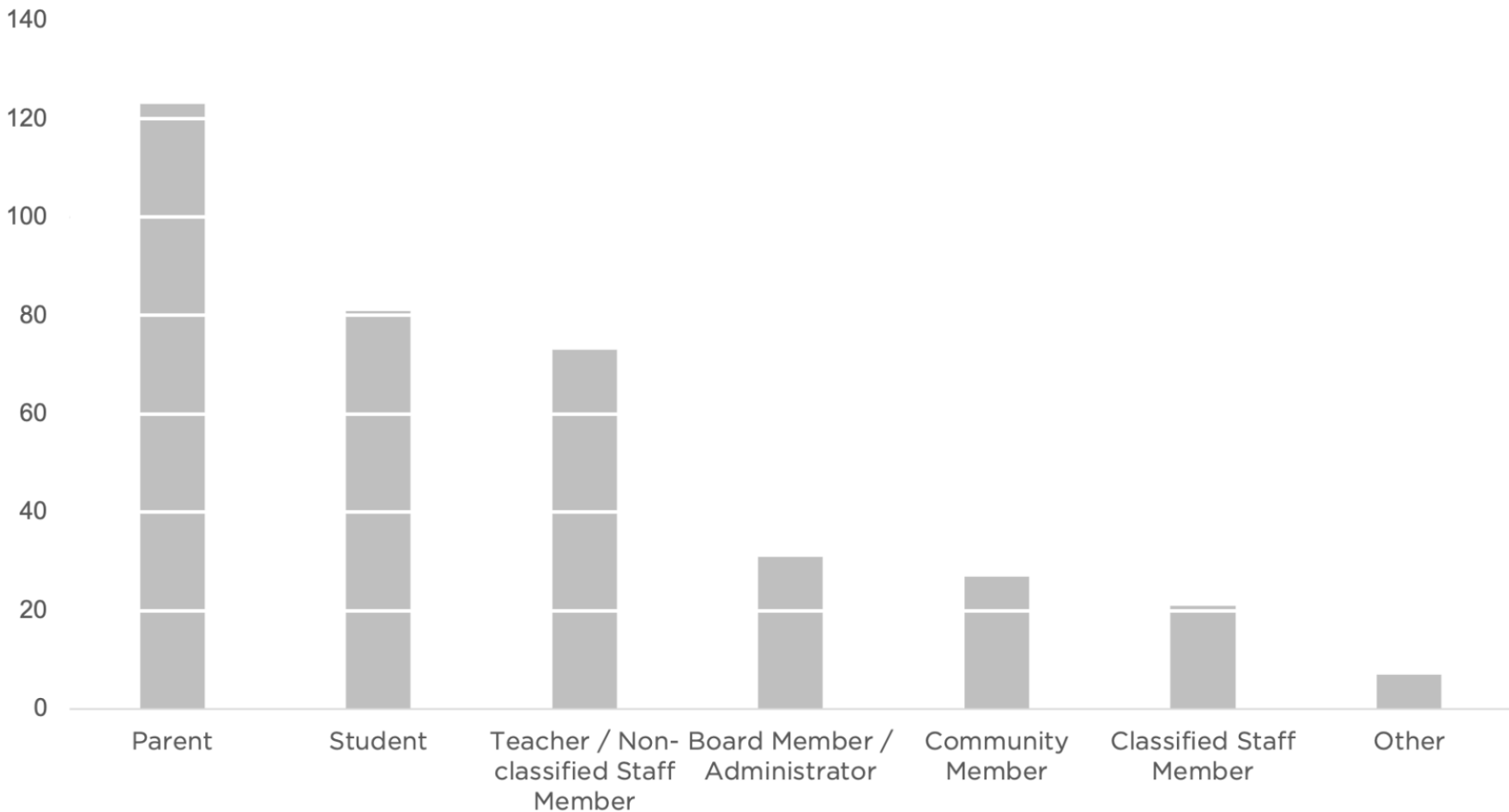


Community Engagement



- **Formal OUSD Staff-led Meetings**
 - WOMS, Jan 28
 - Oakland Tech, Feb 3
 - CCPA, Feb 11
- **Board Member-Led Meetings/PTA presentations**
- **Online Survey distributed via OUSD Communications Team**

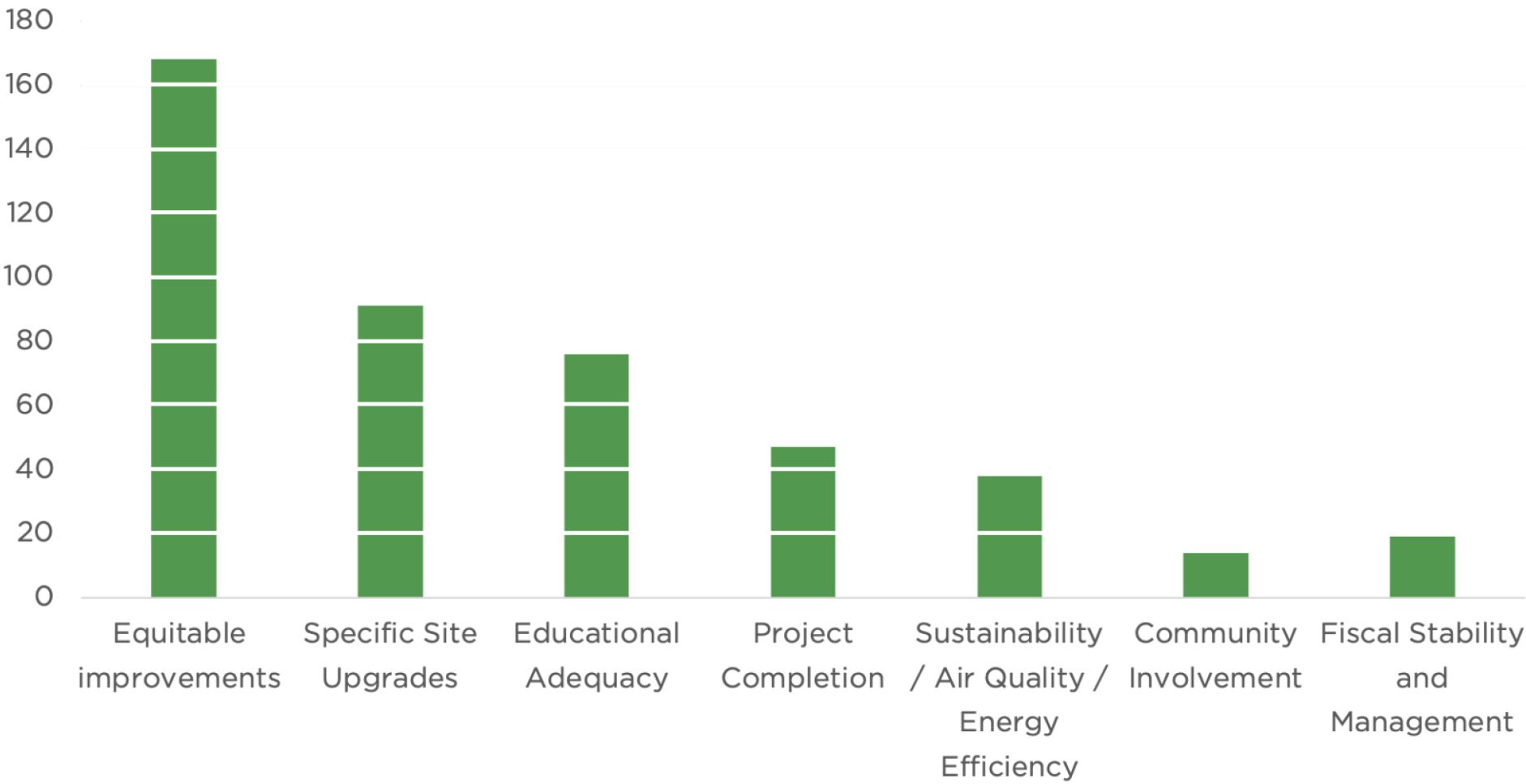
Community Engagement -- Participants



Survey respondents from Community Meetings and online participation

363 Responses as of 3/11/20.

Community Input -- Hopes

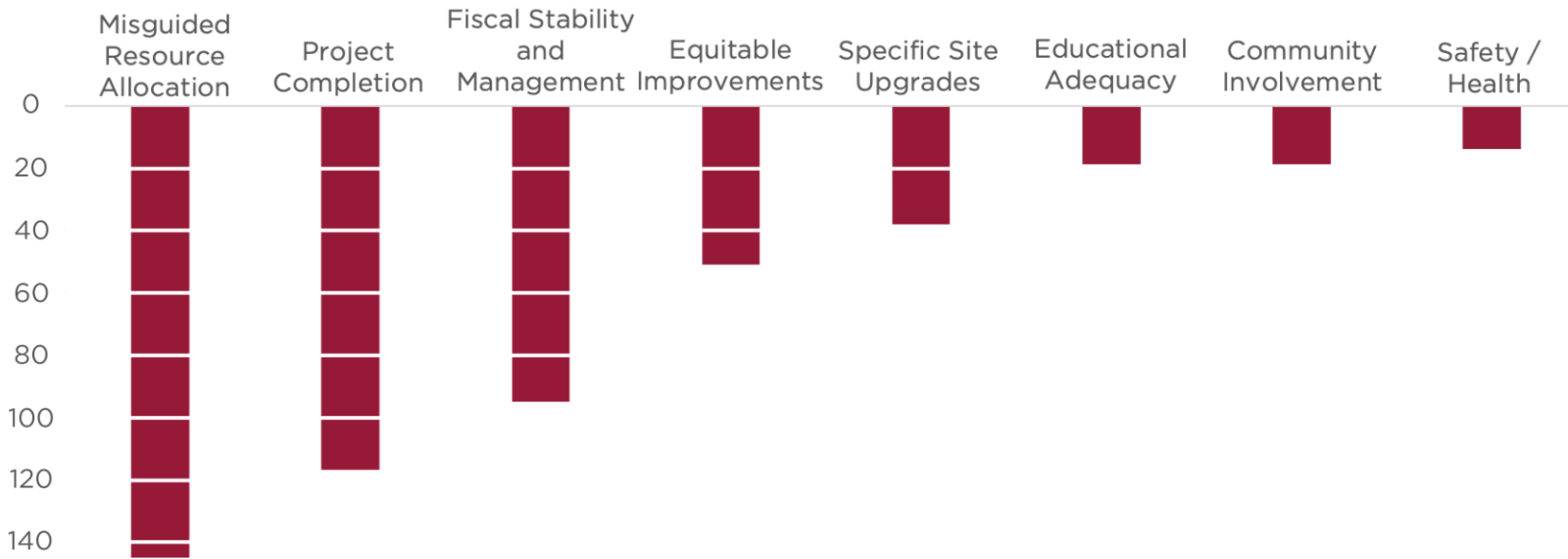


"I hope all campuses will attract both students and teachers."

"I hopes it would improve Oakland education and improve some of the public education."

"I hope this will help ensure all kids get a quality education. Safe place for the kids to learn healthy place for the kids to learn"

Community Input -- Fears



"Bogged down in bureaucracy. Not enough community participation in the process of prioritization."

"I fear that the money will be reallocate and it won't be built."

"That it won't include moving central office from Broadway."

"That we get "in over our head" around projects - where it takes too long to move forward or it is too ambitious/ expensive."

"That the wrong priorities will be made"

Community Input: Priorities

Which priorities in the Facilities Master Plan are most important to you?	Average Ranking 1 (most important) to 5 (least important)
Ensure there are high quality school sites in every community (focus investment in communities without quality schools)	2.0
Promote projects in every region and district of Oakland (equitable investment across Oakland)	2.8
Complete deferred Measure J projects	3.2
Pursue projects that enable OUSD to generate revenue or reduce ongoing costs	3.3
Support Citywide Plan initiatives with facility investment	3.4

“Retrofitting of classrooms to address new weather patterns.”

“Early Childhood hubs would be an amazing investment in our district’s future.”

“I would like to see all “temporary classrooms” that have been in use for decades to be replaced by permanent structures.”

“Green buildings & save money by going greener. ADA accessibility compliance.”

“Pedagogically oriented design for new facilities (arts focused & career focused)”

“I would like to see priorities based on foundational pathways...”

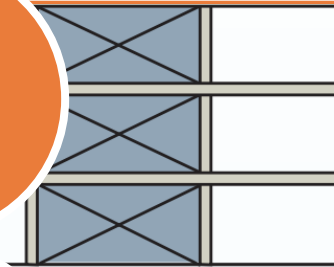
Data: Facilities Deficiencies

Building Systems



- Heating, ventilation, and air conditioning (HVAC)
- Electrical & Plumbing
- Roofing
- Restroom Renovations

Seismic



- Seismic Safety Projects

Educational Adequacy & Equity



- 21st Century Learning Environments
- Career Tech

Sites and Grounds



- Sports Fields and Bleachers
- Play Structures and Safety Matting

Energy/ Resiliency/ Sustainability



- Solar Projects
- Energy Efficiency
- Green Schoolyards

Accessibility



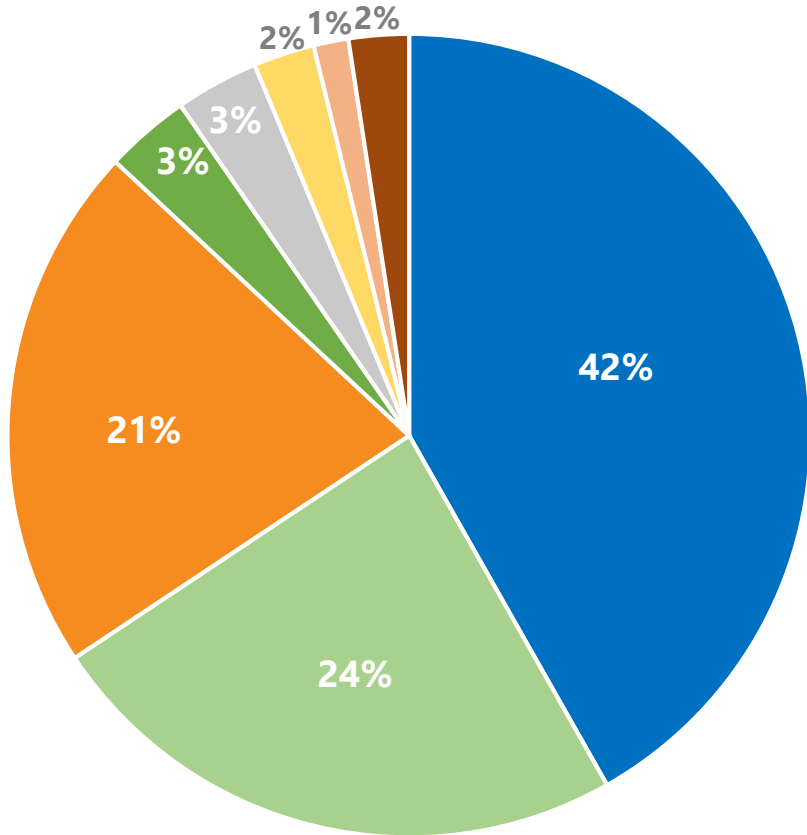
- Accessibility Improvements

Fire and Security



- Fire Alarms
- Security Cameras

Project Needs



**All Project Needs:
\$3.27 Billion**

Project Need Category	Amount (\$)	Example Projects
Building Systems	\$1,371,000,000	Site modernizations
Educational Adequacy, Equity & Operational Efficiency	\$783,000,000	Science classroom & lab upgrades, technology infrastructure, finishing kitchens
Seismic	\$698,000,000	Structural reinforcements & improvements
Sites and Grounds	\$112,000,000	New fields, bleachers, & lighting projects, play matting
Energy / Resiliency / Sustainability	\$110,000,000	Solar installation
Accessibility	\$81,000,000	Improved wheelchair ramps
Fire and Security	\$46,000,000	Fire alarm Master Plan projects
Coordination & Planning	\$67,500,000	2025 Master Plan, Program Coordination Costs
Total	\$3,268,500,000	

Getting from \$3.2B in need to a ~\$650M Capital Plan

Scenario 1: Scale Down Proportionally

Pros:

- Funds allocated based on site conditions

Cons

- Does not address OUSD initiatives, deferred bond projects, or central administration

Scenario 3: Initiatives & Legacy Projects

Pros:

- Funds allocated based OUSD initiatives and deferred bond projects

Cons

- Limited number of sites "touched"
- Sites not named by initiatives or deferred bond projects will not receive projects.

Scenario 2: Address Sites with poor FCI

Pros:

- Funds allocated to sites with greatest need
- Some sites with poor Facilities Condition Index are also those targeted by initiatives or deferred bond projects

Cons

- Limited number of sites "touched"
- Does not address central administration

Scenario 4 (Recommended): Balance Initiatives, Legacy Projects, and Master Plan Priorities

Pros:

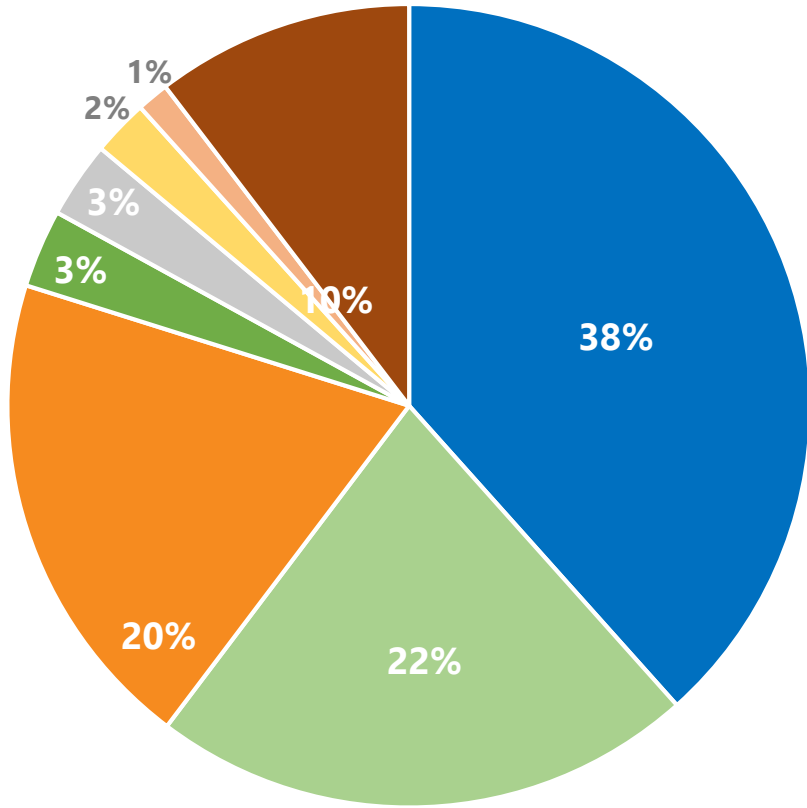
- Funds reduced scale OUSD initiatives and deferred bond projects
- Some funds also reserved for other site needs
- Addresses new central administration

Cons

- Requires compromises and reduced scale projects

Scenario 1: Scale down proportionally

Budget for projects proportionally to the overall OUSD needs. No site-specific projects defined in capital plan.



Capital Plan Capped at \$650M

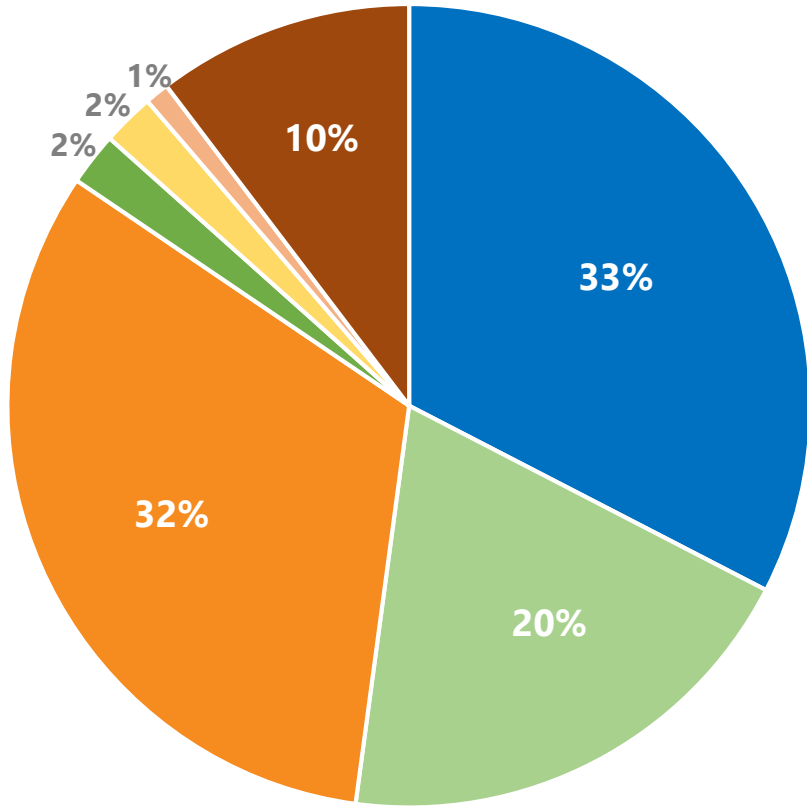
Project Need Category	Amount (\$)
Building Systems	\$249,519,092
Educational Adequacy, Equity & Operational Efficiency	\$142,450,097
Seismic	\$127,039,214
Sites and Grounds	\$20,421,770
Energy / Resiliency / Sustainability	\$20,018,344
Accessibility	\$14,685,959
Fire and Security	\$8,365,523
Coordination & Planning	\$67,500,000
Total	\$650,000,000

In this scenario, the district's needs are addressed proportionally to the funding available. Coordination and planning cannot scale and remain constant.

Level	# of Sites	\$
ES	N/A	\$210,938,595
MS	N/A	\$141,219,109
HS	N/A	\$128,642,044
Other (Admin, charter, etc.)	N/A	\$72,600,763
Non-site specific	-	\$29,099,489
Coordination & Planning	-	\$67,500,000
Total	N/A	\$650,000,000

*Includes funding for small administration office at Cole and satellite offices throughout the District.

Scenario 2: Sites with worst FCI first



Capital Plan Capped at \$653M (3M over)

*Includes funding for distribution of Central Admin to unimproved satellite offices throughout the District.



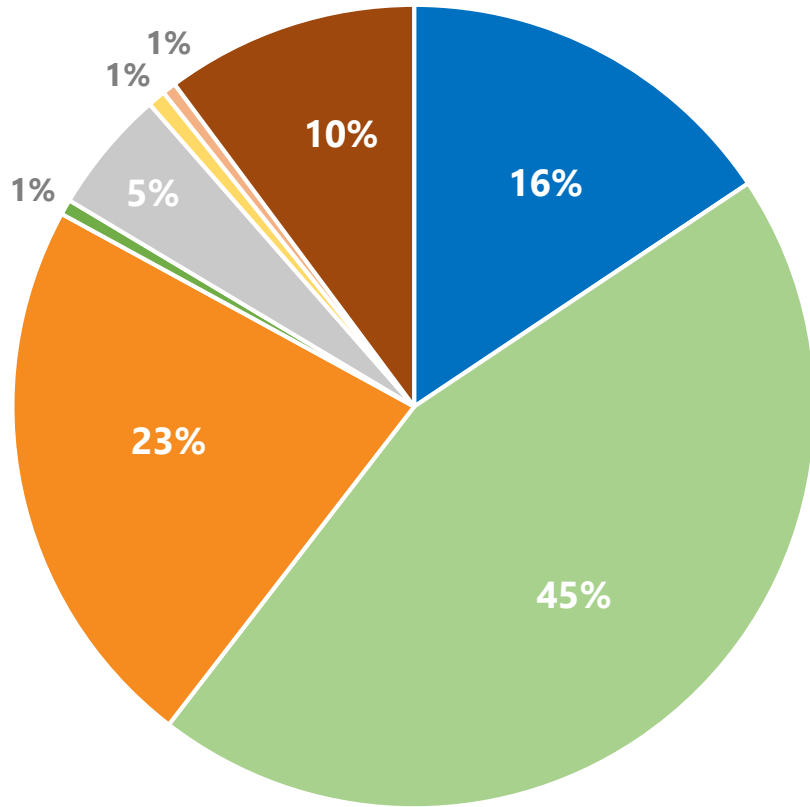
This scenario addresses sites with the lowest Facilities Condition Index first, excluding Admin (900 + 955 High St) and sites used for Adult Ed + Alternative Ed. This scenario **does not allocate funds for OUSD initiatives or legacy projects**. Some sites with poor FCI's are the same as those that would be targeted by initiatives or legacy projects.

Project Need Category	Amount (\$)
Building Systems	\$212,904,848
Educational Adequacy, Equity & Operational Efficiency	\$127,691,207
Seismic	\$211,332,142
Sites and Grounds	\$13,871,042
Energy / Resiliency / Sustainability	\$0
Accessibility	\$13,731,373
Fire and Security	\$6,312,083
Coordination & Planning	\$67,500,000
Not Allocated	\$24,657,315
Total	\$653,342,685

*In this scenario, approximately 2/3 of capital funds would be allocated to **Building System and Seismic improvements** at sites with the greatest need.*

Level	# of Sites	\$
ES	7	\$257,995,960
MS	1	\$70,559,616
HS	2	\$229,287,110
Other (Admin, charter, etc.)	1	\$28,000,000
Non-site specific	-	\$0
Coordination & Planning	-	\$67,500,000
Total	11+	\$653,342,685

Scenario 3: Initiatives and Legacy Projects



Capital Plan Capped at \$650M

*Includes funds for a new Central Administration building at Cole.

Prioritizing projects that were deferred from previous bonds or that support current and future initiatives, such as Citywide Plan. With a slight overage, this would enable OUSD to pursue projects at 15 sites.

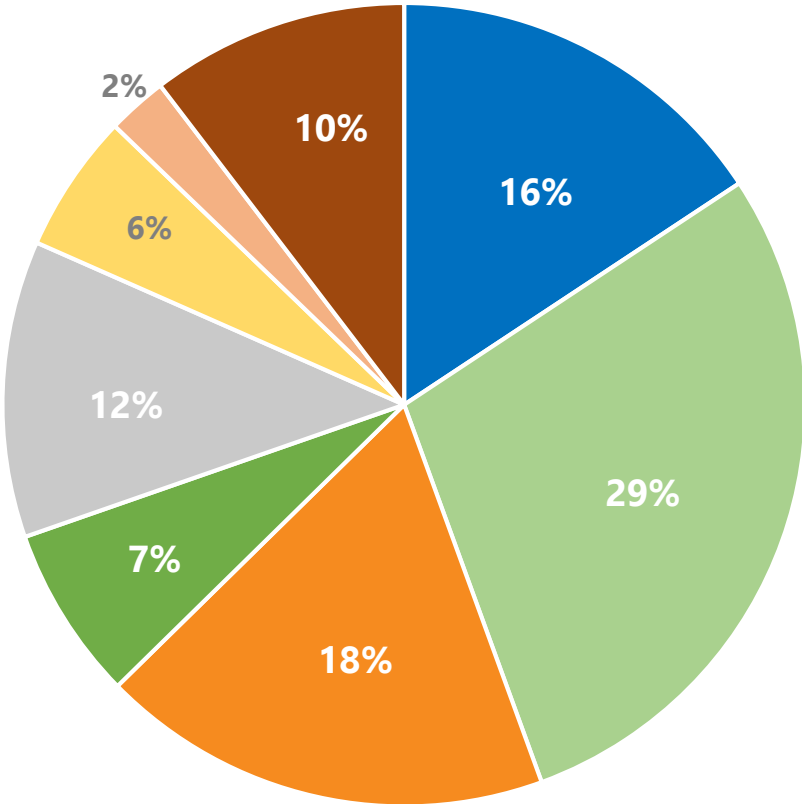
Project Need Category	Amount (\$)
Building Systems	\$103,689,686
Educational Adequacy, Equity & Operational Efficiency	\$297,512,808
Seismic	\$149,330,851
Sites and Grounds	\$4,104,322
Energy / Resiliency / Sustainability	\$33,056,978
Accessibility	\$4,769,856
Fire and Security	\$3,641,090
Coordination & Planning	\$67,500,000
Total	\$663,605,591

In this scenario, 45% of capital funds are allocated to Educational Adequacy, Equity, and Operational Efficiency. This includes:

- **Increased capacity at sites hosting new or consolidated programs**
- **Finishing kitchens**
- **Previously committed modernization projects**
- **Green Schoolyards**
- **Solar projects**

Level	# of Sites	\$
ES	3	\$38,916,240
MS	5	\$158,715,596
HS	5	\$276,473,756
Other (Admin, charter, etc.)	2	\$83,500,000
Non-site specific	-	\$38,500,000
Coordination & Planning	-	\$67,500,000
Total	15	\$663,605,591

Scenario 4 (Recommended): Balance Initiatives, Legacy Projects, and Master Plan Priorities



Capital Plan Capped at \$650M

*Includes funding for small cohort of Central Admin at Cole and remainder in satellite offices.

This scenario aims to allocate **10% to Current and Future Initiatives** (e.g. Citywide Plan), **38% to Legacy projects** (e.g. Deferred Measure J) and **52% to other Master Planning Priorities**. This scenario imagines reduced scope projects to support initiatives and legacy projects with \$320M reserved for projects without sites defined.

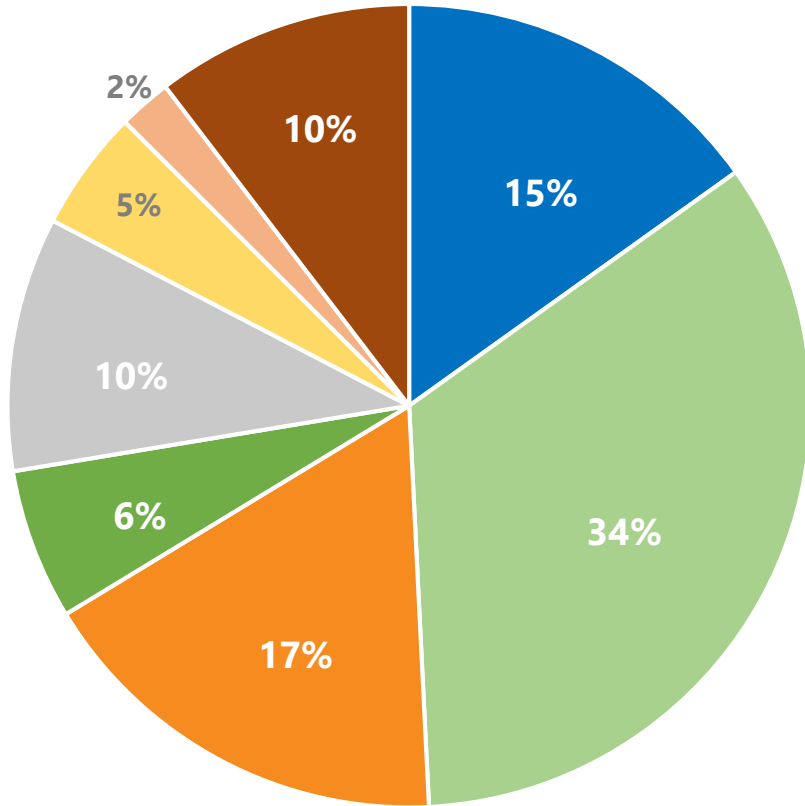
Project Need Category	Amount (\$)
Building Systems	\$102,098,216
Educational Adequacy, Equity & Operational Efficiency	\$186,759,790
Seismic	\$118,354,882
Sites and Grounds	\$45,595,110
Energy / Resiliency / Sustainability	\$77,666,667
Accessibility	\$36,326,970
Fire and Security	\$15,698,366
Coordination & Planning	\$67,500,000
Total	\$663,605,591

This scenario allocates reduced funds to the Initiatives + Legacy projects from Scenario 3 while reserving funds for projects like:

- **Green schoolyards**
- **Fire + intrusion alarms**
- **Turf fields**

Level	# of Sites	\$
ES	3	\$20,776,991
MS	5	\$83,405,810
HS	5	\$113,109,357
Other (Admin, charter, etc.)	2	\$42,645,121
Non-site specific	-	\$322,562,720
Coordination & Planning	-	\$67,500,000
Total	15+	\$650,000,000

Scenario 4b: Balance Initiatives, Legacy Projects, and Master Plan Priorities



Capital Plan Capped at \$650M

*This scenario allocates funds for a new Central Administration building at Cole.

Same as previous but with full funding for Central Administration building.

This scenario imagines reduced scope projects to support initiatives and legacy projects with \$280M reserved for projects without sites defined.

Project Need Category	Amount (\$)
Building Systems	\$98,288,378
Educational Adequacy, Equity & Operational Efficiency	\$221,593,580
Seismic	\$111,150,122
Sites and Grounds	\$39,488,818
Energy / Resiliency / Sustainability	\$66,533,333
Accessibility	\$31,617,580
Fire and Security	\$13,828,189
Coordination & Planning	\$67,500,000
Total	\$650,000,000

This scenario allocates reduced funds to the Initiatives + Legacy projects from Scenario 3 while reserving funds for projects like:

- **Green schoolyards**
- **Fire + intrusion alarms**
- **Turf fields**

Level	# of Sites	\$
ES	3	\$19,119,379
MS	5	\$80,883,761
HS	5	\$118,653,159
Other (Admin, charter, etc.)	2	\$83,500,000
Non-site specific	-	\$280,343,700
Coordination & Planning	-	\$67,500,000
Total	15+	\$650,000,000

Next Steps

01 Board Feedback and Updates

02 Adoption by Board of Education

03 Coordination and integration with other planning/funding efforts

Thanks!

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