



Oakland Unified School District

# **Board of Education Special Committee on Property Assets Management**

6.26.13

**Chair: Director Jody London**

**Member: Vice President Jumoke Hinton Hodge**

**Staff: Associate Superintendent of Facilities Timothy White and staff of the OUSD  
Facilities Department**

MKTHINK

- Committee Charge
- Baseline Data
- Economic Trends
- What the Committee Heard
- Recommendations

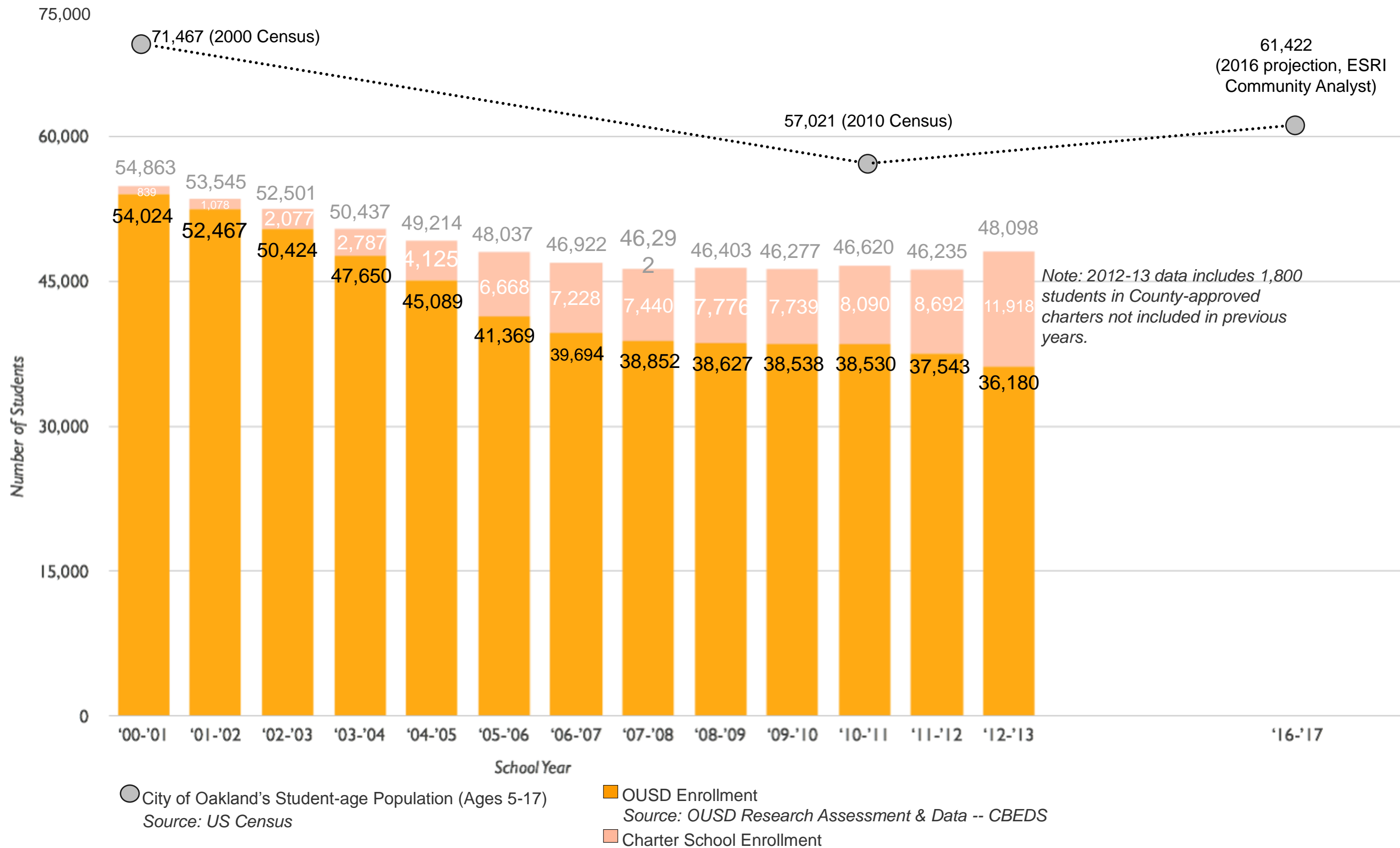
- Who are the students for whom OUSD is responsible?
- How should OUSD best utilize its properties to provide high quality school facilities to students for whom we are responsible?
- How should OUSD best utilize its properties to efficiently house central administrative services?
- How can OUSD best utilize its properties to earn revenues to support school operations?

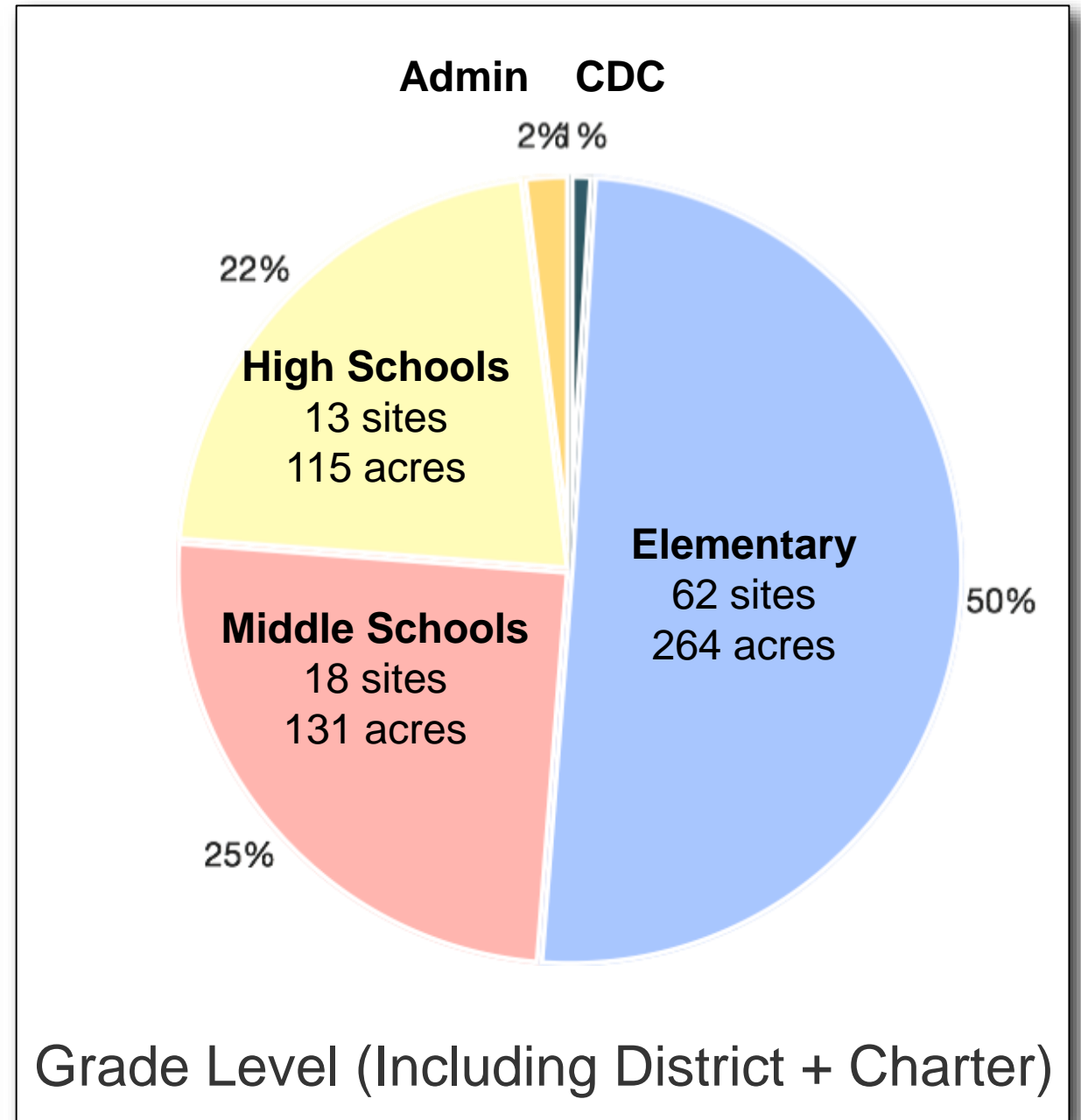
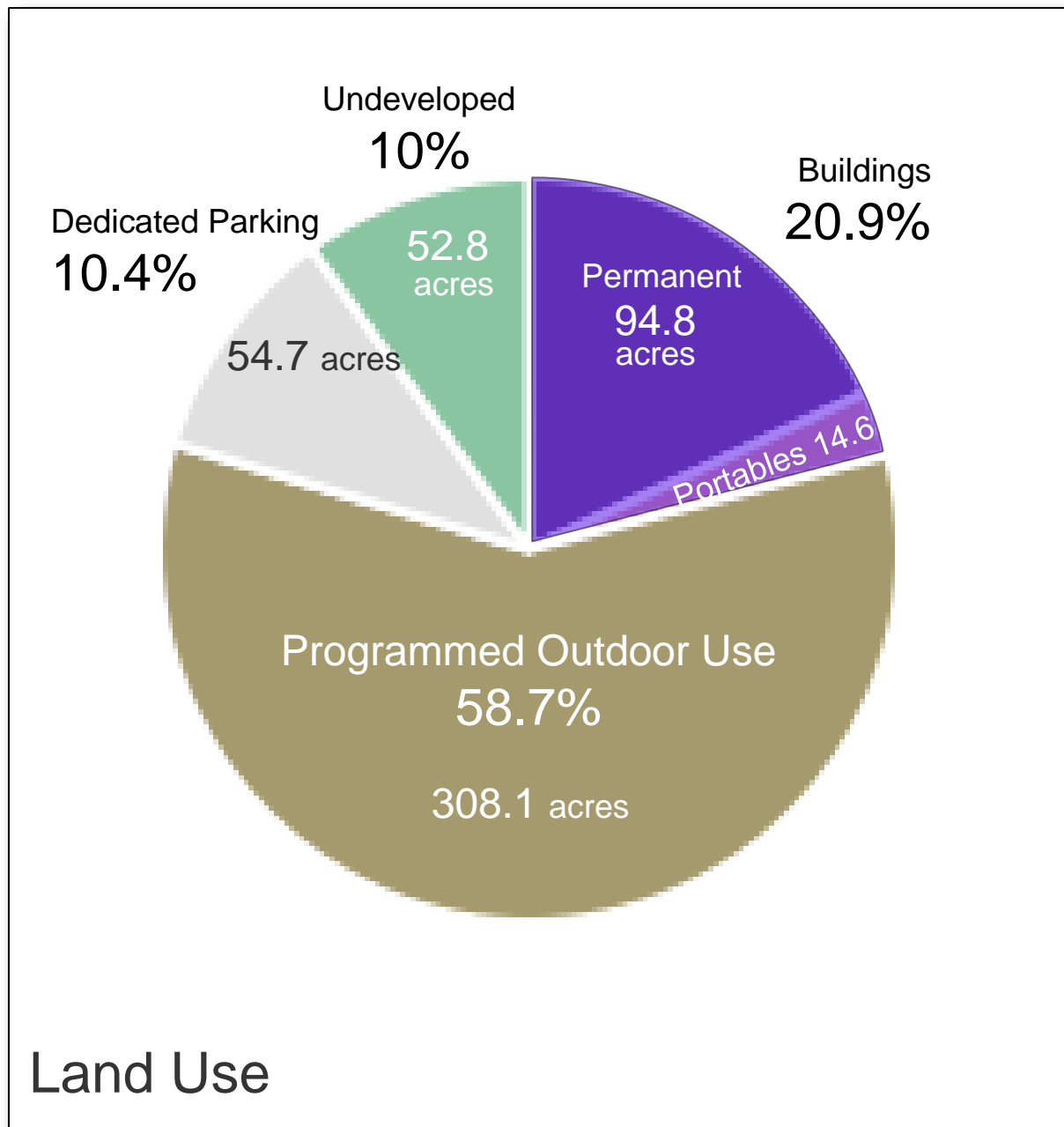
# Special Committee on Property Assets Management

## Baseline Data

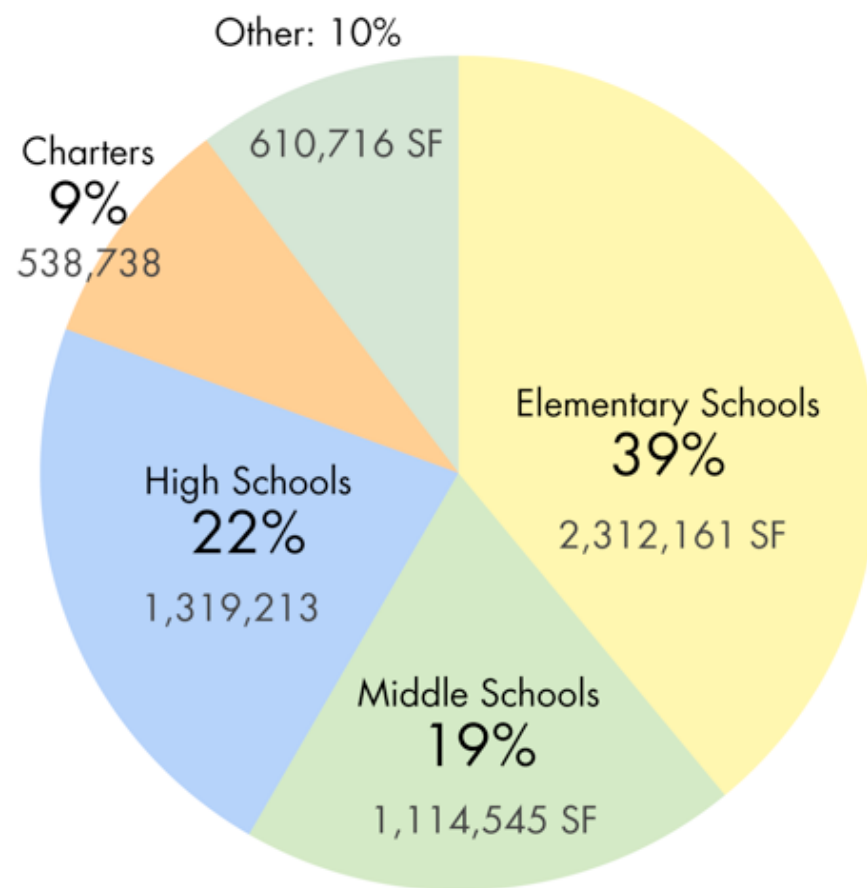
# Special Committee on Property Assets Management

## Student Age Population

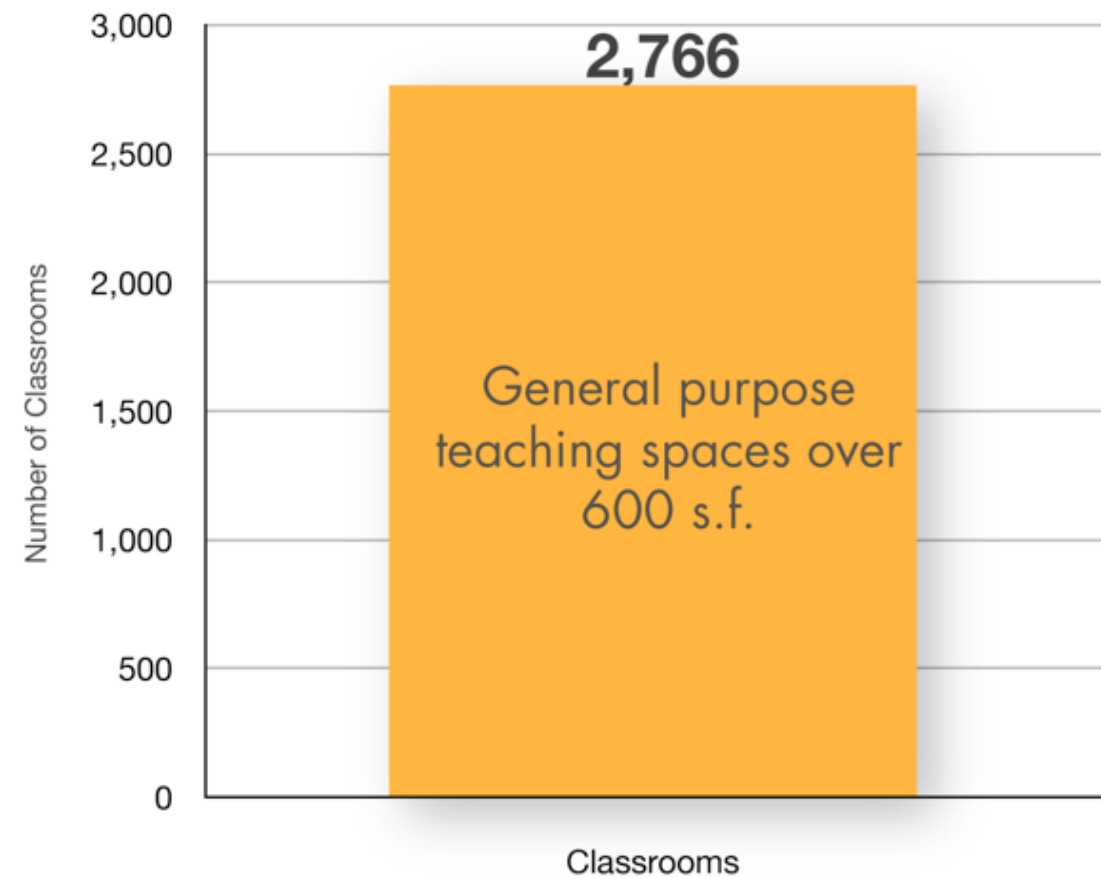




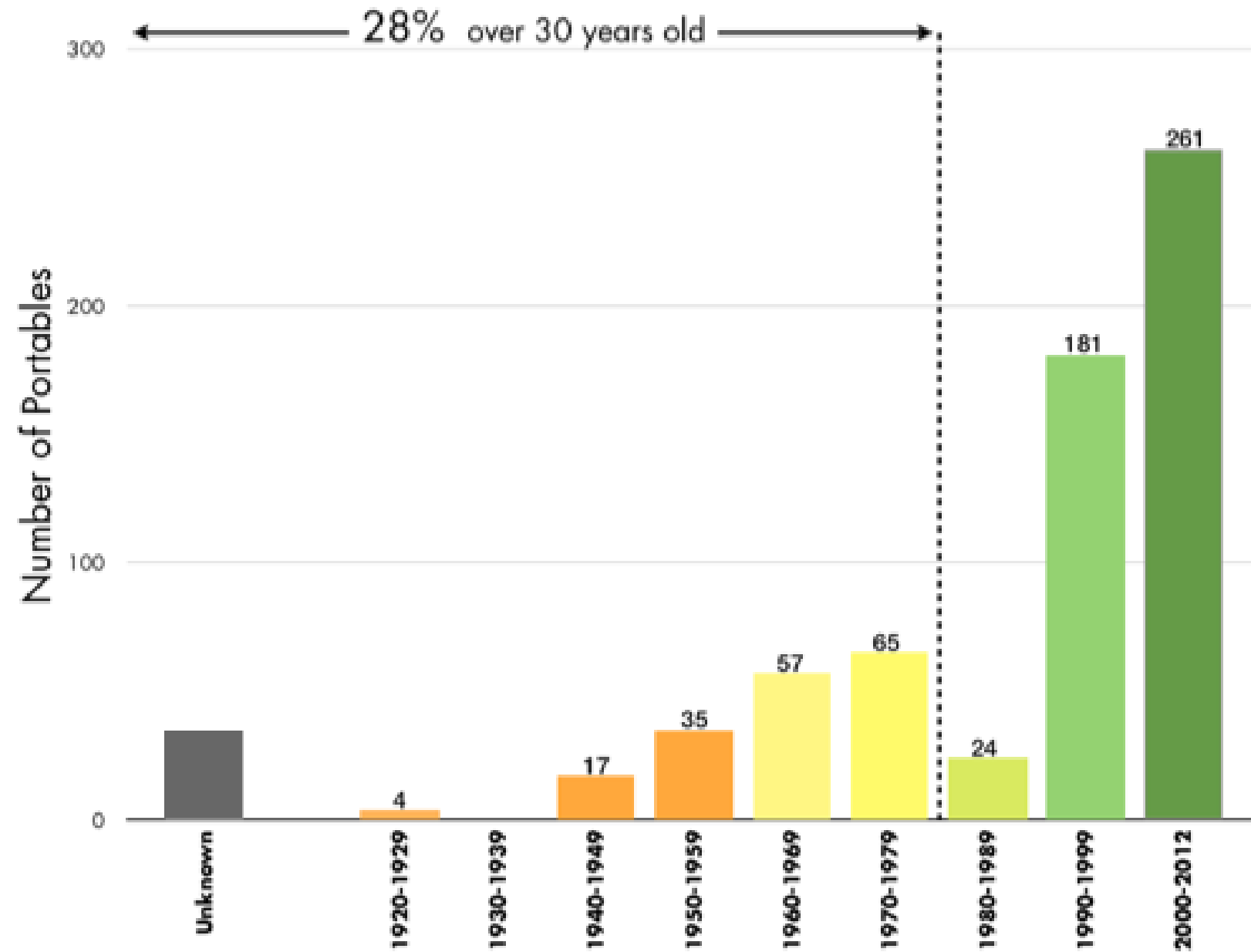
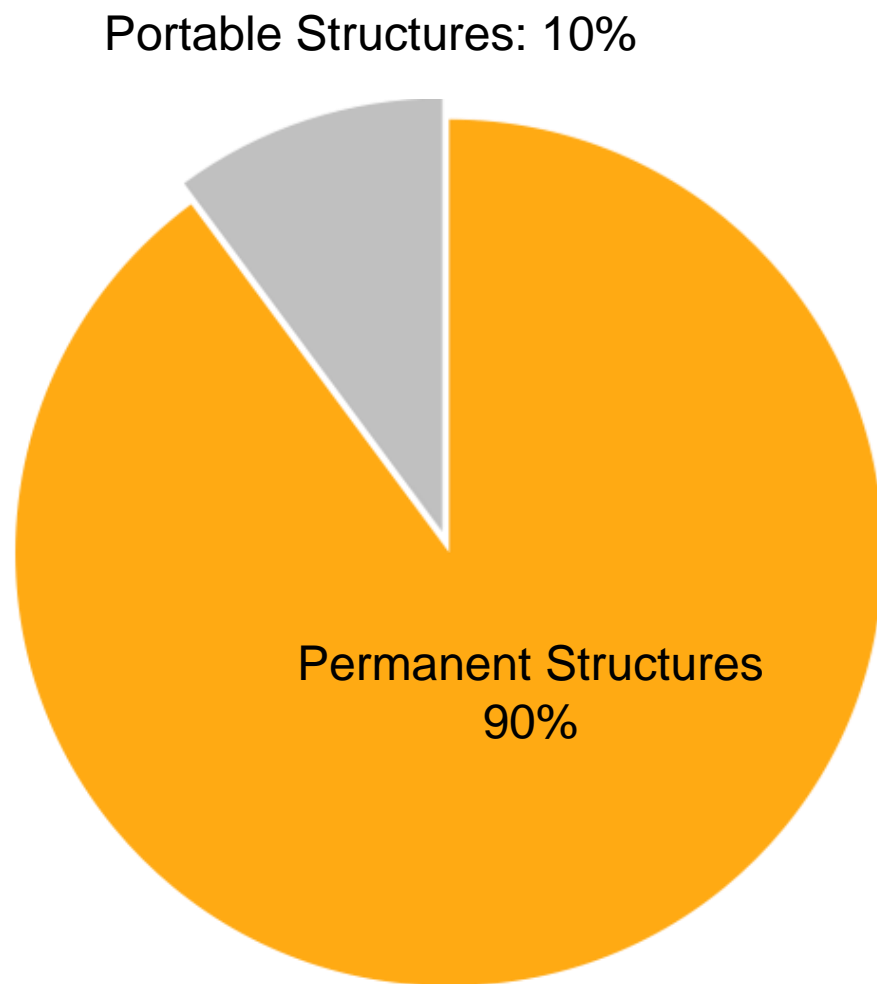
# 5,926,301 Square Feet



Grade Level



680 Total Portables

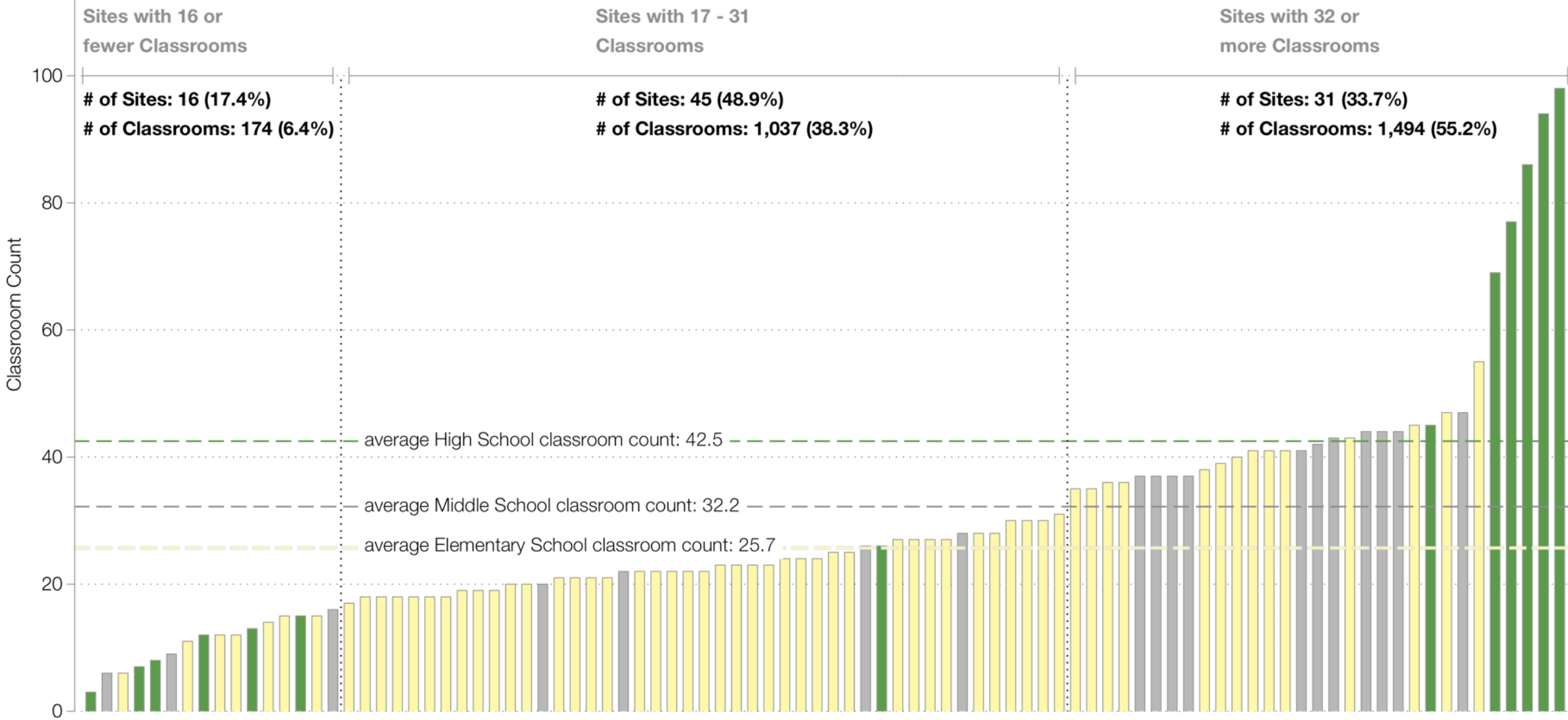




Classroom Counts by Site

Included in Chart:  
92 Sites configured for use as K-12 schools  
2,705 Classrooms

Elementary Schools  
Middle Schools  
High Schools



## Economic Trends

### SF Bay Area Total Job Growth 2010-2040, Top 15 Cities

Rank	Jurisdiction	Total Jobs		2010-2040 Job Growth	
		2010	2040	Total Growth	Percentage Growth
1	San Francisco	568,720	759,470	190,740	34%
2	San Jose	375,360	522,050	146,680	39%
3	Oakland	190,250	275,490	85,240	45%
4	Santa Clara	112,460	145,560	33,100	29%
5	Fremont	89,900	119,870	29,970	33%
6	Palo Alto	89,370	119,030	29,650	33%
7	Santa Rosa	75,460	103,930	28,470	38%
8	Berkeley	77,020	99,220	22,210	29%
9	Concord	47,520	69,310	21,790	46%
10	Hayward	69,100	89,900	20,800	30%
11	Sunnyvale	74,610	95,320	20,710	28%
12	San Mateo	52,930	73,460	20,530	39%
13	Redwood City	58,340	77,830	19,490	33%
14	Walnut Creek	41,650	57,300	15,650	38%
15	Mountain View	47,800	63,380	15,570	33%

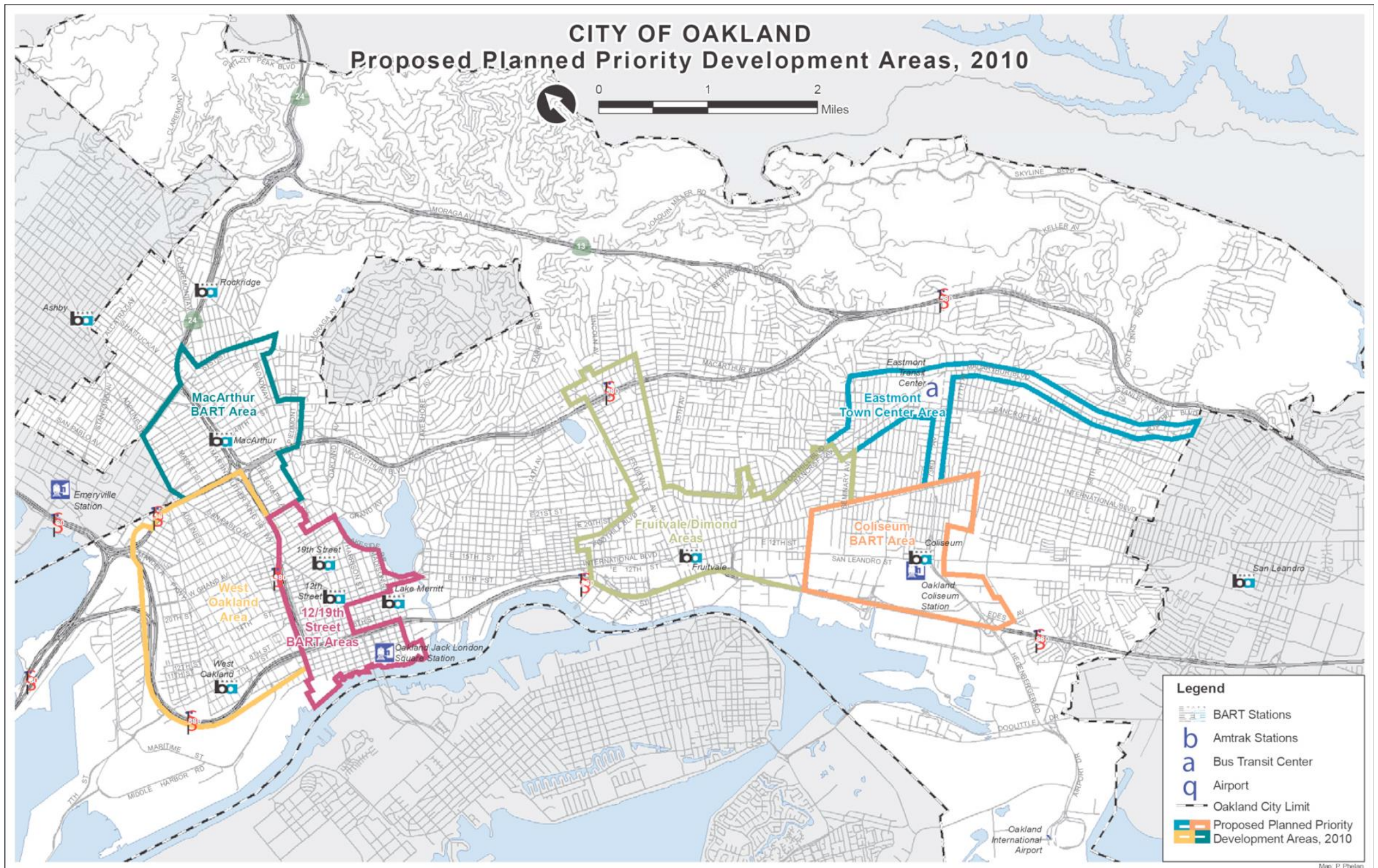
Source: Jobs-Housing Connection Strategy, ABAG, 2012

### SF Bay Area Total Housing Unit Growth 2010-2040, Top 15 Cities

Rank	Jurisdiction	Total Housing Units		2010-2040 Housing Unit Growth	
		2010	2040	Total Growth	Percentage Growth
1	San Jose	314,040	443,210	129,170	41%
2	San Francisco	376,940	469,350	92,410	25%
3	Oakland	169,710	221,200	51,490	30%
4	Sunnyvale	55,790	74,780	18,990	34%
5	Concord	47,130	65,170	18,040	38%
6	Fremont	73,990	91,610	17,620	24%
7	Santa Rosa	67,400	83,420	16,020	24%
8	Santa Clara	45,150	58,920	13,770	30%
9	Milpitas	19,810	32,430	12,620	64%
10	Hayward	48,300	60,580	12,290	25%
11	Fairfield	37,180	48,280	11,100	30%
12	San Mateo	40,010	50,180	10,160	25%
13	Richmond	39,330	49,020	9,690	25%
14	Livermore	30,340	40,020	9,670	32%
15	Mountain View	33,880	43,270	9,390	28%

Source: Jobs-Housing Connection Strategy, ABAG, 2012







- Equity
- Partnerships
- Revenue Generation + Cost Avoidance
- Administration Building
- Special Education
- Charter Schools
- Responsible Stewardship
  - Custodial and Maintenance
  - Portables
  - Nutrition Services
  - Civic Center

# Special Committee on Property Assets Management

## Proposed Policy

- The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland's publicly funded schools in alignment with the District's Strategic Plan. To support the District's educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.



1. Students enrolled in schools operated by the District, including students with special needs.
2. Students enrolled in charter schools authorized by the District.
3. Students enrolled in charter school authorized by the County or State.

### Optimizing Use of District Properties: Priority Order for Use of Facilities

1. General education and special education students and families enrolled in schools operated by the District.
2. Temporary relocation of schools for major construction and modernization projects.
3. Students enrolled in charter schools operating in the District.
4. Operations and administration facilities for District staff.
5. Space available at fair market value or otherwise reasonably negotiated rates in order to generate unrestricted general fund revenues and cash reserves.

### Optimizing Use of District Properties: Considerations for Use of Properties

1. Long-term leases of sale of property unless otherwise directed after consultation with the Board of Education.
2. Specific to students with special needs, create maximum opportunity to serve these students in Oakland schools, and in schools in relative proximity to students' homes.
3. Consider creation and maintenance of technology infrastructure.
4. Any entity leasing from the District shall demonstrate its commitment to helping the District achieve the goals of our Strategic Plan.
5. Agreements with outside entities shall include provisions to sustainably maintain facilities to accommodate the increased hours of use and numbers of users.
6. Agreements should include daily and long-term maintenance of District property by District custodial staff; unless otherwise agreed and in consistent with law and our Health and Wellness policy, OUSD Nutrition Services department will be the food provider.

## Optimizing Use of District Properties: Issues for Further Study and Assessment

1. Portables
2. Underutilized Facilities
3. Classroom Loading Order

1. Determine how the District can best house core administrative services in central locations.
  - Partnership agreements
  - Using property for other purposes, including housing for employees
2. Upgrade warehousing and facility operations infrastructure.
  - Cost-neutral or revenue generating, if possible
  - May include partnership agreements with other entities

1. Other entities can lease properties not being used to educate students, house core administrative services, or leased by community-based partner organizations, unless the Board declares those properties surplus and approves their sale.
2. Rental rates for non-OUSD facilities users shall be based on type of use and at a rate that generates unrestricted general fund revenues.
  - Superintendent to develop administrative guidelines no later than December 11, 2013

1. Create real estate manager position (Board).
2. Briefings for Board members during July Board recess (Board and staff).
3. Second reading and adoption August 14, 2013 (Board).
4. Develop Implementation Plan for Board consideration at December 11, 2013 meeting, in accordance with adopted Board policy. Include:
  - Classroom loading order.
  - Treatment of portables.
  - Improved facility utilization.
  - Rental rates for non-OUSD facility users.(staff)