

<http://2020OUSDMasterPlan.org>



2020 OUSD  
Facilities Master Plan

# Board of Education

April 22, 2020



OAKLAND UNIFIED  
SCHOOL DISTRICT

Community Schools, Thriving Students

# Facilities Committee: Agenda

01

Process Review

02

Previous Board Feedback

03

Overview of Updates and Revisions

04

Data Transfer

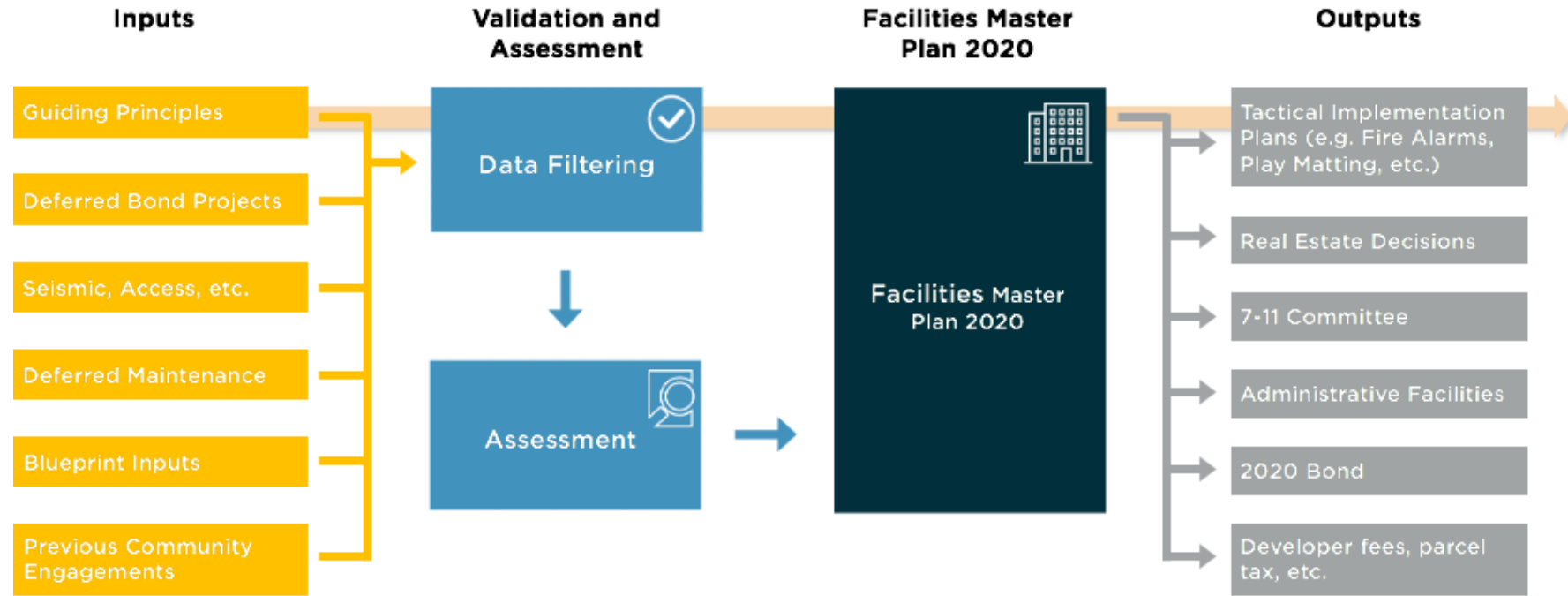
05

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



# Previous Board Feedback



- **More clarity & detail on how site needs were estimated**
- **Clearer support for Blueprint for Community Schools initiatives**
- **Support for Alternative Education**
- **Summary of Strategies and Opportunities**
- **Call out Energy Storage and Climate Resiliency**

# Clarity & Detail on Site Needs

## PROJECTS TO ADDRESS NEEDS BY SITE

### How Needs are Estimated



1. On Site Evaluation
  - A team of engineers visited school sites across the district to evaluate conditions and document deficiencies.



2. Estimate Deficiency Costs and Lifecycle Costs
  - Based on observed deficiencies, engineers estimated project costs to bring facilities up to a quality standard. (Deficiency costs)
  - Based on the type and age of each facility, engineers estimated costs that are anticipated over the next 10 years. (Lifecycle costs)



3. Validate Estimates and Incorporate Other Needs
  - Cross-referencing with previously conducted studies, data was adjusted to eliminate errors and maximize accuracy.
  - Needs from other sources were incorporated, such as: Accessibility Study, Living Schoolyards, and Blueprint for Community Schools
  - For sites that were not evaluated by engineers (e.g. CDCs, Adult Ed), needs were estimated based on costs from other district facilities.



4. Revise Estimates at the Site Level Based on Synthesized Data
  - Combine deficiency costs, lifecycle costs, and needs from other sources to generate site-level summaries by need category.
  - Omit projected need costs from sites where long term charter leases articulate that OUSD is not responsible for facility costs
  - Revise costs for sites where Board Policy has defined a change in use

## PROJECTS TO ADDRESS NEEDS BY SITE

### Data Explanation

Site Name:  
The site names for specific campuses may remain the same even programs using the site change over time.

Educational Adequacy, Equity, and Operational Efficiency: see page 60

Accessibility: see page 62

Building Systems: see page 60

Site Name/Programs	Site Needs	Facilities Condition Index & Educational Adequacy Score
King Estates	Educ. Adequacy, Equity, & Ops	\$8,751,182
	Accessibility	\$1,532,681
	Building Systems	\$23,815,833
Bay Area Technology, Independent Study, Sojourner Truth, Ruddale Continuation	Seismic	\$12,325,624
	Site & Grounds	\$1,901,438
	Fire & Security	\$747,304
	<b>Total</b>	<b>\$49,074,062</b>

Program Names:  
These are the names of school programs using each site. There may be multiple programs using a single site.

Seismic: see page 61

Site and Grounds: see page 61

Fire & Security: see page 63

2020 Facilities Condition Index (FCI): A ratio of the total of  
 • Building System deficiencies,  
 • Priority Seismic deficiencies,  
 • Accessibility deficiencies  
 • projected 5-year Lifecycle Costs  
 ... divided by Replacement Value.  
 An FCI close to 0 means a building has less needs. An FCI close to or above 1 means that a site has a lot of need.

The 2020 FCI is an updated of the FCI originally shared in 2018 as part of the Blueprint process. The 2020 update incorporates Accessibility needs and other updated data.

OUSD sites on the following pages are listed in descending order by 2020 FCI: Sites with the FCIs closest to 1 (greatest needs) are listed first and lowest FCIs at the end.

Sites were sorted by their rank into quartiles:

25% -- Red  
 25-50% -- Yellow  
 50-75% -- Light Green  
 75-100% -- Dark Green

Replacement Value:  
 A rough estimate of the cost of the building based on square footage and an average building cost for Oakland.

2018 EAS Score:  
 From the Blueprint for Community Schools (2018).

A site's EAS is intended only as a rough means of rating adequacy using a universal rubric. It does not incorporate any details about how a program actually uses its facility and is not used for guiding or directing projects.

EAS measures facilities adequacy with regards to:

- Educational Programs
- Healthy Environments, Relationships & Collaboration
- Safety & Security
- Instructional Technology
- Furnishings and Equipment
- Location
- Operational Efficiency

- Improved explanation of need estimating process
- Data explanation page

# Clarity & Detail on Site Needs

7.0 Appendix

## Site Inventory

<b>Site Name</b>	<b>Howard ES</b>	<b>School Programs at Site:</b>
2018 Alternate Name	Howard ES	Howard Elementary, Howard State PreK, Francophone Charter School of Oakland
2012 Master Plan Name	Howard	

**Site Information** Source: MKThink Site Data, 2019

<b>Site Type</b>	ES	<b>Street Address</b>	8755 Fontaine Street
<b>Region</b>	Northeast	<b>Site Acreage</b>	6.64
<b>District</b>	7	<b>Building Area (Net SF)</b>	42,726

**Room Summaries**  
Source: Blueprint Room Data Updated by MKThink 9/1/19

	Greater Than 600 SF	Greater Than 640 SF	Greater Than 660 SF
<b>Gen Ed Rooms</b>	15	15	15
<b>SPED + CTE Program Rooms</b>	5	5	5
<b>Flex Rooms (Science, Drama, Labs, Etc)</b>	2	2	2
<b>Parent Rooms</b>	0	0	0
<b>Total Rooms Available at Site</b>	22	22	22

**Needs by Category**  
Source: 2018 Facility Inventory and Condition Assessment: Combination of 1) Estimated Costs to Address Deficiencies by type & 2) Estimated Lifecycle Costs by type

Educational Adequacy, Equity & Operational Efficiency		Accessibility	Building Systems	
\$3,807,367		\$665,814	\$13,782,391	
<b>Site &amp; Grounds</b>	<b>Seismic</b>	<b>Fire &amp; Security</b>	<b>Total</b>	
\$2,879,114	\$0	\$401,108	<b>\$21,535,793</b>	

**Facilities Condition Index (FCI)**  
Source: 2018 Facility Inventory and Condition Assessment, ZFA Structural Analysis, 2012 Facilities Master Plan

Total of: Building System Deficiencies Priority Seismic Deficiencies Accessibility Deficiencies 1-5 year estimated Lifecycle Costs (subset of total need)	/	Estimated Replacement Value (based on Sq Ft)	=	FCI	FCI Rank (1=best condition)	FCI Quartile
\$8,908,229		\$24,200,007		0.37	47	2

**Educational Adequacy Score (EAS)**  
Source: Blueprint for Community Schools (2018). EAS measures facilities adequacy with regards to Educational Programs, Healthy Environments, Relationships & Collaboration, Safety & Security, Instructional Technology, Furnishings and Equipment, Location, and Operational Efficiency.

2018 EAS	2018 EAS Rank (1=best score)	2018 EAS Quartile
49.51	38	2



7.0 Appendix

**Program Enrollment by Grade Level**  
Source: RAD Enrollment Data, 2019-20\*

\*Note, all CDC/Pre-K and Adult Ed enrollment not included

\*Note, all Charter enrollment is from 2018-19 until newer data is received.

Program Name	TK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Howard State PreK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Francophone Charter School of	0	0	0	49	42	20	7	6	0	0	0	0	0	0	124
Howard Elementary	0	26	23	24	22	28	30	0	0	0	0	0	0	0	153

**Room Inventory (2019-20)**  
Source: Blueprint Room Data Updated by MKThink, 9/1/19

Building	Room Number	Room Type (Capacity Model)	Room Type	Room Type - Detailed	Room Area (SF)
B	1	Gen. Ed > 600SF	Classroom	Classroom, Primary 1-2	841
C	10	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	841
C	11	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	841
C	15	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	841
C	16	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	841
B	2	Gen. Ed > 600SF	Classroom	Classroom, Kindergarten	841
B	3	Gen. Ed > 600SF	Classroom	Classroom, Primary 1-2	841
B	4	Gen. Ed > 600SF	Classroom	Classroom, Primary 1-2	841
B	6	Gen. Ed > 600SF	Classroom	Classroom, Primary 1-2	841
C	9	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	841
B	K	Gen. Ed > 600SF	Classroom	Classroom, Kindergarten	1189
PO2	PO2	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	897
PO3	PO3	Gen. Ed > 600SF	Classroom	Classroom, Intermediate 3-5	897

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- Improved explanation of need estimation process
- Data explanation page
- Indexed site profiles + companion website

# Support for Blueprint

## Educational Adequacy, Equity & Operational Efficiency

Refers to items that are directly related to the instructional environment and support the educational mission at the school including but not limited to, instructional aids, technology, supervision and security concerns. Also refers to items related to administrative operations of the District.

Site Type	# of sites	Projected Need (\$)	Notes
Elementary School Sites	46	\$247,626,139	<p>Includes:</p> <ul style="list-style-type: none"> <li>• \$110M for defined Blueprint Cohort support projects</li> <li>• \$45M for 8 future non-site specific Blueprint Cohort support projects</li> <li>• \$36M for future non-site specific Alt Ed, Early Childhood and Adult Ed Blueprint support projects</li> <li>• \$38.5M for non-site specific funds for finishing kitchens.</li> </ul> <p><i>Includes funds for facilities for Adult Ed, Early Childhood, and Alternative Education programs.</i></p>
Middle School Sites	13	\$240,001,525	
High School Sites	8	\$147,053,375	
Other Sites (CDCs, Charter Schools, Admin, Etc...)	24	\$108,568,321	
Non-site specific		\$119,500,000	
<b>Total</b>	<b>91</b>	<b>\$862,749,359</b>	

- **Updated to include:**
  - **\$110M for Blueprint support projects for defined sites affected by Cohorts 1 & 2**
  - **\$81M for undefined future Blueprint support projects**
- **Notes added to clarify that these funds also support Adult Ed, Early Childhood, and Alternative Education sites.**

# Strategies & Opportunities

## PREVIOUS CAPITAL PROJECTS

### Proposition 39 Energy Efficiency Projects



Leveraging funds from The California Clean Energy Jobs Act (Proposition 39) has enabled OUSD to pursue energy efficiency projects at 15+ school sites. Upgrades include lighting and boiler replacements.

### California Solar Initiative



Energy-Producing Solar Panels at 17 Sites

## 5.0 Projects

## STRATEGIES

### The Center (New Central Commissary)



Our New Central Commissary is now ready to support healthy school meals. We will now be delivering healthier and tastier food for our school nutrition programs. This includes lunch at all sites and breakfast and dinner at some sites. The new facility has capacity for us to expand with meals that will attract more student eaters. We need to support this with minor modifications to site kitchens to get the this food to the most kids as possible.

### Living Schoolyards



Photo credit: Green Schoolyards America

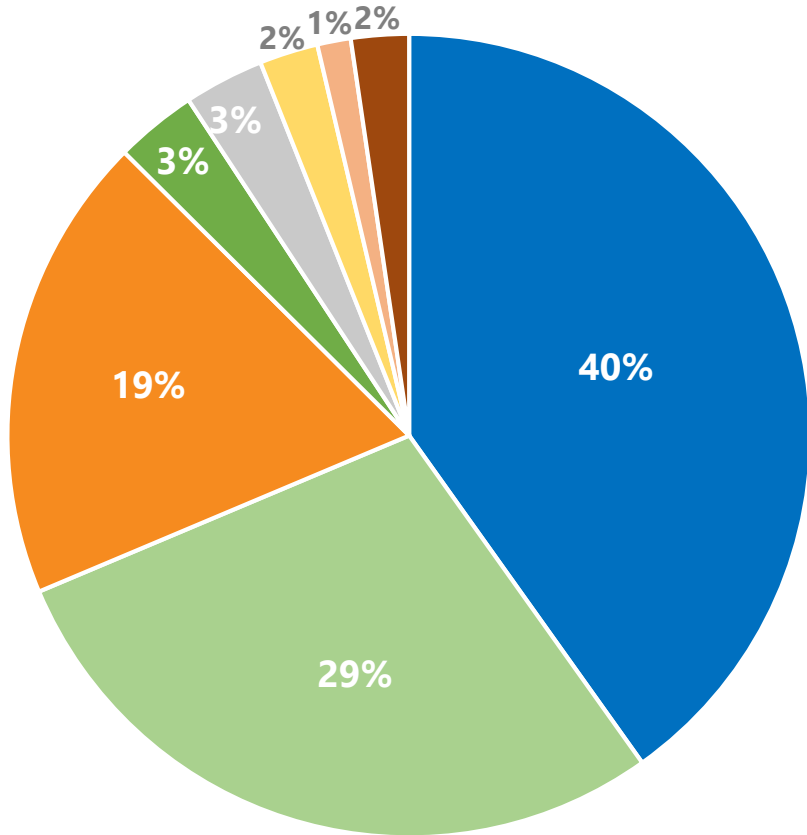
OUSD's Living Schoolyards policy (BP 7110.1) states that "OUSD's school grounds will have living schoolyards that support 21st Century education, promote children's health, well-being and joy and function as ecologically rich community schools that connect children and their neighborhoods to the natural world right outside their classroom door, every day."

As the steward of 505 acres of land in Oakland, OUSD will build on its thriving Living Schoolyard initiative across the district. Incorporating the Center has a new hub for garden, environmental education, and health-related work, investment in Living Schoolyards will support food education, reduce urban heat islands and reduce stormwater run

- Improved alignment with existing Board Policies
- More details on past, existing, and future energy projects
- Improvements/alignment with Living Schoolyards



# Project Needs



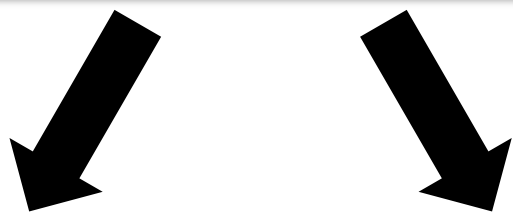
**All Project Needs: \$3.3 Billion**

Project Need Category	Amount (\$)	Example Projects
Building Systems	\$1,369,000,000	Site modernizations, HVAC/electrical, plumbing upgrades, thermal comfort, etc...
Educational Adequacy, Equity & Operational Efficiency	\$863,000,000	Science classroom & lab upgrades, technology infrastructure, finishing kitchens, cafeterias
Seismic	\$641,000,000	Structural reinforcements & improvements
Sites and Grounds	\$112,000,000	New fields, bleachers, & lighting projects, play matting projects
Energy / Resiliency / Sustainability	\$110,000,000	Solar installation, energy storage, Living Schoolyards, heat abatement
Accessibility	\$81,000,000	Improved wheelchair ramps
Fire and Security	\$46,000,000	Fire Alarm Master Plan projects
Coordination & Planning	\$80,000,000	2025 Master Plan, Program Coordination Costs
<b>Total</b>	<b>\$3,300,000,000</b>	

# Data Transfer

MKThink Database

A	B	F	G	H	I	J	K	L	M	N	O	
Site Name	Programs at Site	Site Cost Treatment Notes	Building Systems	Accessibility	Educational Advancements	Fire Security	Site Grounds	Other Needs	Seismic	Site Total with Seismic	Deficiency Only 216	Site Total "Real"
41	Hilside (School of Social Justice)		\$ 1,079,930.00	\$ 113,855.00	\$ 764,275.00	\$ 45,265.00	\$ 166,060.00		\$ 1,076,445.00	\$ 4,285,810.00	\$ -	\$ -
42	Oakland ISD (School of Language) Dual Language Mid		\$ 1,494,183.42	\$ 185,527.37	\$ 516,566.85	\$ 78,269.91	\$ 199,149.64		\$ 1,795,940.83	\$ 1,139,818.02	\$ -	\$ -
43	Edward Smith REC		\$ 175,112.00	\$ 11,272.00	\$ 64,360.00	\$ 5,498.00	\$ 11,984.00		\$ 2,041,912.26	\$ 2,884,781.26	\$ -	\$ -
44	Stonehurst CDC		\$ 1,402,216.00	\$ 95,176.00	\$ 54,880.00	\$ 43,968.00	\$ 11,872.00		\$ 95,648.00	\$ 360,912.00	\$ -	\$ -
45	Tilden		\$ 702,504.00	\$ 32,644.00	\$ 126,720.00	\$ 33,960.00	\$ 27,968.00		\$ 725,184.00	\$ 2,897,296.00	\$ -	\$ -
46	Yuk Yau CDC		\$ 28,343,276.84	\$ 1,352,355.84	\$ 8,375,429.30	\$ 761,724.00	\$ 751,966.00		\$ 4,880,218.71	\$ 44,643,950.69	\$ 4,880,218.71	\$ -
47	Martin Luther King Jr HS		\$ 14,692,426.74	\$ 792,051.67	\$ 4,312,832.33	\$ 199,740.00	\$ 1,699,965.00		\$ -	\$ 21,644,995.11	\$ -	\$ -
48	Webster ES		\$ 11,158,053.84	\$ 803,861.67	\$ 4,226,795.53	\$ 482,267.00	\$ 2,308,360.00		\$ 6,629,579.30	\$ 26,995,602.44	\$ 6,629,579.30	\$ -
49	Marshall ES		\$ 1,564,693.00	\$ 802,010.00	\$ 3,916,639.81	\$ 282,228.00	\$ 1,311,220.00		\$ 8,637,267.89	\$ 24,212,245.60	\$ 8,637,267.89	\$ -
51	Frick MS		\$ 19,976,404.44	\$ 1,307,300.00	\$ 10,146,854.14	\$ 1,151,778.00	\$ 480,408.00	\$ 18,456,000.00	\$ 18,143,123.52	\$ 68,264,068.12	\$ 11,915,980.04	\$ -
52	Kaiser ES		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
53	Caltech Elementary ES		\$ 23,349,111.76	\$ 1,734,779.16	\$ 12,385,719.13	\$ 781,084.00	\$ 1,665,945.00		\$ 18,235,647.27	\$ 64,842,296.32	\$ 18,235,647.27	\$ -
54	Franklin ES		\$ 18,717,236.13	\$ 884,874.17	\$ 4,250,311.47	\$ 534,639.00	\$ 1,433,461.00		\$ -	\$ 27,760,881.77	\$ -	\$ -
55	Santa Fe ES		\$ 12,463,531.93	\$ 561,680.00	\$ 3,515,497.23	\$ 319,008.00	\$ 324,874.00		\$ 8,744,642.97	\$ 25,969,234.13	\$ -	\$ -
56	Hilwood ES		\$ 9,374,321.07	\$ 399,309.84	\$ 2,337,348.91	\$ 220,284.00	\$ 818,616.00		\$ 4,098,267.01	\$ 17,428,946.87	\$ -	\$ -
57	Dewey HS		\$ 3,796,951.26	\$ 316,627.00	\$ 2,354,448.40	\$ 260,942.00	\$ 1,524,845.00		\$ -	\$ 10,213,913.04	\$ -	\$ -
58	Westlake MS		\$ 19,727,286.69	\$ 1,221,105.00	\$ 9,252,300.89	\$ 734,289.00	\$ 2,081,736.00		\$ 3,653,888.95	\$ 36,774,618.53	\$ 3,653,888.95	\$ -
59	Beet Home MS		\$ 23,276,426.20	\$ 1,533,641.66	\$ 12,440,821.07	\$ 979,384.00	\$ 3,122,888.00		\$ 18,716,568.08	\$ 62,774,522.00	\$ 9,319,389.00	\$ -
60	John Swartz ES		\$ 13,026,274.65	\$ 569,971.67	\$ 3,333,314.64	\$ 174,420.00	\$ 1,407,415.00		\$ -	\$ 16,480,278.79	\$ -	\$ -
61	Washington ES		\$ 13,113,853.43	\$ 638,123.83	\$ 3,467,756.69	\$ 384,637.00	\$ 304,886.00	\$ 8,980,000.00	\$ 10,402,032.25	\$ 37,285,913.22	\$ -	\$ -
62	Maravilla ES		\$ 16,278,475.30	\$ 1,031,183.34	\$ 5,883,885.51	\$ 556,570.00	\$ 2,317,420.00		\$ -	\$ 25,049,843.15	\$ -	\$ -
63	Howard ES		\$ 12,929,446.13	\$ 675,285.00	\$ 3,461,242.82	\$ 364,644.00	\$ 2,617,976.00		\$ -	\$ 19,977,999.95	\$ -	\$ -
64	Lafayette ES		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
65	Skyline HS		\$ 90,802,720.00	\$ -	\$ 4,379,795.00	\$ 1,899,138.00	\$ 2,636,162.20		\$ 50,761,948.52	\$ 110,475,763.72	\$ -	\$ -
66	Overland ES		\$ 1,022,092.00	\$ 432,290.00	\$ 5,179,795.18	\$ 293,776.00	\$ 261,528.00		\$ -	\$ 11,302,476.18	\$ -	\$ -
67	2111 International Boulevard		\$ 8,386,891.92	\$ 399,500.00	\$ 2,379,272.91	\$ 287,290.00	\$ 549,584.00		\$ -	\$ 11,779,138.83	\$ -	\$ -
68	Carver HS		\$ 15,355,459.43	\$ 735,377.50	\$ 6,006,299.94	\$ 467,265.00	\$ 240,905.00		\$ -	\$ 22,805,306.87	\$ -	\$ -



Facilities,  
Planning &  
Management  
Division



Research,  
Assessment &  
Data

- Raw data source files
- Synthesized analysis files
- Methodology and metadata

# Next Steps

01 Board vote

02 Synchronization with funding efforts

03 Ongoing smart asset management

Thanks!

<http://2020OUSDMasterPlan.org>

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