

# **Asset Management Progress Report Superintendent Work Plan #4**

**Study Session**

April 1, 2015

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**OAKLAND UNIFIED  
SCHOOL DISTRICT**

*Community Schools, Thriving Students*

# Study Session Goals

- ❑ To examine the Board Policy on Asset Management 7350, specific to unifying central leadership
- ❑ To provide historical context
- ❑ To review scenarios of projected construction timelines associated with construction at 2<sup>nd</sup> Avenue
- ❑ To show the related interdependencies and variables associated with the Educational Leadership Campus
- ❑ To clarify funding source options and implications, including but not limited to Measure J, Measure B and alternative funding sources

# ASSET MANAGEMENT SUPERINTENDENT'S WORK PLAN #4

- A** Implement Board Policy 7350 on Physical Asset Management
- B** Present Board of Education preliminary plans to house central administration in one location
- C** Present Board of Education plans to house District-operated schools and qualified District-authorized charter schools in district-owned school facilities

# Asset Management Plan



## **Calls for OUSD to:**

- Manage assets as a system
- Be good stewards of its physical assets
- Provide safe, secure, healthy, and technologically ready learning environments in alignment with the District's Strategic Plan
- Realize unrestricted revenue to support programs and services for District students.

# **Asset Management Policy 7350—**

- 1.** Provide technologically advanced learning and recreation space for general education and special education students and families enrolled in schools operated by the District.
- 2.** Provide for temporary relocation of schools for major construction and modernization projects.
- 3.** Provide quality operations and administration facilities to enable high performance by District staff.

# Use of Properties

## Core Administrative Services

1. There is significant value in housing **core administrative functions** in **central locations**.
2. The District shall determine how it can best provide core administrative services from centrally **accessible locations**.
3. The District shall determine whether it can enter into a **joint use agreement**, **joint powers authority**, or other partnership agreement such as a **public-private partnership** to develop joint administrative functions. Such an arrangement may also include use of property for other purposes, **including housing for District employees**.

# Equitable Network Access Status

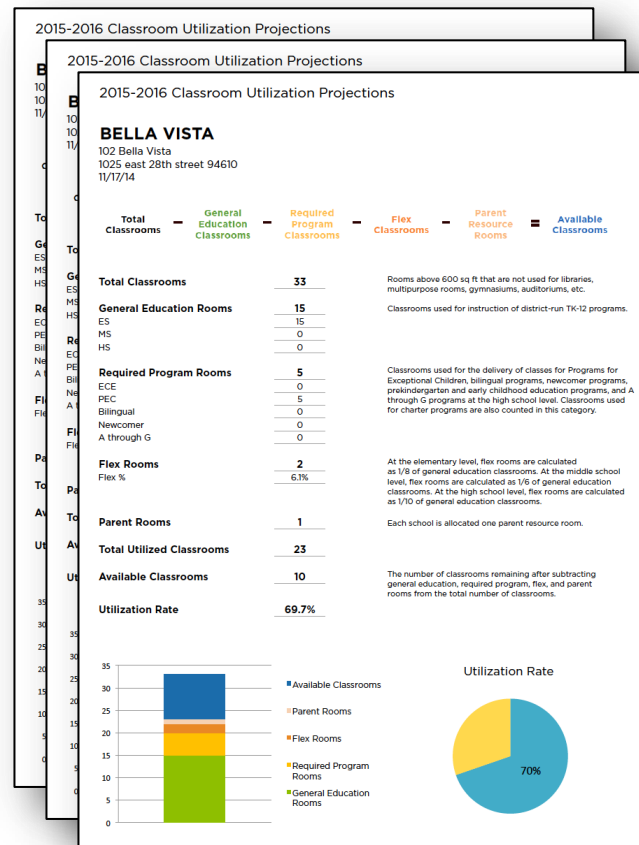
Upgrade	Benefit	Status
<b>New Wireless and infrastructure at ALL schools</b>	All students and staff will have reliable wireless connectivity	<ul style="list-style-type: none"><li>• Wireless complete by Spring Break</li><li>• Further upgrades to core infrastructure needed &amp; planned</li></ul>
<b>New Internet Connectivity to speed</b>	All students and staff can get online at once and have the speed they need	<ul style="list-style-type: none"><li>• Incremental upgrades done</li><li>• Major updated complete by 8/15</li></ul>
<b>~300 carts and ~12,000 Chrombooks deployed</b>	All students have equitable, supportable and standard devices as needed	<ul style="list-style-type: none"><li>• Need to increase Professional Dev.</li><li>• Need more devices for teachers and students</li></ul>

# Classroom Loading Model



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Determining available classrooms within District managed facilities occupied by existing school programs is determined based on application of the classroom loading model **methodology**.





# Portable Removal Update

Portables	When?	Where?
Replacement Portables	2012- 2014	Chabot, Reach, CCPA, New Highland, Montclair, Learning w/o Limits, Lincoln
Number Removed (13)	Summer 2014	Fremont High School
Upcoming Removals	2014-15	Fruitvale & East Oakland Pride

## Criteria for Removal/Replacement

- Age of Portables
- Condition of Portable
- Freeing up Space for additional yard for students



# Background

- Building flooded January 7, 2013
- Central Leadership staff displaced
- Central Office Leadership dispersed to five locations:
  - 1000 Broadway (leased & paid by insurance company through December 2016)
  - Tilden Elementary School Campus
  - Lakeview Elementary School Campus
  - McClymonds & Lafayette
  - Cole Middle School Campus
  - 900 & 955 High Street Buildings

# Background

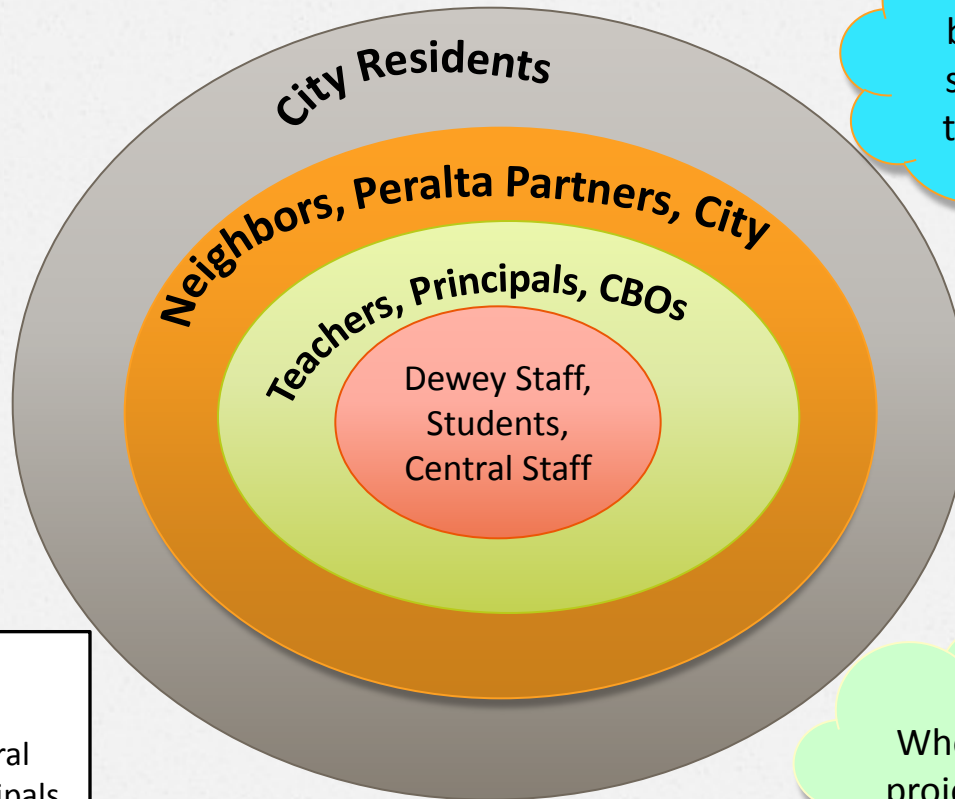
- 711 Committee Presentation in April 2014
- RFQ (Request for Qualifications) issued June of 2014
- Community Engagement Policy 7155 passed July 2014
- Community outcry for community engagement in construction at 2<sup>nd</sup> Avenue & Dewey Parcels
- October 2014 Board resets the community engagement and “pauses” the responses to the RFQs and directs staff to obtain community values/priorities
- November 2014–Present Community Engagement Process in progress
- May 13, 2015 Conceptual Designs to Board

## Background

### 2<sup>nd</sup> Avenue Parcel Fast Facts

- Central and accessible location (near BART & Transit lines)
- 3.5 acres of land
- Prime real estate – Lake Merritt Area Renaissance: Henry J. Kaiser, Estuary, Urban Core Project, Educational Leadership Campus
- City Historic building site; not federal
- Dewey High School **22,700** sq. ft
- Paul Robeson Building **73,400** sq. ft.
- Ethel Moore Memorial Clinic +/- **13,946** sq. ft

# ELC2 Community Said ... Community is



People impacted most by the project should weight their priorities more...

Who does this project impact?

## Weights

- 40%- Dewey-Central
- 30%- Teachers, Principals, Community Partners
- 20%- Neighbors, Peralta, City
- 10%- City Residents

# Community Engagement Values & Priorities

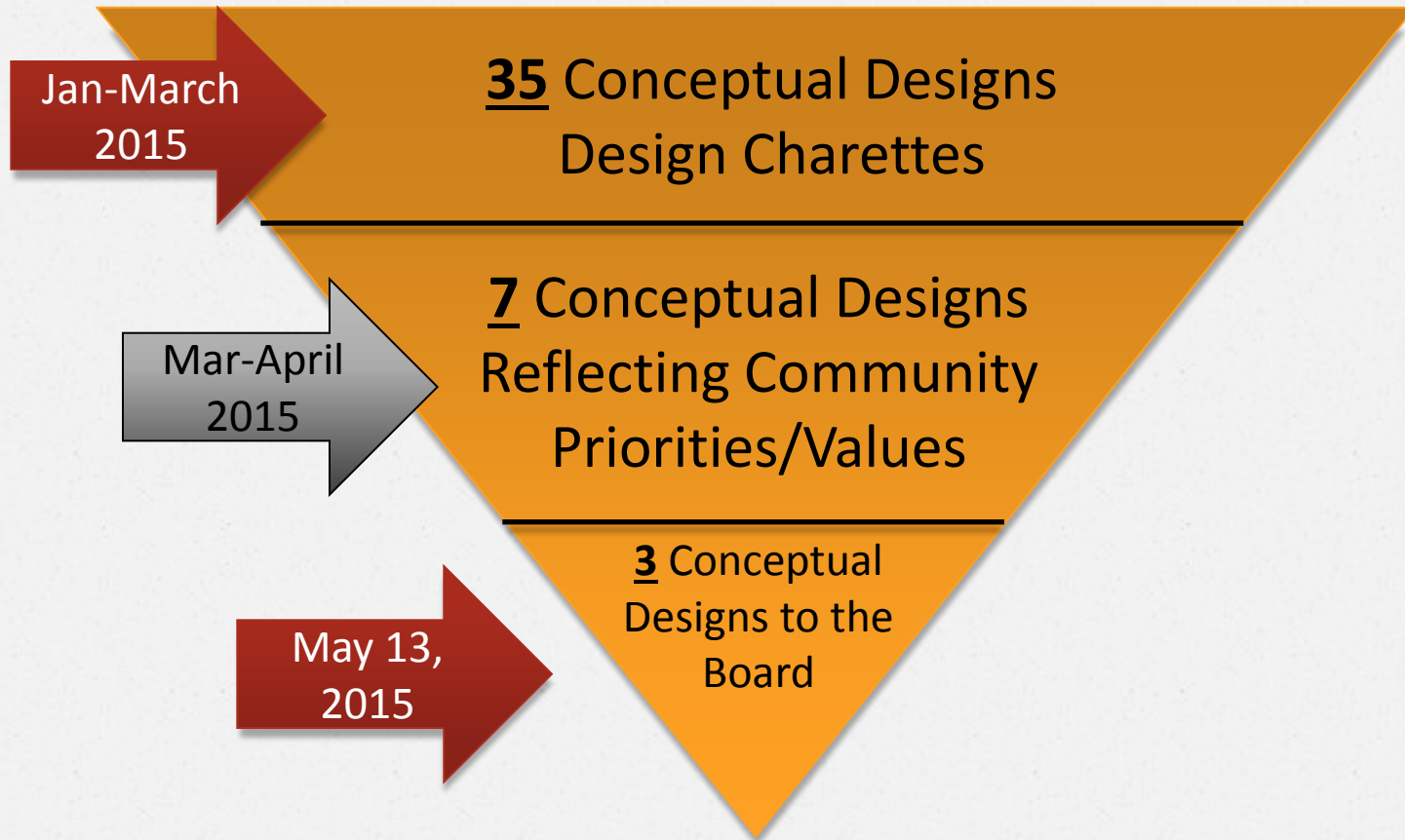
## Community said...

Community	Values & Priorities Expressed
Dewey Students & Staff	Keeping Dewey in the footprint, multi-purpose room, gym, open green spaces (i.e. soccer field), student-run cafe
Central Office Staff	Parking, attractive office spaces, Professional Development & Conference Space, Dewey stay in footprint, community resources, student-run café
<b>Teachers, Principals, Community Partners</b> MetWest and La Escuelita	Ensure safety and traffic are managed, Dewey stay in footprint, community space for meetings, parking
<b>Neighbors</b> Senior Asian Community	Affordable housing, community resources, Safeway or market
City Partners	Parking, traffic, safety, clear pedestrian connection to the estuary, historic nature of the building
Oakland Historic Alliance	The historical aspects of the Paul Robeson building are maintained; Not to block the estuary with parking, control parking

**He who rejects change is the architect of decay. The only human institution which rejects progress is the cemetery.**

– Harold Wilson

# Conceptual Designs: An Iterative Process

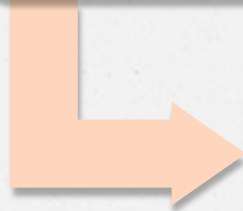




# From Concept to Construction: The Design Process

## Schematic Design

- Scope Development
- Building Mass Exercise
- Community Engagement



## Design Development

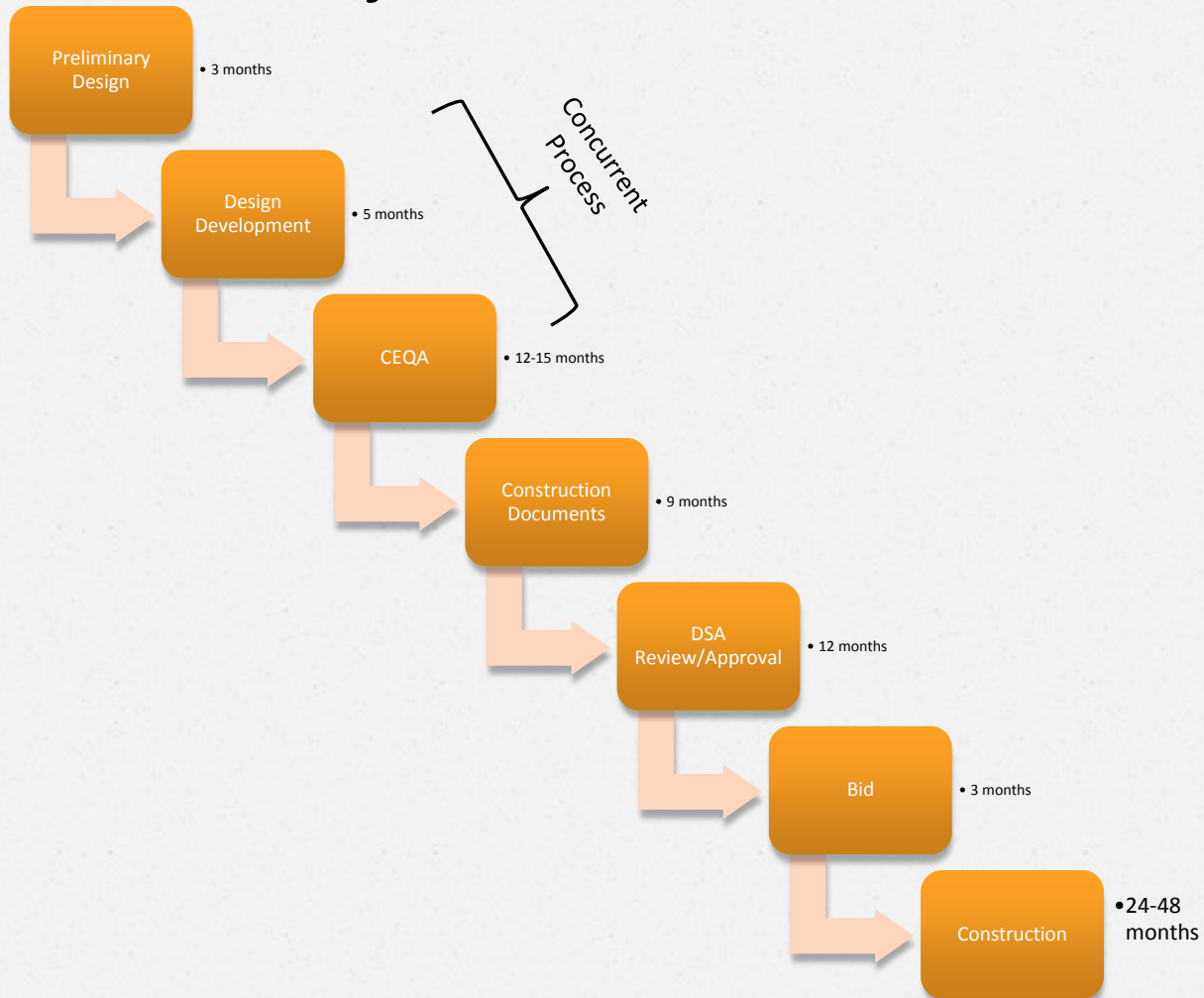
- Scope Refinement
- Building Type & Structure
- Code Issues Surfaced/Addressed
- Community Engagement



## Construction Documents

- Building Plans Completed
- Approval Process
- Bid Process

# Detailed Projected Timeline & Milestones



# Revenue Generating Source vs. Financing Options

## Revenue Generating Sources Examples

- Student Run Cafés
- Providing our Copy Services to General Public
- Renting Community Space to Public

## Financing Options

- Natural Financing Options around Dewey as a school – Linked Learning and other State Funding
- Affordable Housing
- Measure J & Measure B Funds
- Public-Private Partnership

# Financing Options Comparison Chart

Options	Pros	Cons
Measure J Only	<ul style="list-style-type: none"> <li>a. OUSD Controls Project &amp; Vision</li> <li>b. Honor Community Values for no housing</li> </ul>	Financial impact to other projects
Measure J & B	<ul style="list-style-type: none"> <li>a. Two funding sources</li> <li>b. Use Measure B-Dewey</li> <li>c. Use Measure J- Ed. Leadership</li> <li>d. OUSS Controls Project &amp; Vision</li> <li>e. Honors Community Values for no housing</li> </ul>	Financial impact to other projects
Public-Private Partnership "Developers"	<ul style="list-style-type: none"> <li>a. Potential financial option to pay for the construction</li> <li>b. Can support payoff of state loan</li> <li>c. Can support the financing of the increased scope of the project that reflect the community values</li> </ul>	<ul style="list-style-type: none"> <li>a. If housing option not reflective the majority of the community values</li> <li>b. OUSD shares project scope/vision</li> <li>c. Reduces OUSD autonomy; might increase the size of housing to make attractive to developer</li> </ul>
Unrestricted General Fund		<ul style="list-style-type: none"> <li>a. Impacts employee salary increases</li> <li>b. All School goods &amp; services</li> </ul>

# Accountable School District Committee

## Committee Charge

*Recommend a prioritization criteria or policy that leads to the equitably allocation of bond funds for facility upgrades, modernizations and construction projects to meet strategic & programmatic goals, attract more students/families to OUSD and obtain additional bond measures in the future*

Board Presentation/Recommendation: **May 13, 2015**



# Every Student Thrives!



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4.1.15