



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

Distributed Central Office Housing Community Meeting

Date: June 9, 2021
Board of Education

Ask of the Board

Provide feedback/direction on which option(s) for Central Office housing to bring back for vote at June 23 or 30 Board meeting

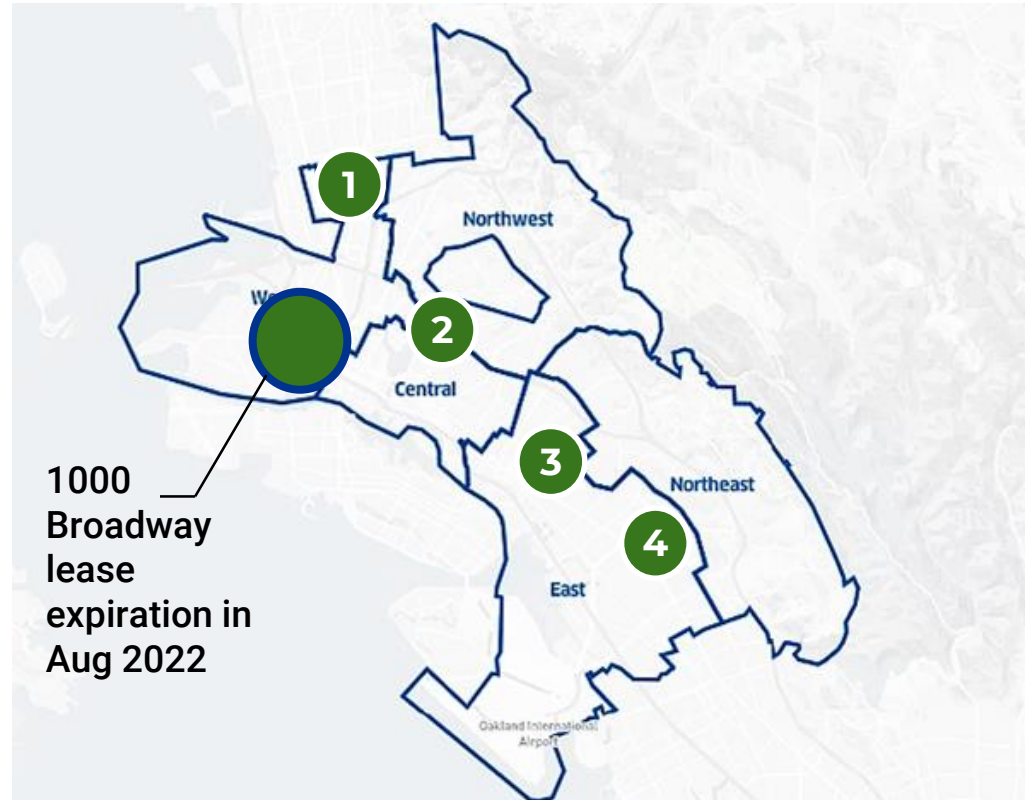
Historical Timeline

2013	2019	2020	2021
<p>Jan: Flooding of Central Admin Housing at 1025 2nd Ave</p> <p>Jun: Central Office Moves to rent space at 1000 Broadway</p>	<p>Jun: Board votes to build new Central Office space at the Cole Campus</p>	<p>Aug: Board votes to put Measure Y on the ballot, indicating diminished budget to apply to original Cole project</p>	<p>Apr: Board votes to direct Supt to analyze distributed central office housing options at one or more of the following locations:</p> <ul style="list-style-type: none">→ <i>Brookfield Elementary School</i>→ <i>Frick United Academy of Language (FUAL)</i>→ <i>Markham Elementary School</i>→ <i>Montera Middle School</i>→ <i>West Oakland Middle School (WOMS)</i>→ <i>900 High Street</i>→ <i>1025 Second Avenue</i>

~300 Central Office staff at 1000 Broadway will need a new, long-term home by July 2022

Key OUSD sites will remain in use

- 1 Santa Fe
- 2 Lakeview
- 3 900, 955 High St
- 4 Frick United Academy of Language (FUAL)



*Current 1000 Broadway count = ~260
Source: OUSD database

Departments align into 6 clusters addressing functional & adjacency needs to maintain efficient workflows

- 1 Superintendent's cabinet, Legal & related departments
- 2 OUSD Business departments
- 3 RAD & ITS
- 4 & 5 School & family-facing departments
- 6 Chief Academic Officer & Strategic Resource Planning

2	16,400 sq. ft. <i>21-27 classrooms</i>	4	9,600 sq.ft. <i>12-16 classrooms</i>	1	7900 sq.ft. <i>10-13 classrooms</i>
5	10,300 sq. ft. <i>12-17 classrooms</i>	3	7,500 sq.ft. <i>9-12 classrooms</i>	6	5100 sq.ft. <i>7-8 classrooms</i>

Potential Sites to locate Central Office

SITE NAME	UNDERUTILIZED ROOMS PER FORMULA (TOTAL ROOMS*) Projected for 21-22 School year	UNDERUTILIZED ROOMS AVAILABLE AFTER ACCOMMODATING 10% FUTURE GROWTH
WOMS	19 (40)	17
Markham	14 (29)	12
Montera	13 (43)	11
Brookfield	12 (31)	10
FUAL	7 (28)	6

The **utilization formula** is based on the projected enrollment for the school site and the number of classrooms that are needed based on that enrollment.

Note: We understand that many school sites use more space that is indicated by the utilization formula.

*Total rooms includes instructional rooms 600 sq ft or larger

School Community Feedback Summary

- Consistent and broad opposition from community at all sites
- Need to focus on students space needs first at school sites, not central office
- Sites are expected to grow enrollment to be sustainable but will not be able to if central office uses the extra space
- Need to consider compensating for having central office at sites (e.g., additional custodial support)
- Current utilization formula is not accurate (especially related to space needs for Special Education) - need to use updated formula before deciding on amount of space to be allocated to Central Office
- Need to consider additional space needed at sites due to extra staff hired with COVID funds
- Support efforts of getting out of 1000 Broadway
- Prefer Central Office co-location over a Prop. 39 charter co-location

Central Housing Permanent Options

Option	<u>Requires</u> Remote Work Component	Est. Cost from Bond Funds	Est. Date for Completion (If decision by June 2021)
1. Distributed Sites A: High St, FUAL, Brookfield (plus one other site: Markham, Montera, or WOMS)	YES (~216 seat capacity, ~275 optimized utilization-space sharing) Would require using all space indicated in utilization dashboard. Staff strongly recommends against this option.	~\$25M	30 mo from decision
2. Distributed Sites B: High St, FUAL, Brookfield, WOMS, Markham, Montera	YES (~225 seat capacity, ~275 optimized utilization-space sharing) Would use half of the space indicated on the utilization formula but would require use all of sites	~\$25M	30 mo from decision
3. 1025 Existing Renovation Only: Central Admin (approved building permit is expired- would require resubmittal)	NO (includes ~300 seats)	~\$105M	Jun 2024
4. 1025 Demolition and New Construction: Central Admin on top floor and Educational center on bottom floor	YES (includes ~150 seats)	~\$75M	Jun 2024

Central Housing Permanent Options

Option	<u>Requires</u> Remote Work Component	Est. Cost from Bond Funds	Est. Date for Completion (If decision by June 2021)
5A. Reduced/Baby Cole (Demolition and New Construction - Just Use of 2nd Floor)	YES (includes ~275 part time seats)	~\$45M <i>(bids came in low-only valid through July 12, 2021)</i>	Dec 2022
5B. Full Cole (Demolition and New Construction)	NO (includes ~300 seats)	~\$60M <i>(bids came in low-only valid through July 12, 2021)</i>	Dec 2022

Ask of the Board

- Provide feedback/direction on which option(s) for Central Office housing to bring back for vote at June 23 or 30 Board meeting





EVERY STUDENT THRIVES!



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

1000 Broadway, Suite 680, Oakland, CA 94607

www.ousd.org



@OUSDnews

Appendix

Resolution No. 2021-0154

NOW, THEREFORE, BE IT RESOLVED, the Board hereby directs the Superintendent (or designee) to further analyze and engage with the school communities that may be impacted by dispersing Central Office staff and to one or more of the following sites: Brookfield Elementary School, 900 High Street, Frick Middle School, the West Oakland Middle School, Montera Middle School, Markham Elementary School, and 1025 Second Avenue, and to report back to the Board on or before June 30, 2021; and

BE IT FURTHER RESOLVED, the Board hereby directs the Superintendent (or designee) to pause all planning, bidding, and construction activities related to Resolution No. 1819-0221 and/or “Baby Cole” (which may include the cancellation of existing bid processes), and acknowledges that doing so will postpone the expected completion date for such construction until after August 2022.

School Site Community Feedback

Brookfield

- Concerned about limiting the growth in enrollment for the school
- Would like to leave as much space as possible for students to aim high for a goal of increasing our enrollment and not be limited by space
- Locating offices in the schools doesn't feel child centered- doesn't feel like it would contribute to a thriving school if it is more like office space
- Utilization Formula is being revised currently- hopefully to align more with our vision of Full Service Community Schools (by Sept per the -Reparations Resolution) so need to know the impacts on of that change in the formula before we can clearly see the "Underutilized" space at any school
- Need more engagement with the community beyond this initial meeting
- Hard for decision makers to really know the impact of placing central office at site unless they live in neighborhood
- Disappointed that the board is moving away from 1025 as the central location for central office housing
- There is pressure on schools to increase their enrollment so they can be sustainable - but placing the central office at the site limits their ability to do that. So will there be any additional funding offered to school sites who co-locate with central office to support them being sustainable?
- What is in this for school sites? If space is taken away from them? What will they get in return? What is the advantage for the school community to have reduced use of their space?
- Change needs to be brought to the larger Brookfield community and school agencies as well. Entire neighborhood is going to be impacted as well. This is just another change on top of having to endure the changes from the pandemic. We also want to make sure that we have space for social distance. Please let us grow and be healthy.
- The site did just receive a \$100,000 grand from the NBA- this is part of the schools vision to expand

School Site Community Feedback

Frick United Academy of Language

- Conflicting messages we are getting- need to increase enrollment to be sustainable- part of the reason for the merger. But in order to grow there is no way to house central office and still grow.
- If central office is placed there, we would need to receive other financial support to be sustainable if we are not able to grow
- The formula doesn't reflect the spaces that we have available to use at the site
- Frick has two teachers and 1 instructional support staff with different case loads and schedules and they are sharing a room and there is no space for that staff right now- how would we be able add central office staff
- Are there other funds or people attached to support additional staff at the site? (e.g additional custodial support) more people using the facilities
- There are only 3 unused rooms in the A Building where the Office of Equity
- Additional staff with one time funds
- The site needs to prepare for the influx of newcomers as well- already started this year- 10 new students even in the last few weeks
- Main concern is health and safety for students and staff- can we prioritize students in the process and not central office
- Need to make sure class size that might be changing be accounted in this decision

School Site Community Feedback

Markham

- Only two adult bathrooms in the entire facility- limited bathroom space
- Limited outdoor space--Just remodeled the entire outdoor facility - would increase the number of people moving around the school-- just got a new green school yard
- Projected resources coming to the school sites for next year 2-8 more adults on site next year (e.g. literacy coaches, newcomer, etc) [We have a bookroom for TSAs to share]
- Markham has a huge problem with parking-- even staff has to park on the street. If you don't get there in the morning you find parking two blocks down-- area is not the safest so it is hard to walk a far ways-- ans street cleaning happens twice a month
- Lot of classrooms that are needed for central office-- might be necessary to even smaller clusters to not take up that much space at a school site
- Consider the citywide plan for closer, mergers-- if there is change for blueprint of schools, we need to consider space for students who may need to move to another school. Need to know that info beforehand
- Consider other vacant sites for central housing as well
- Need to know what the benefit for the families to have central office at the school site
- Getting out of 1000 Broadway is of main importance-- it is very difficult to get to for services- for the parking access
- It also seems great to think about how to share the space in a beneficial way for schools sites- and collaborate with central office in a beneficial way. How can central office coming into the site- contribute to the site to support the school site (e.g. adding parking)- we want specific examples of how we would help the school
- See the pros for having central office on campus vs a charter school, but how is it actually going to help a school grow in numbers

School Site Community Feedback

Montera

- The current utilization does not accurately account for the space that is needed at the site, the site needs to be involved in walkthroughs at the site when space is determined
- Many SPED programs at the site. The current utilization formula doesn't account for SPED positions needing space
- If more people are at the site, there will need to be extra custodial support.
- Applaud efforts to get out of 1000 Broadway sooner than later.
- Prefer renovated vacant spaces over using space at school sites for central office.
- There will be a real imposition on the school site if we have to co-located with central office
- Given the additional staff we will have for returning to schools after the pandemic, we will
- Welcome some central office staff on campus as opposed to Prop 39 charter co-locations

School Site Community Feedback

WOMS

The Community Engagement with West Oakland Middle is scheduled for June 8.

This presentation needed to be submitted before the June 8 community engagement meeting. The feedback from the West Oakland School Community will be shared verbally at the June 9 board meeting.