



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Asset Management

Progress Report Superintendent Work Plan 4

April 27, 2016



Presented by: Hitesh Haria, Chief Operations Officer

Roland Broach, Executive Director Facilities

Lance Jackson, SGI

www.ousd.org



@OUSDnews

OUSD Summer 2016 Project List

#	Site	Scope	PM/PE	Budget	Start	Finish
1	Edna Brewer	Fire Alarm	DeLeon/Barairo	\$102,500	6/15/16	8/15/16
2	J. Miller	Fire Alarm		\$554,938	6/15/16	8/15/16
3	Castlemont	ISS		\$800,000	6/15/16	8/15/16
4	Frick	ISS	Esposito/Edwards	\$800,000	6/15/16	8/15/16
5	McClymonds	ISS	Ledezma/Edwards	\$1,500,000	6/15/16	8/15/16
6	Glenview	New Construction	Newby/Brower	\$29,300,000	6/15/16	8/15/18
7	The Center	New Construction--Central Commissary	Esposito/Edwards	\$32,000,000	1/15/16	1/15/17
8	Whittier (Greenleaf)	New Construction-Expansion (Phase 2)	Chatman/Brower	\$28,431,750	9/11/15	8/15/17
9	Madison	New Construction-Grade Expansion	Newby/Brower	\$18,900,000	6/15/16	8/15/17
10	Bella Vista	Play yard Improvements	Garcia	\$140,000	6/15/16	
11	Manzanita	Play yard Improvements	Ledezma/Edwards	\$200,000	6/15/16	8/15/16
12	Edna Brewer	Play yard Improvements Athletic Field	DeLeon/Barairo	\$800,000	6/15/16	8/15/16
13	Elmhurst	Play yard Improvements Athletic Field	DeLeon/Barairo	\$800,000	6/15/16	8/15/16
14	Parker	Play yard Improvements Athletic Field		\$1,100,000	6/15/16	8/15/16
15	Various Sites	Play yard Improvements-Playmatting	Sims/Keita	\$800,000	3/10/16	8/15/16
16	Manzanita	Prop 39 - Boiler	Ledezma/Edwards	\$125,000	6/15/16	10/15/16
17	Oakland Int.	Prop 39 - Boiler	Chatman/Brower	\$740,000	6/15/16	10/15/16
18	Bret Harte	Prop 39 - Lighting	Brower	\$110,000	6/15/16	8/15/16
19	Madison	Prop 39 - Lighting	Newby/Brower		6/15/16	8/15/16
20	Montera	Prop 39 - Lighting	Brower	\$40,000	6/15/16	8/15/16
21	Oakland HS	Prop 39 - Lighting	Brower	\$300,000	6/15/16	8/15/16
22	Oakland Tech	Prop 39 - Lighting	Brower	\$620,000	6/15/16	8/15/16
23	Lowell / Lafayette	Prop 39 - Charter	Rivera-Garcia		6/15/16	8/15/16
24	Sherman	Prop 39 - Charter	Rivera-Garcia		6/15/16	8/15/16
25	Westlake	Prop 39 - Charter	Rivera-Garcia		6/15/16	8/15/16
26	Fruitvale	Restroom Renovation	Keita	\$326,000	6/15/16	8/15/16
27	Lockwood	Restroom Renovation		\$470,000	6/15/16	8/15/16
28	MLA (Maxwell Park)	Restroom Renovation	Sims/Keita	\$344,000	6/15/16	8/15/16
29	Parker	Restroom Renovation	Sims/Keita	\$150,000	6/15/16	8/15/16
30	Webster (E.O.P)	Restroom Renovation		\$283,000	6/15/16	8/15/16
31	Skyline	Roof - gym	Rivera-Garcia	\$200,000	6/15/16	8/15/16
32	CCPA at Havenscourt	Science Lab		\$750,000	6/15/16	12/15/16
33	Burbank	Site Improvements ADA and Restroom	Sims/Keita	\$1,200,000	3/15/16	8/15/16
34	Lincoln	Water Intrusion	Brower	\$100,000	6/15/16	8/15/16
Total Budgeted Construction Cost				\$119,737,188		

Glenview ES: Construction Starts Summer 2016



Projected Completion: September 2018

Key Issues: Transportation Planning Nearing Completion; Traffic Engineer Engaged; Emery USD on Notice (Move-out Date Given); After School Program Certification Commences May1, 2016; Move Coordination/Planning On-going

Greenleaf at Whittier ES: Construction Complete Fall 2017

- Project Tracking According to Revised Schedule and Phasing
- Building Structures in Place
- Metal Stud Framing On-Going
- Roofing On-Going





Greenleaf at Whittier ES: Construction Complete Fall 2017

James Madison MS/HS: Construction Begins Late Summer 2016

Key Issues:

- Initial Utility Work On-going
- Final DSA Approvals Projected May-June 2016
- Pre- Construction Services
- Cost Reconciliation and Scope Alignment On-going



Project Completion: Winter 2017

The Center

Key Issues:

- Demolition Work Complete
- Engaging the JV Team Regarding Next Phase
- Cost Verification Next Step to Establish GMP (Guaranteed Maximum Price) Contract



The Center:



Groundbreaking April 2016

Opening Fall 2017

Summer 2016: Playground and Athletic Field Improvements



OPTION 1
ELMHURST COMMUNITY PREP SCHOOL
OAKLAND UNIFIED SCHOOL DISTRICT



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORTS FIELD DESIGN & DESIGN
 10000 10th Avenue, Suite 100, Oakland, CA 94612
 (510) 438-1000
 www.virtuedesign.com

Bella Vista	Play yard Improvements	\$140,000	Summer 2016	Fall 2016
Manzanita	Play yard Improvements	\$200,000	Summer 2016	Fall 2016
Edna Brewer	Play yard Improvements Athletic Field	\$800,000	Summer 2016	Fall 2016
Elmhurst	Play yard Improvements Athletic Field	\$800,000	Summer 2016	Fall 2016
Parker	Play yard Improvements Athletic Field	\$1,100,000	Summer 2016	Fall 2016
Various Sites	Play yard Improvements-Playmatting	\$800,000	Summer 2016	Fall 2016
		\$3,840,000		



Other Planned Field Projects:

- Brett Hart—
 - Design Spring 2016
 - Construction Summer 2017
- Curt Flood Field
 - Design Spring 2016
 - Construction Summer 2016
- Emerson Softball Field
 - Measure B Funded
 - Next Draw Planned Summer to Fall 2016
 - Projected Completion Summer 2017

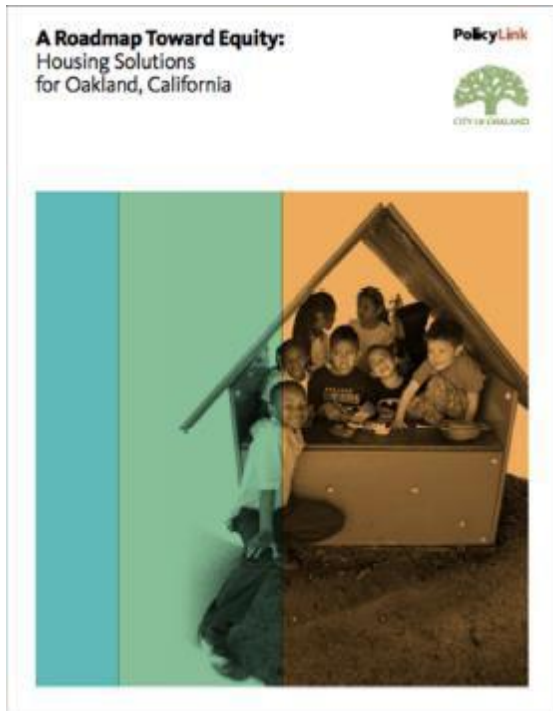




Workforce Housing:



Work Done:

- Committees formed by City and OUSD
- Will Produce a Comprehensive Map of Public Real Estate Assets
- Will Explore the Best Practices for implementation of Workforce Housing
 - Study by Center for Cities and Schools Plus Fellows will inform Best Practices and Delivery Models
 - Conference Call w/Santa Clara to gain Lessons Learned
- Facilities Department Prepared Asset Management “Deep Dive” (April 13th)
 - Surveying and Perusing Site Maps to Assess Housing Potential (includes adjacent parks)
- **Next Steps:**
 - Issue Request for Ideas
 - Identify Site(s) for implementation
 - Market Study/Survey to Determine Housing Need and Type



Under-utilized Sites:

Recent Interest and Discussions

- Present Use: Community Day School
- Site Acreage: 
- Student Enrollment: 
- Interest and Potential Use:
 - Workforce Housing Campus
 - First Tee Partnership w/CDS



Site Options: Educator Housing or Public Private Partnership (Golf Teaching Center)



Tiny House Community



Urban Training Center Prototype : 1 Acre



What's Needed: Prototype Facilities



1 Block = 125,000 ft.²



Training Center: 1 Acre

Teaching Life Skills and Values Through Golf

- **Nine Core Values**

- Honesty
- Integrity
- Sportsmanship
- Respect
- Confidence
- Responsibility
- Perseverance
- Courtesy
- Judgement

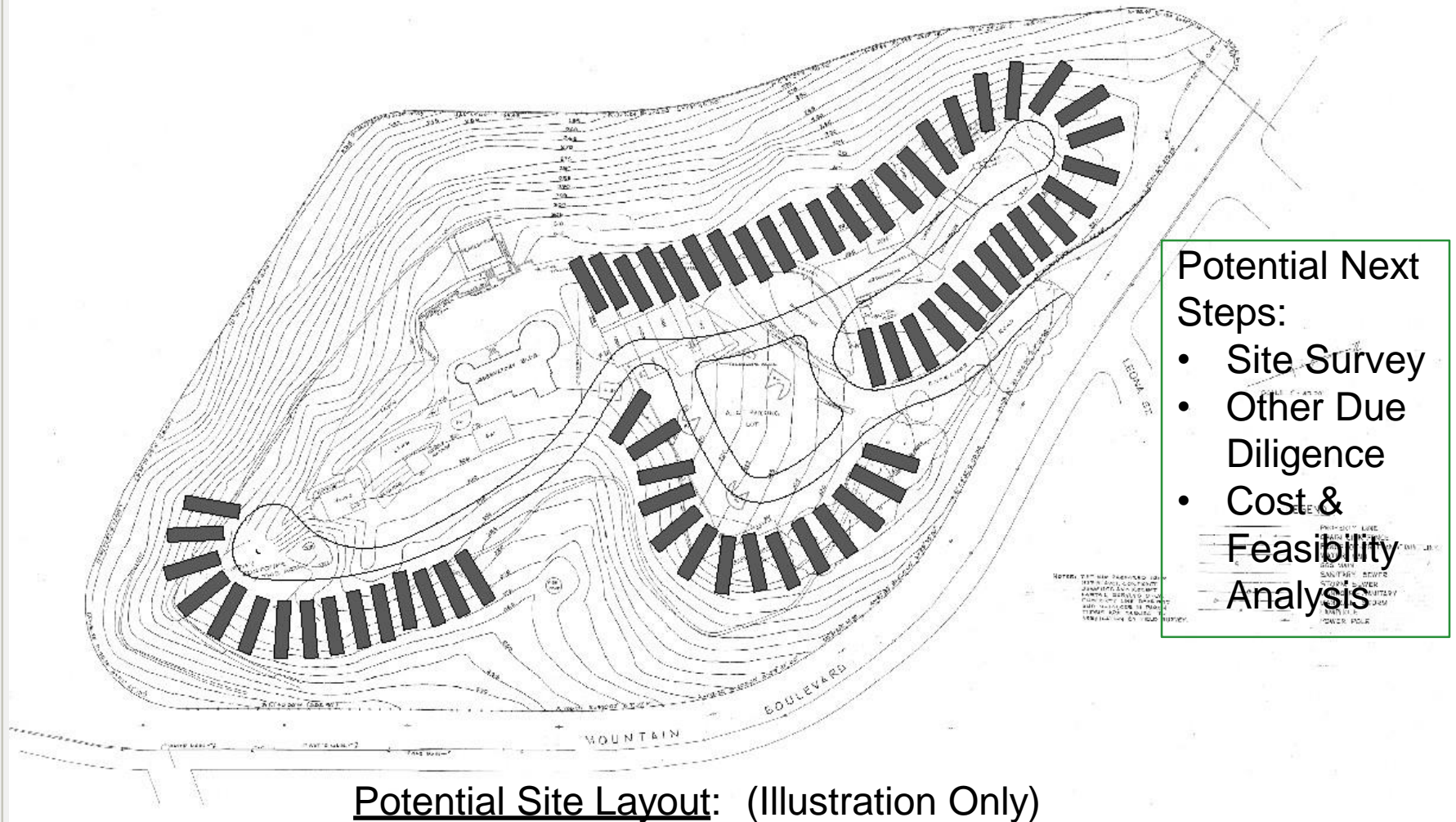
- **Nine Healthy Habits**

- Physical
 - Energy
 - Play
 - Safety
- Emotional
 - Vision
 - Mind
 - Family
- Social
 - Friends
 - School
 - Community

Short-Game Training Center: 18-25 Acres



Potential Imagined: A Housing Community Layout



Fremont High School Zero Net Energy Preliminary Rendering



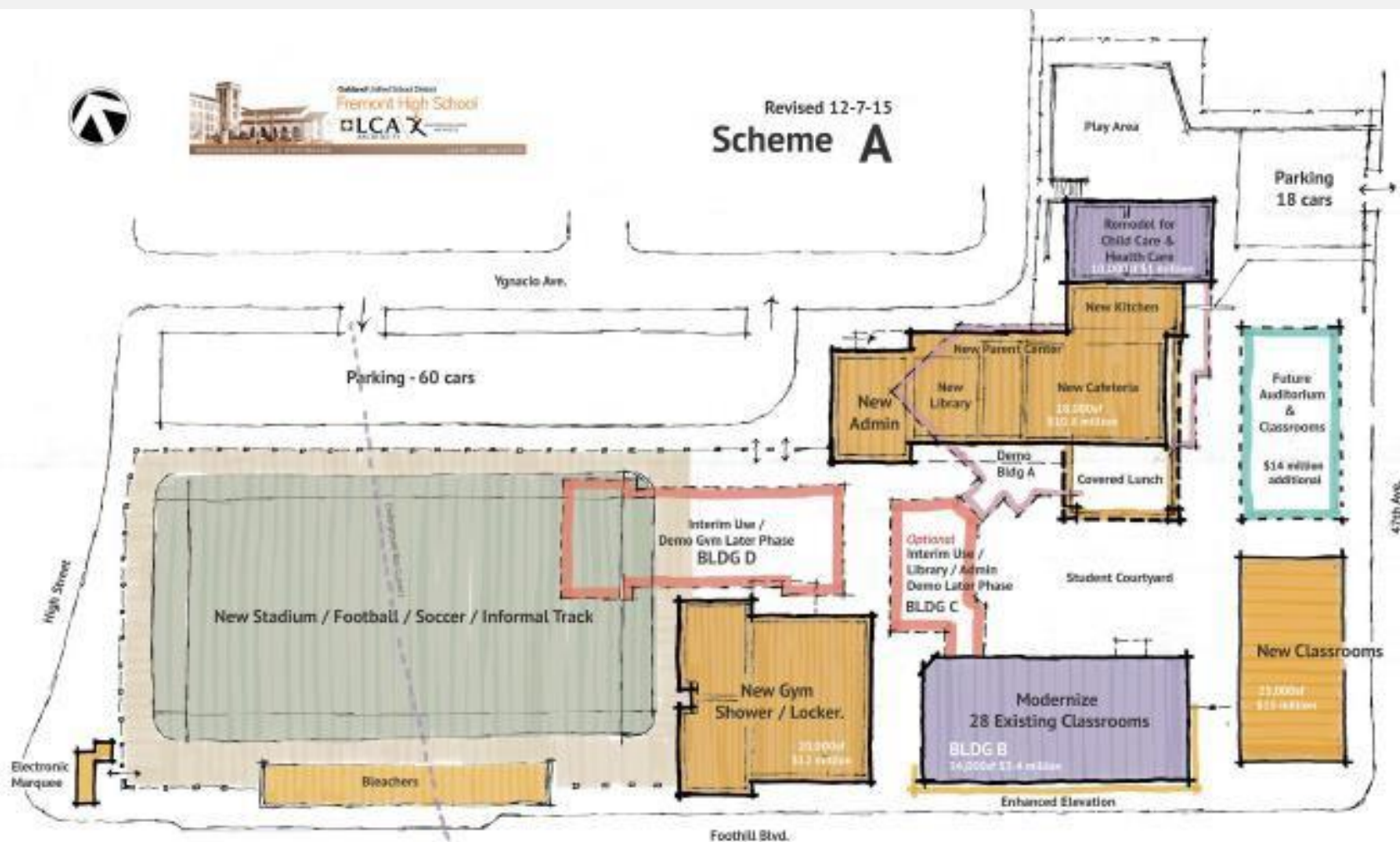
Project Budget: \$80 Million

Design Begins: Fall-Winter 2015 Construction Starts:

Presented Site Options; Working with Engagement Team to Communicate Issues;
Working with Academic Leadership to Facilitate School Program Needs Vision



Revised 12-7-15 Scheme A



Scheme A Highlights and/or Potential Issues

1000 Student Capacity - (approx. 115,000SF total) (no Theater)

New Regulation Stadium and Gym

Potential Issues w/ Proposed Demo of Historical Gym, Library & Arch Elements

Option to Keep and Modernize Historical Library (Offset by Reduced New Constr.)

Multiple Options for Interim Housing and Phasing

Demolition of the Old Library Opens up Campus and Quad

-  New Construction
-  Modernized Building
-  Later Phase Demolition
(Available for Interim Use)
-  First Phase Demolition
-  Potential Future Construction

Rough Estimated Costs

1000 Student Capacity - (approx. 115,000SF total) (no Theater)

Net Zero \$4 million

Site & Demo (except Stadium) \$6 million

Stadium \$5 million

New Construction (63,000 SF @ \$800) \$50 million

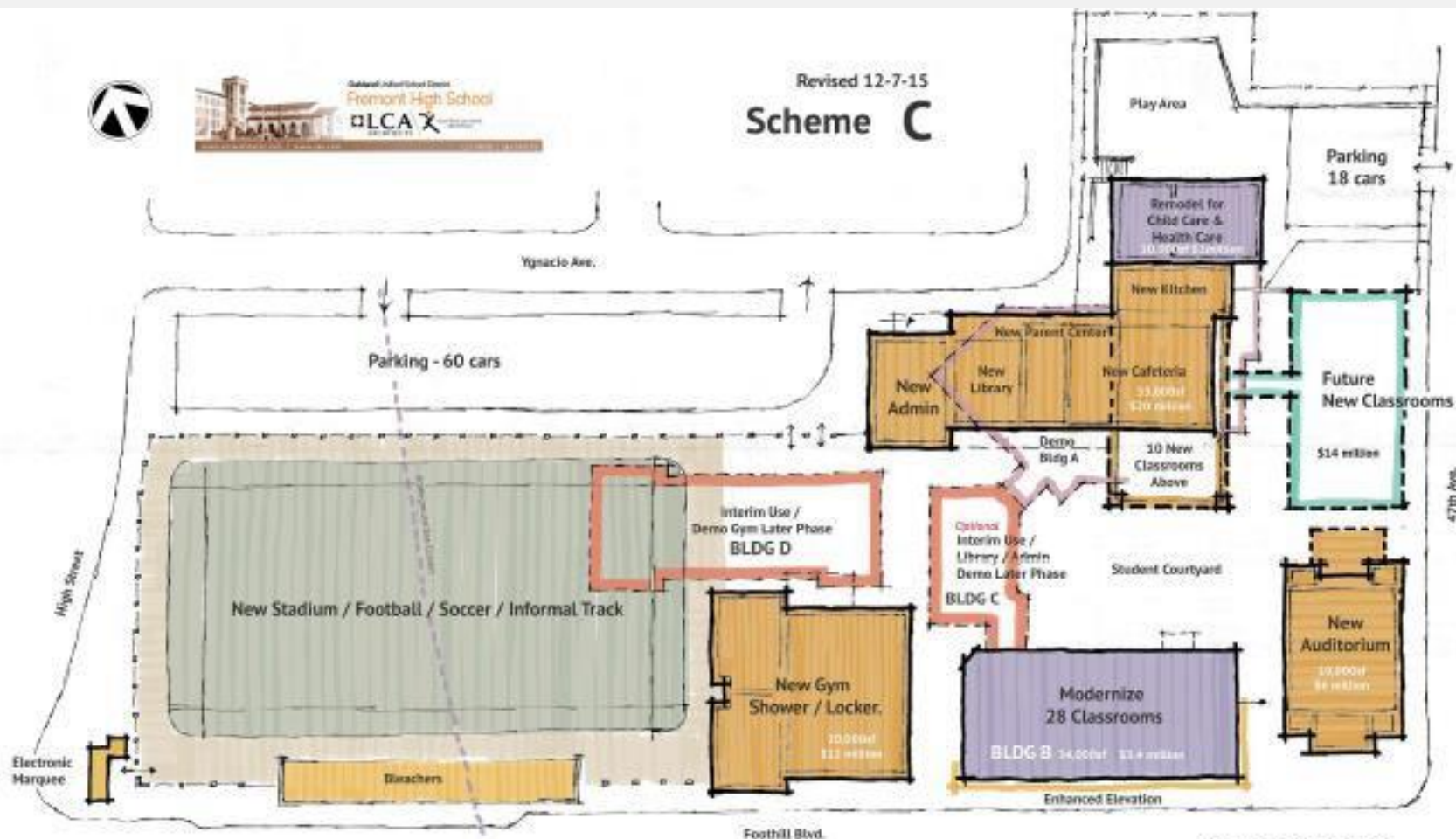
Minor Modernization (approx. 44,000sf) (+/- 100/SF) \$4.4 million

sub total \$57.4 million

Increase Modernization Budget to \$400/sf \$13.2 million additional
1200 Student Capacity, plus Theater - (add 23,000sf) \$14 million additional



Revised 12-7-15
Scheme C



Scheme C Highlights and/or Potential Issues

800 Student Capacity (approx. 115,000SF total)
Potential Issues with Proposed Demolition of Gym, Library & Arch Elements
Option to Keep and Modernize Historical Library (Offset by Reduced New Constr.)
Multiple Options for Interim Housing and Phasing
Demolition of the Old Library Opens up Campus and Quad
New Regulation Stadium and Gym

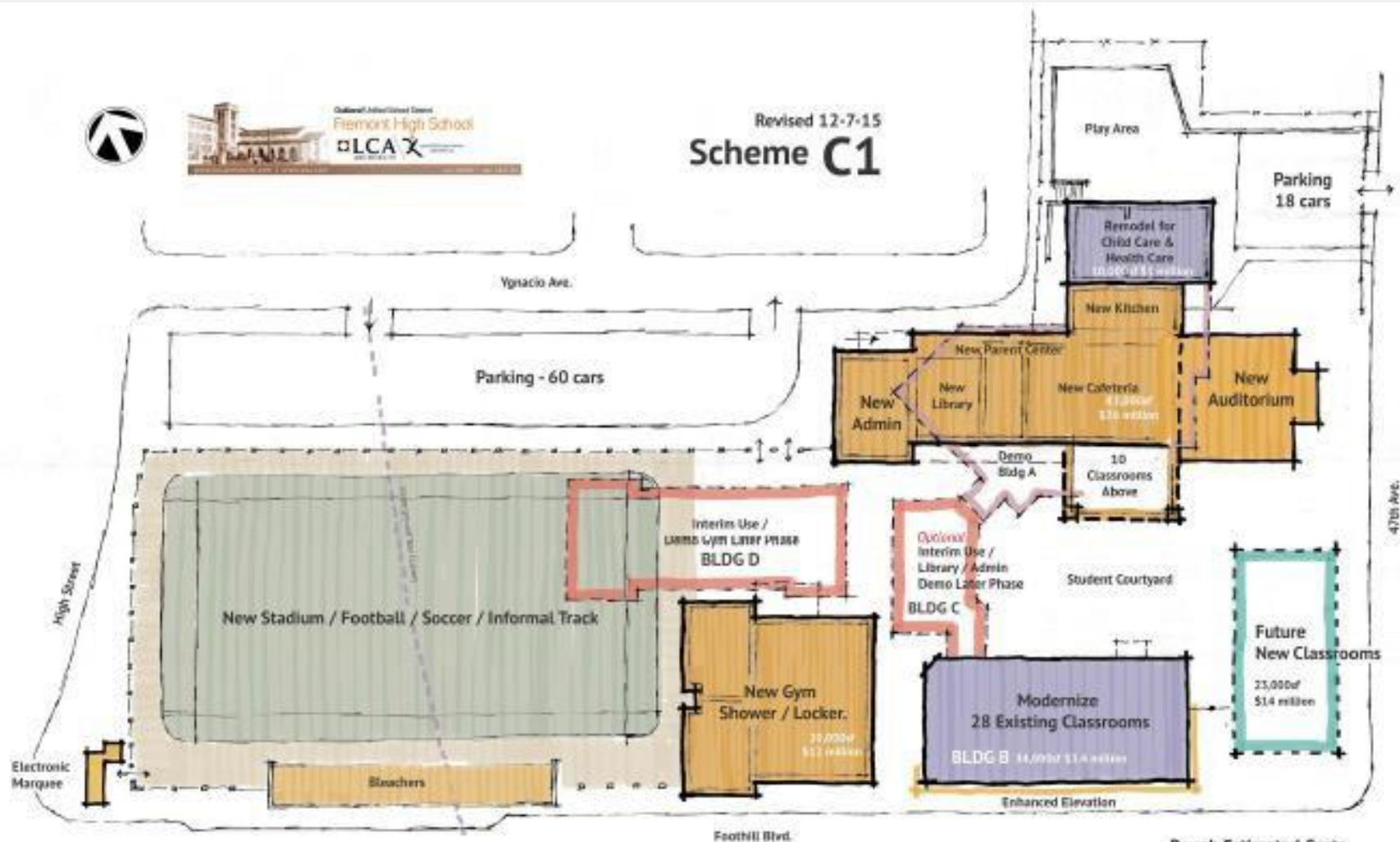
- New Construction
- Modernized Building
- Later Phase Demolition (Available for Interim Use)
- First Phase Demolition
- Potential Future Construction

Rough Estimated Costs

800 Student Capacity (approx. 115,000SF total)
Net Zero \$4 million
Site & Demo (except Stadium) \$6 million
Stadium \$5 million
New Construction (63,000 SF) @ \$600/sf \$38 million
Minor Modernization (approx. 44,000sf) @ \$100/sf \$4.4 million
sub total \$57.4 million
Increase Modernization Budget to \$400/sf \$15.2 million additional
1200 Student Capacity - 2nd Phase (add 25,000sf) \$14 million additional



Revised 12-7-15
Scheme C1



Scheme C1 Highlights and/or Potential Issues

800 Student Capacity (approx. 115,000SF total)

Potential Issues with Proposed Demolition of Gym, Library & Arch Elements

- New Construction
- Modernized Building
- Later Phase Demolition (Available for Interim Use)

Rough Estimated Costs

800 Student Capacity (approx. 115,000SF total)
Net Zero \$4 million
Site & Demo (except Stadium) \$6 million
Stadium \$5 million
New Construction (65,000 SF) @ 600/sf \$39 million
Minor Modernization (approx. 44,000sf) +/- 100/SF \$4.4 million

Next Steps: Better Communicate Budget; Identify School Program Infrastructure; Accelerate Design Work; Understand Historical Aspects (if any)

2012 Facilities Master Plan: Identified Need and Priorities

PROPOSED PROJECTS

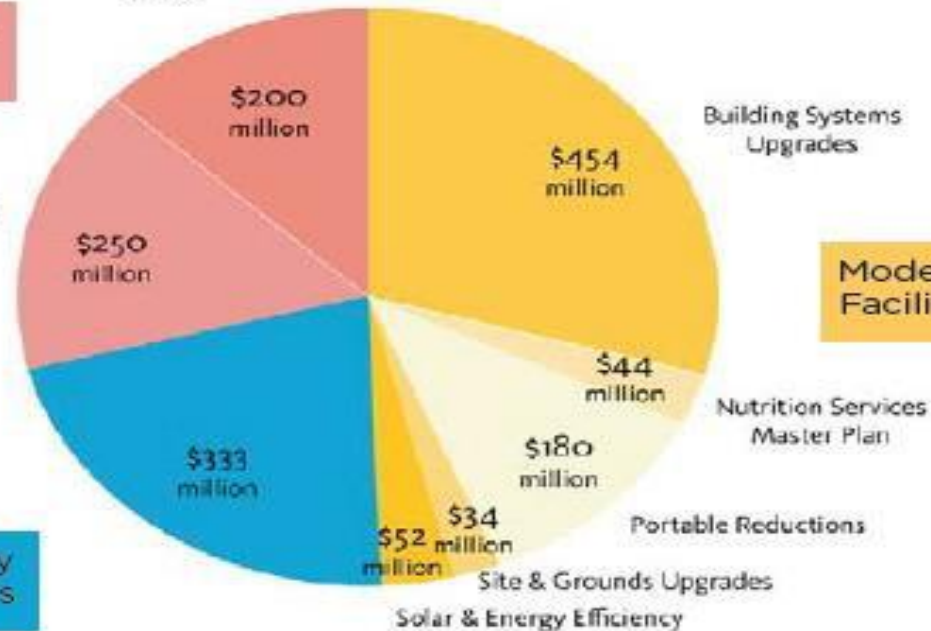
total estimated cost: \$1.5 B

STEM

Full Service Community
Schools Support

Quality School Development,
Health Centers, and CDCs

Seismic Safety
Enhancements



Full Service Community Schools Support

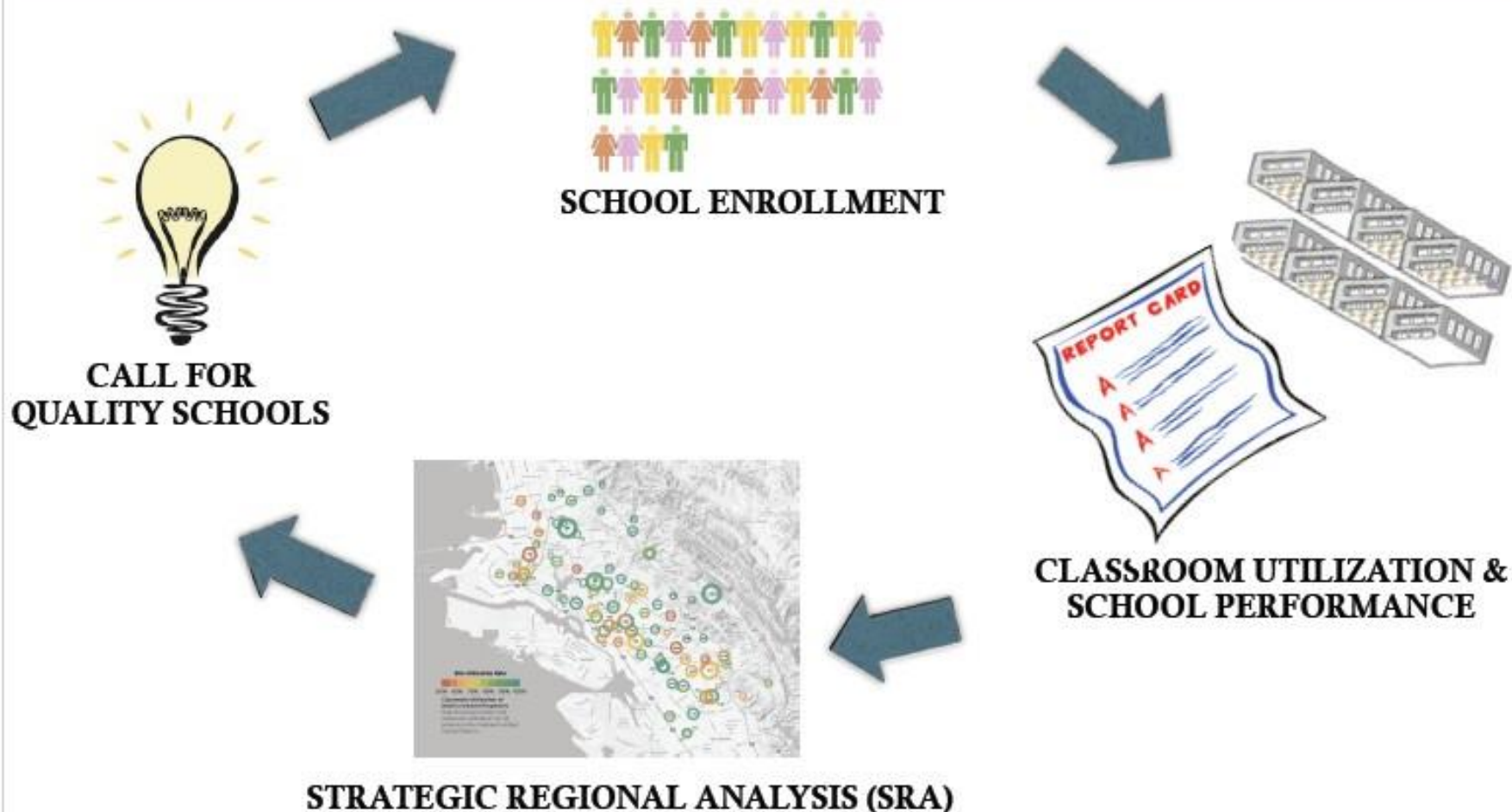
Asset Management Plan

Guiding Principles

The Physical Asset Management Policy calls for OUSD'

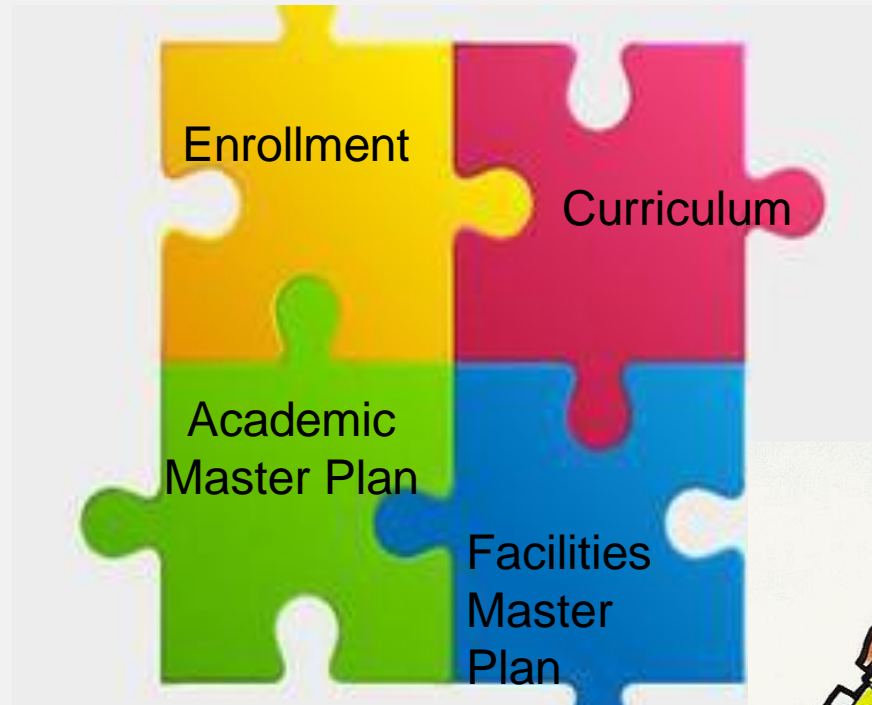
- To manage assets as a system
 - To be good stewards of its physical assets
 - To provide safe, secure, healthy, and technologically ready learning environments in alignment with the District's Strategic Plan
 - To develop a classroom loading model
 - Reduce Portable Capacity
 - To realize unrestricted revenue to support programs and services for District students.
-

WHERE ARE WE GOING WITH ASSET MANAGEMENT?



Achieving Educational Adequacy Through Facilities Planning

Where
we're
Headed
with the
FMP



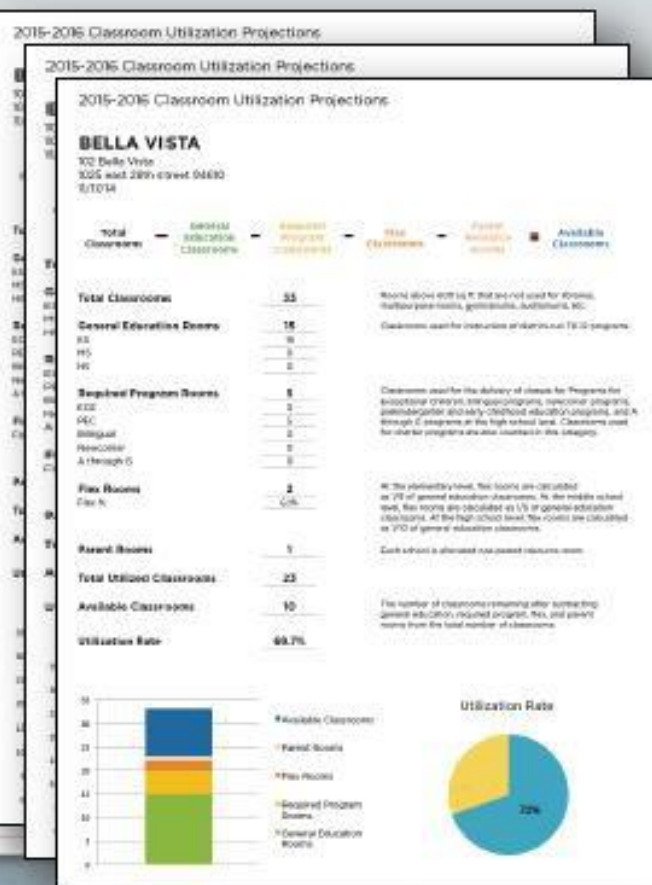
Classroom Loading Model



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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**. This ensures that regardless of the manner in which excess space is currently utilized, it can be identified and made available for consideration.



Classroom Loading Model

Total Classrooms — Gen Ed Classrooms — Required Program Classrooms — Flex Classrooms — Parent Resource Room = Available Classrooms

Example: Elementary School

23 Total Classrooms — 10 Gen Ed Classrooms — 7 Program Classrooms — 2 Flex Classrooms — 1 Parent Room = 3 Available Classrooms

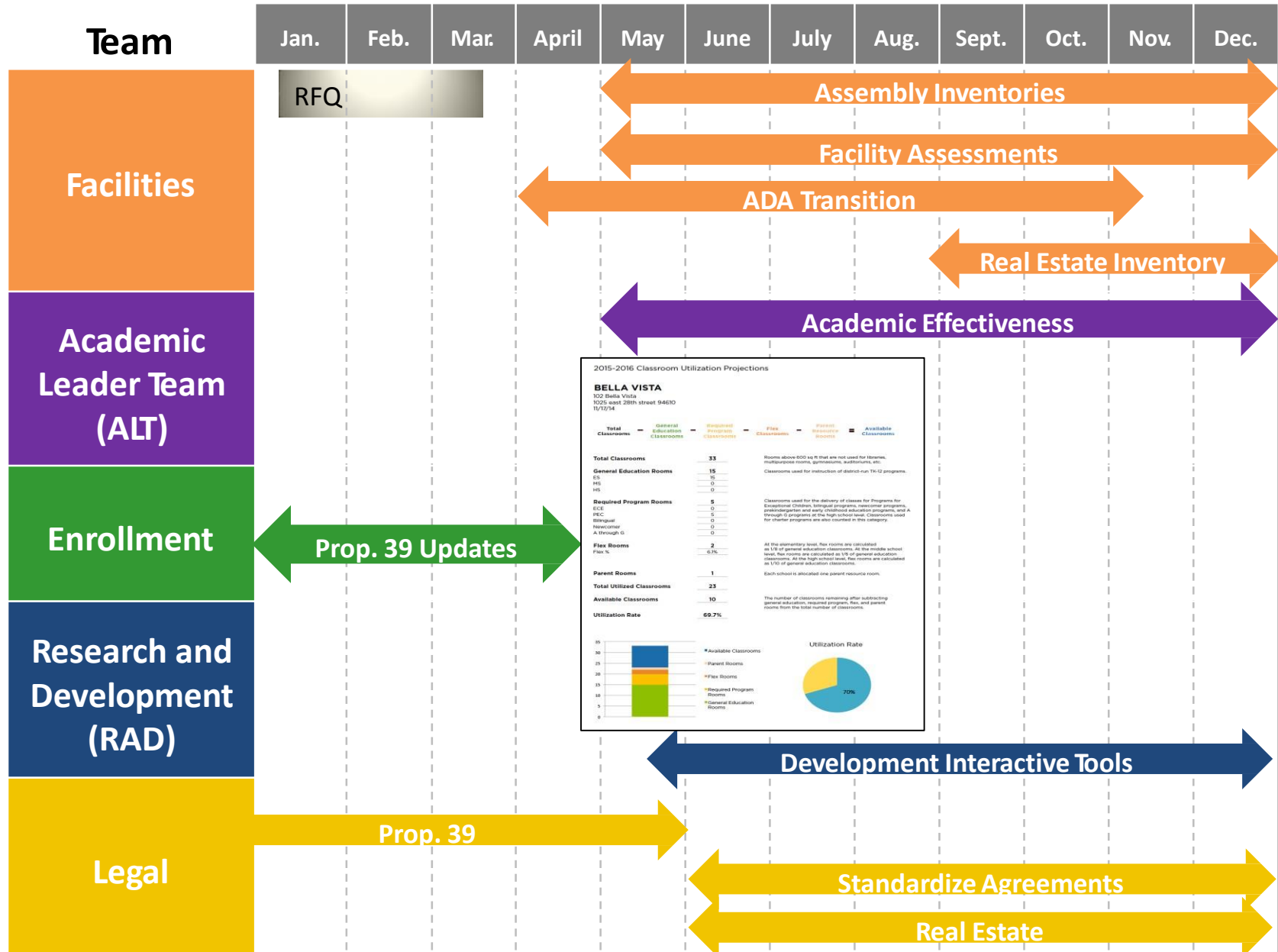
Example: Middle School

44 Total Classrooms — 27 Gen Ed Classrooms — 6 Program Classrooms — 5 Flex Classrooms — 1 Parent Room = 5 Available Classrooms

Example: High School

70 Total Classrooms — 32 Gen Ed Classrooms — 12 Program Classrooms — 7 Flex Classrooms — 1 Parent Room = 18 Available Classrooms

Timeline for Significant Update to 2012 Facilities Master Plan



Removing Portables: Managing Capacity

Plan Developed by: MK Think

Where the Portables Are

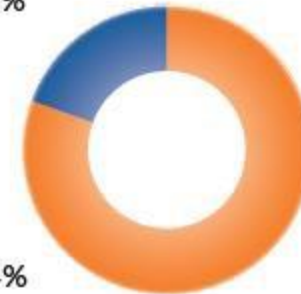
Portable Classrooms

Classroom Building Type By Site



District-Wide Portables

19.6%



80.4%

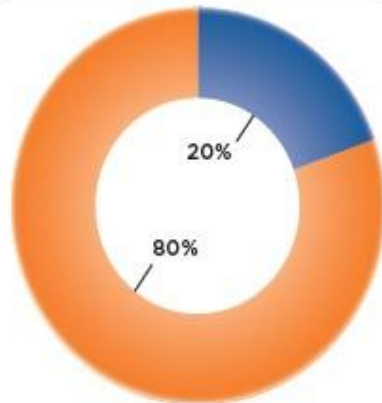
	Permanent	Portable
District	1,805	412
Admin	38	33
Charter	209	60
Leased	21	1
Total	2,073	506
% of Total	80.4%	19.6%

The Plan:

ALIGNING CAPACITY WITH STUDENT POPULATIONS

Portable classrooms account for 17% of the district's classroom capacity. Removing all portables would shrink the district's capacity by 9,500, to 45,500 students. Under current enrollment targets, OUSD could reduce its portable building count by 23%.

BUILDING TYPE



OUSD currently owns 673 portable buildings, 473 of which are classroom spaces. In order to achieve the district's goal of aligning site capacity with the surrounding neighborhood population, some sites will need to remove portable buildings.

In addition to schools that have excess capacity tied up in portable buildings, there are a handful of sites with multiple portable buildings that currently house administrative functions. Moving these administrative divisions to a central location will free up these sites and allow the district an opportunity to remove portable buildings.

Over all, OUSD can remove 152 portable buildings while still maintaining enough capacity to meet its future enrollment targets. The district should conduct this portable reduction over a multi-year period in order to maintain a certain level of flexibility as circumstances may change in years to come.

SCHOOLS AFFECTED

High School Sites	Portables	Utilization
Castlemont High	4	70.2%
Fremont High	23	71.4%
King Estates	7	87.9%
Verdesse Carter	4	88.9%
Dewey	2	92.9%
Skyline High School	35	95.9%

Middle School Sites	Portables	Utilization
Frick Middle	7	52.6%
Roosevelt Middle	7	65.9%
Bret Harte Middle	6	68.9%
Elmhurst Middle	9	80.0%
Montera Middle	16	84.1%
Calvin Simmons	2	94.0%

Elementary School Sites	Portables	Utilization
John Swett Elementary	23	0%
Lakeview Elementary	10	0%
Toler Heights	2	0%
Webster Elementary	17	62.2%
Markham Elementary	8	63.3%
Fruitvale Elementary	15	72.4%
Howard Elementary	5	78.3%
Bella Vista Elementary	13	78.8%
Allendale Elementary	1	84.0%
Grass Valley Elementary	10	84.2%
Highland Elementary	9	89.2%
Garfield Elementary	2	89.5%
Brookfield Elementary	13	89.7%
Melrose Elementary	11	92.6%

The Progress:

Webster
Oakland HS
Lincoln
Arroyo Viejo CDC
La Escuelita
Havenscourt/CCPA
Montclair
Stonehurst
Jefferson
Chabot

Planned:

Glenview
Madison
Greenleaf
Fremont

Actual Numbers by Campus to Follow in Subsequent Presentation

Marcus Foster Leadership Campus & Dewey:

Dewey Continuation School

- Weekly Meetings On-going since Jan. 2016
 - Establishing Meeting Norms and Committee Mission
 - Dispelling Rumors and Re-Establishing Trust
 - Focus on Dewey Needs During Construction
 - Primary Focus and Outcome
 - Potential Relocation
 - Options and Impact Analysis
 - Clear Path to Move Project Forward On Time and Within Budget With Minimal Impact to Learning Environment
- Engagement Team (OUSD):
 - L. Sullivan
 - L. Jackson
 - A. Eng

Marcus Foster Leadership Campus

- Established Dialogue with City Planning Department
- Engaged Historic Preservationist
- Retained Historic Architect
 - To Determine Historical Significance of 1025 and Ethel Moore
 - Prelude to CEQA
- Initial Consultant RFQ's Issued
- Engagement Team
 - J. Minor
 - C. Boskoff

Next Steps:

- Explore Alternative Sites & Buildings
- Finalize Funding Options
- Report Findings at May 25th BOE Mtg.

New Communications Tools



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Coming Soon: Redevelopment of Fremont High School

1 What is the Fremont High Redevelopment Project?

Fremont High is scheduled to be renovated and rebuilt. The construction project coincides with a redesign of the academic program.

2 How is this project being funded?

This project is being funded through Measure J, a bond measure approved by nearly 84% of Oakland voters in November 2012.

3 You can receive more information about this project:

Come to a public meeting:

- ☐ Wednesday, February 3, 2016, 5:30 pm
- ☐ Cafeteria, Fremont High, 4610 Foothill Blvd

4 Add your name to a newsletter mailing list:

please send your contact information (email or physical address) to Ray Bermudez at ray.bermudez@ousd.org, or turn it in to Nidya Baez at the Fremont High Office

5 You can join the Fremont Facilities Project Committee!

The Project Committee consists of neighbors, parents, students, teachers, the principal/design team leader, and other stakeholders. The Project Committee keeps the community informed, and makes sure that the community's priorities are taken into account during design and construction. Please send a statement of interest to Ray Bermudez at ray.bermudez@ousd.org with the following information:

- (1) your name;
- (2) your contact information, including telephone number, email, and address; and
- (3) a brief statement about your interest in the project and why you would like to serve on the committee.

Or, fill out the form below and return it to Nidya Baez in the Fremont High Office, 4610 Foothill Blvd.

Yes! I Am Interested in Joining the Fremont High Project Committee

Name: _____

Telephone: _____ E-mail: _____

Address: _____

Why I am interested in the project and would like to serve on the committee:



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#buildingOUSD
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PROJECT DESCRIPTION

Currently, 3 central kitchens in the District prepare 73% of meals served to students - one kitchen, in particular, prepares 20,000 meals per day in a kitchen facility designed to serve 8,000. Nutrition Services serves 89 Oakland schools (including some charter schools) with a combined enrollment of 38,000 students. More than 70% of students are eligible for free and reduced-price meals. The District currently serves a total of over 6 million meals a year, including breakfast, lunch, snacks, and dinner. The shortage of kitchens equipped with suitable appliances needed to cook meals on site translates to the need to prepackaged meals cooked several days in advance.

Oakland Unified School District's Rethinking School Lunch in Oakland initiative is dedicated to expanding the District's healthy meals program by updating meal service facilities on campuses. In addition to renovating and building kitchens on school campuses, a new central kitchen facility will be constructed to establish a hub for the Rethinking School Lunch program. Components to meals will be prepared at the central kitchen facility and delivered to school kitchens daily to be finished for students to enjoy. Together the renovated school kitchens and central kitchen facility will allow students to eat fresh and nutritious meals.

A feasibility study was conducted to determine which of the available District-owned properties could meet the technical requirements for a Rethinking School Lunch Oakland hub; requirements included ample acreage (43,000+ sq. ft.), street access for deliveries and proximity to transportation routes that would be used to distribute to school kitchens district wide. Following the analysis of more than 50 potential sites, the third-party study determined that the only property site that met these requirements was the Marcus Foster Education Complex in West Oakland, currently used as administrative offices. The hub will be known as 'The Center' and will feature:

- 40,000 sq. ft. Central Kitchen designed to prepare 35,000 fresh student meals daily. Space will include facilities for receiving and shipping, storage, food-preparation bulk staging, equipment washing, waste treatment, and training and education, as well as 10,000 sq. ft. of administrative space
- 1.5 acre Instructional Farm comprised of crops, a greenhouse and produce market
- 5,000 sq. ft. Education Center housing a teaching kitchen and culinary classrooms that will support Linked Learning career pathways in agriculture, culinary arts, botany, and related field for kids in grades K-12, and add a new branch to West Oakland's Science, Technology, Engineering, and Math (STEM) Corridor

MILESTONE SCHEDULE

Construction	Winter 2016—Summer 2017
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The Center: Central Kitchen, Instructional Farm, and Education Center



Project Address
2850 West Street, Oakland, CA

Architect
CAW Architects

Contractor
Thompson Builders/ODC/Eclipse,
Joint-Venture

Project Manager
John Eposito
john.esposito@ousd.org

Quick Facts

\$36 M Budget, funded by
Measure J Bond

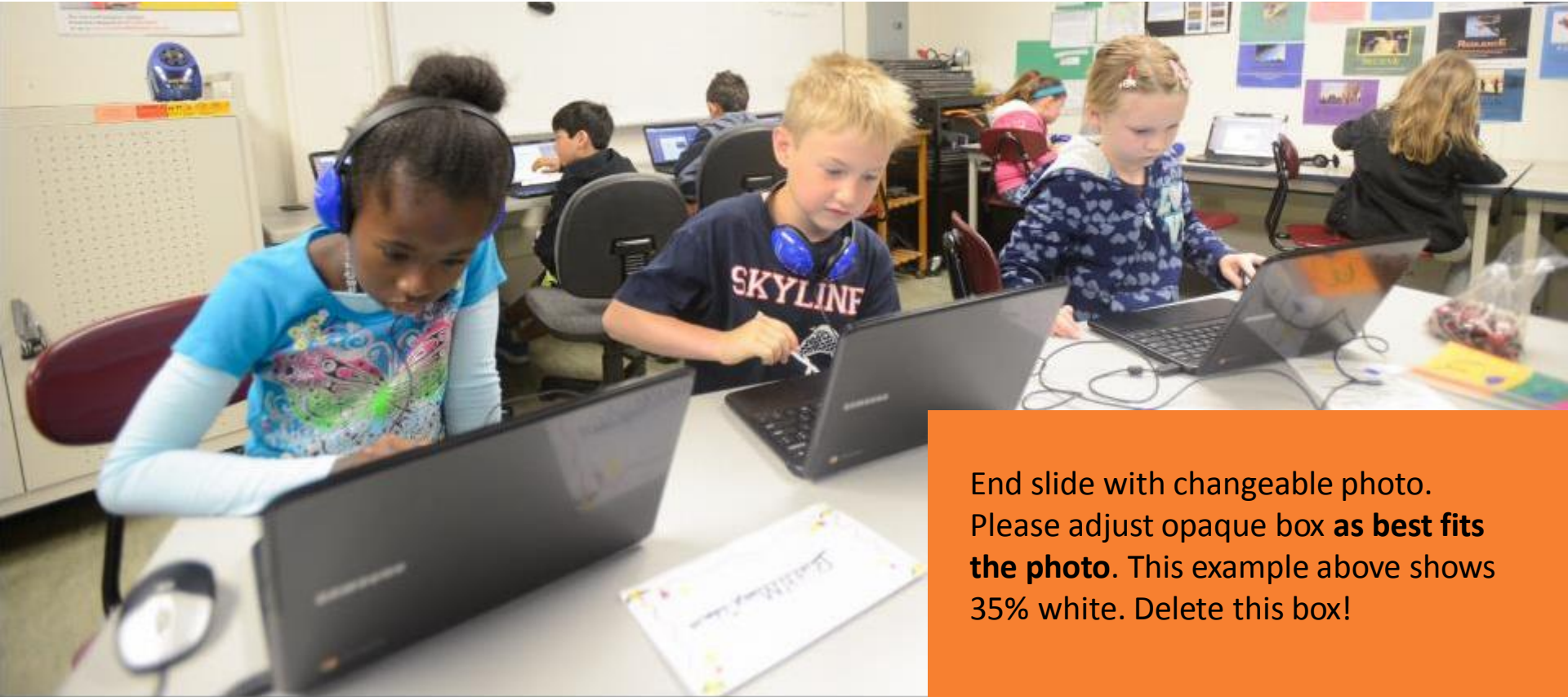
Architectural design of the new Central Kitchen received the Design Excellence Award from California's Coalition for Adequate School Housing and the American Institute of Architects, California Council

Project is expected to create 200-300 construction jobs, with priority given to those who live in Oakland area

Buildings will be green facilities constructed using sustainable building technologies and will feature state-of-the-art equipment and innovations in sustainable materials, food warehousing, and waste management

Students will be able to learn culinary skills from trained chefs and visit the farm to learn about agriculture

EVERY STUDENT THRIVES!



End slide with changeable photo.
Please adjust opaque box as **best fits the photo**. This example above shows 35% white. Delete this box!



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

1000 Broadway, Suite 680, Oakland, CA 94607

www.ousd.org



@OUSDnews

Contact us for additional information [optional contact area]
Phone: 510.555.5555 | Email: info@ousd.org