

Blueprint Asset Plan Linkage



Asset Management Plan Priorities

Solutions for Optimization

- Create Attractive Programs
- Cap School Enrollment
- Co-manage facilities and Student Enrollment
- Expand or Consolidate Programs
- Reduce Portable Classrooms
- Recentralize District Administration
- Develop Competition Level Athletic Facilities
- Property Disposition



- Based on future district-wide enrollment targets, OUSD current has the capacity to meet it's future needs.
- Revenue generation recommendations
- 5 year revenue generation plan

SOLUTIONS FOR OPTIMIZATION

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
1 CREATE ATTRACTIVE PROGRAMS	Assess Feasibility of STEM Corridor; Begin Community Engagement for Fremont; Develop Plan for Academic and Architectural Programs at Fremont High School	Begin Engagement for STEM Corridor Begin Planning and Design for Fremont High	Begin Planning and Design for STEM Corridor Begin Construction for Fremont High	Begin Construction for STEM Corridor Projects Continue Construction for Fremont High	Complete Construction for STEM Corridor Projects Move In To New Fremont High School Buildings
2 CAP SCHOOL ENROLLMENT		Cap Enrollment at Some Overutilized Schools	Cap Enrollment at Some Overutilized Schools	Cap Enrollment at Some Overutilized Schools	
3 CO-MANAGE FACILITIES AND STUDENT ASSIGNMENT	Assess and Improve Student Assignment Processes; Conduct Site Visits for Prop 39 Charter Assignment Process	Roll Out New Student Assignment Process Assess, Improve, and Implement Prop 39 Process	Assess Assignment and Enrollment Strategy to Improve Process Assess, Improve, and Implement Prop 39 Process	Assess Assignment and Enrollment Strategy to Improve Process Assess, Improve, and Implement Prop 39 Process	Assess Assignment and Enrollment Strategy to Improve Process Assess, Improve, and Implement Prop 39 Process
4 EXPAND OR CONSOLIDATE PROGRAMS	Program Expansions at James Madison Washington Elementary Whittier Elementary	Program Expansions at Parker Elementary	Consolidate Programs at: Martin Luther King, Jr. and Lafayette Elementary; Markham Elementary and Webster	Program Expansions at McClymonds High	
5 REDUCE PORTABLE CLASSROOMS	Remove Portables at: Fremont High Castlemont High Frick Middle Roosevelt Middle	Remove Portables at: Montera Middle Elmhurst Middle Bret Harte Middle Brookfield Elementary	Remove Portables at: Skyline High Garfield Elementary Grass Valley Elementary E. Morris Cox Elem	Remove Portables At Any Remaining Schools With Additional Capacity and Underutilized Classrooms	Remove Portables at: Lakeview Elementary Tilden Elementary
6 RECENTRALIZE DISTRICT ADMINISTRATION	Document User and Functional Requirements Select Site Select Architect Develop Building Program	Develop Architectural Concept Design Building Systems Develop Construction Documents Bid Project	Break Ground on Admin Building Infil Plan For Vacated Schools Furniture Inventory and Replacement Select Finishes	Move Staff Out Of School Buildings Move Staff Into New Admin Building	
7 DEVELOP COMPETITION LEVEL ATHLETIC FACILITIES	Conduct Assessment of Current Athletic Facilities Develop Feasibility Study for Location and Build Out of Athletic Facilities	Draft Plans for New Athletic Facilities Integrate Athletic Facilities Into New Construction At Fremont High School	Construct New Athletic Facilities	Construct New Athletic Facilities Lease Out Athletic Facilities to Generate Revenue	Lease Out Athletic Facilities to Generate Revenue
8 PROPERTY DISPOSITION	Identify Partners for Lease and/or Joint Use for Edward Shands Ruttsdale Neighborhood Centers Pleasant Valley	Develop Disposition Strategy For All Remaining Vacant Properties	Develop Disposition Strategy For All Remaining Vacant Properties		

The strategies for optimization are intended to be implemented in conjunction with one another. Three time lines are included in the Asset Management Plan.

The first schedule (above) is a high-level time line showing the steps that should be taken over the next five years for each of the strategies for asset optimization. Facilities managers should work in conjunction with officers and

staffers from other district divisions in order to effectively implement these strategies. The time line illustrates the sequence of actions that, when taken together, will lead the district to increased optimization of its physical assets.

The second time line indicates the best current, near-term, and long-term uses for each property owned by OUSD. Most properties in

this time line matrix are and will continue to be district run school sites. Some site, however, will be vacated due to program consolidations and administration reunification. These properties will require a use and/or disposition strategy once vacated.

The final time line is a detailed series of steps that, when taken will allow the district to reunify its leadership facilities into one central location while

it undergoes the process of developing the joint Education and Leadership Complex at 1025 2nd Avenue. This time line also include the critical path steps necessary in order to move district leadership staff off of sites that play an important role in several ongoing redevelopment projects including the construction of a central kitchen facility at Foster Middle School and the development of new facilities at Glenview.

Blueprint for Quality Schools

Surplus Property Strategy

Ensure any Facility Repurposing Options Are a “Trade-Up” Scenario for Students and the District

Any option to repurpose a facility should follow with options that improve access to educational for the impacted students and serve in the best interests of the District. Some options to consider any major repurposing of a site include but are not limited to a Districtwide specialty school, administrative site or teacher housing.

- Option 1: Repurpose facility for another district use (e.g. administration, satellite maintenance office)**
- Option 2: Repurpose for affordable teacher housing**
- Option 3: Sell/lease property to community organization or private party with viable plan that benefits the community**
- Option 4: Demolish the building, restore the site, and retain site for future district use**
- Option 5: Land swap with the City or County**
- Option 6: Other**

NOTE: These Draft Options have been reviewed by the District Advisory Group and are not final decisions. Land repurposing for district options will begin in February.

DISTRICTWIDE OPTION	DISTRICTWIDE PROPERTY STRATEGY			
	Option 1: Repurpose facility for another district use (e.g. administration, satellite maintenance office)	Option 2: Repurpose for affordable teacher housing	Option 3: Sell/lease property to community organization or private party with viable plan that benefits the community	Option 4: Demolish the building, restore the site, and retain site for future district use
Option 1				
Option 2				
Option 3				
Option 4				
Option 5				
Option 6				

Options created by: [Name] | [Date] | [Version] | [Status]

NOTE: These Draft Options have been reviewed by the Blueprint Advisory Group but are not final decisions.
Local engagement to discuss options will begin in February



Districtwide Surplus Property Strategy				
Option	Option 1 Developed by Consultant	Option 2 Developed by Consultant	Option 3 Developed by OUSD BOE	Option 4 Developed by Consultant
	Repurpose facility for another district use (e.g. administration, satellite maintenance office)	Repurpose for affordable teacher housing	Consider renting out excess space	Demolish property
Description	Repurpose facility for another district use (e.g. administration, satellite maintenance office)	Repurpose for affordable teacher housing	Repurpose surplus District space to offer rentable incubator space for nonprofit organizations and service providers that work with OUSD students and families, helping to keep those organizations in Oakland, using the space to serve kids, and generating some revenue for OUSD.	Demolish the building, restore the site, and retain site for future district use
Facility Implications			Sell/lease property to community organization or private party with viable plan that benefits the community	
Benefits				
Challenges				

Option Created by Key: Options Worksession Consultants District Staff or Board of Education

Asset Management Portable Reduction

Reduce Portable Classrooms	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
<ul style="list-style-type: none"> 680 District Portables Approx. 14,000 seats 	Fremont Castlemont Frick Roosevelt* Webster Fruitvale Markham	Montera Elmhurst Bret Harte Brookfield Melrose Howard Parker Bella Vista	Skyline Garfield Grass Valley E. Morris Cox Lockwood Toler Heights Allendale <i>(Francophone)</i>	Any Remaining Schools With Additional Capacity and Underutilized Classrooms	Lakeview Tilden

2014 Board priority: Reduction of portables

East Oakland Pride (Webster)

- Reducing portables is to district benefit
- We need to reevaluate the need for portable capacity by site based on district's trend of placing diverse programs at school sites since 2014.
- Based on future district-wide enrollment targets, OUSD current^{ly} has the capacity to meet it's future needs. But because current enrollment falls below the target, OUSD can remove up to 20% of it's portables now.

This information is from 2014 Asset Plan for Portable Reduction. Only schools highlighted in red have had Portables reduced to date.

*Roosevelt portable removal scheduled for summer 2019

Blueprint for Quality Schools

- Portable Reduction Strategy

- Site Specific Example

- Replace portables with 21st century classroom addition at Skyline HS

- Description:

- Replace majority of Skyline's 37 portables with a state of the art classroom addition to enhance pathways.

- Facility Implications:

- Replace portables with ~400 student classroom addition at Skyline HS.
 - Prioritized repairs based on condition needs.

- Benefits:

- *Attract and retain HS students with improved programs and facilities.*

- Challenges:

- *Significant up-front capital costs.*