

Asset Management

Facilities Planning & Management
January 25, 2024



**OAKLAND UNIFIED
SCHOOL DISTRICT**

Community Schools, Thriving Students

Our Vision

All OUSD students will find joy in their academic experience while graduating with the skills to ensure they are caring, competent, fully-informed, critical thinkers who are prepared for college, career, and community success.

Our Mission

Oakland Unified School District (OUSD) will build a Full Service Community District focused on high academic achievement while serving the whole child, eliminating inequity, and providing each child with excellent teachers, every day.





Agenda

1. Fast Facts
2. Facilities Asset Summary
3. Asset Management Policy
4. Benefits of Effective Asset Management
5. Topics to Explore

OUSD Fast Facts

Schools & Facilities

Schools & Facilities

 **78**

**NUMBER OF DISTRICT-RUN
SCHOOLS/PROGRAMS**

47 Elementary, 3 Grade K-8,
11 Middle, 3 Grade 6-12, 7 High
School, 6 High School Alt., 1
Independent Study

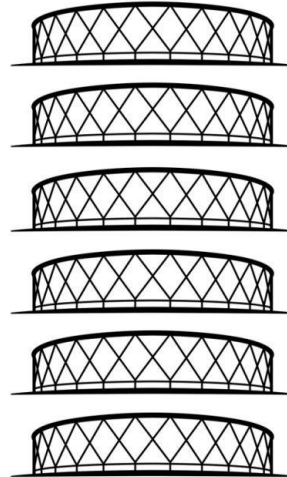
 **108**

**NUMBER OF OUSD
FACILITIES/CAMPUSES**

73 Sites/Campuses with 78 TK-12
District-Run Schools. 35 Sites with
other uses: ECE, Administration,
Warehouse, Charter, Vacant, etc.

Building Square Footage

 **6M** SQ FT



Equal to approximately 6.5 Oracle
Arenas

Land Parcel Ownership

 **~482**

ACRES

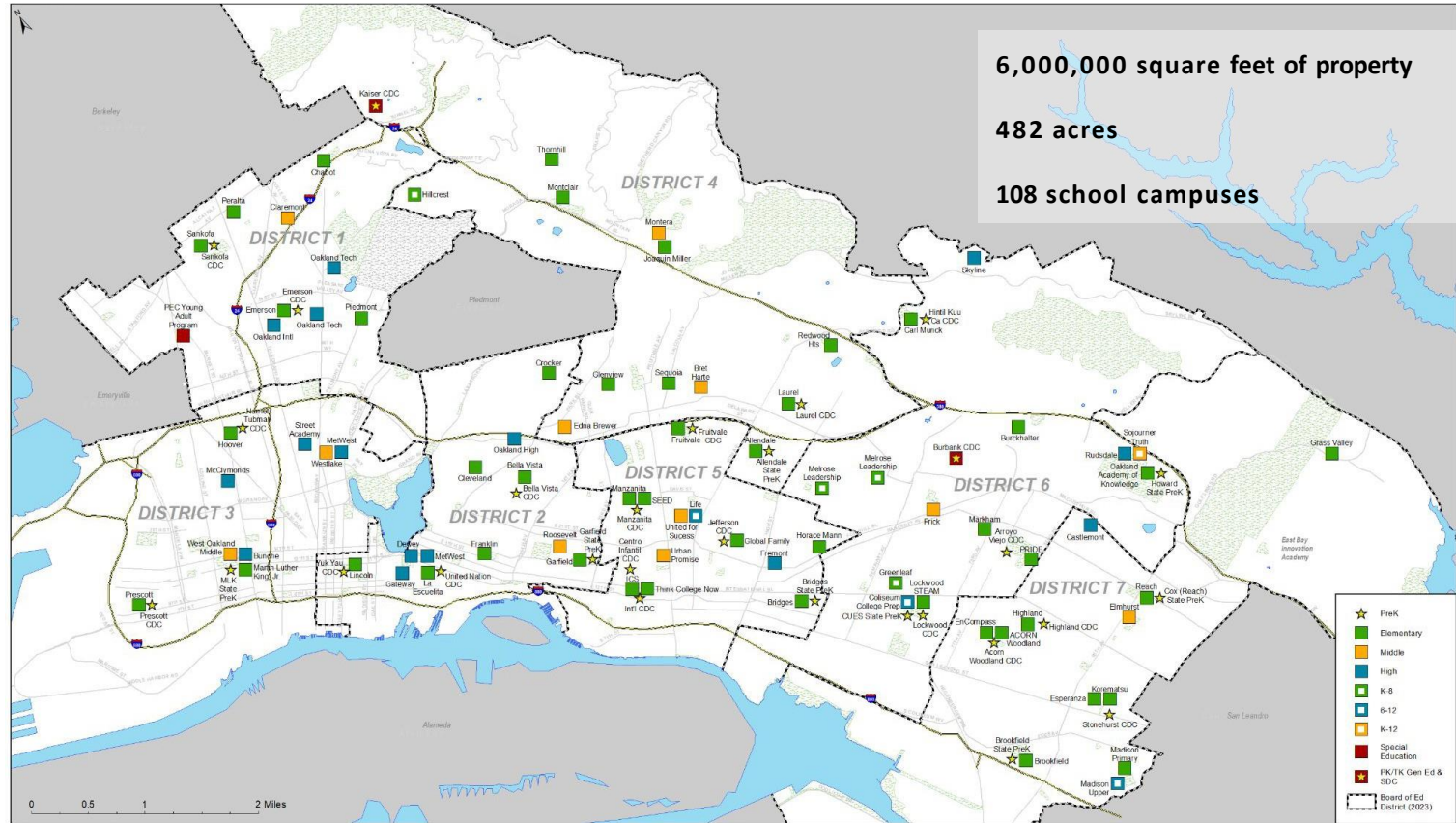
OUSD owned land parcels in Oakland



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Facilities Asset Summary

School Year (SY) 2023-24 Oakland District-Run Schools



Source: Map is created by OUSD Research and Development, July 2023.

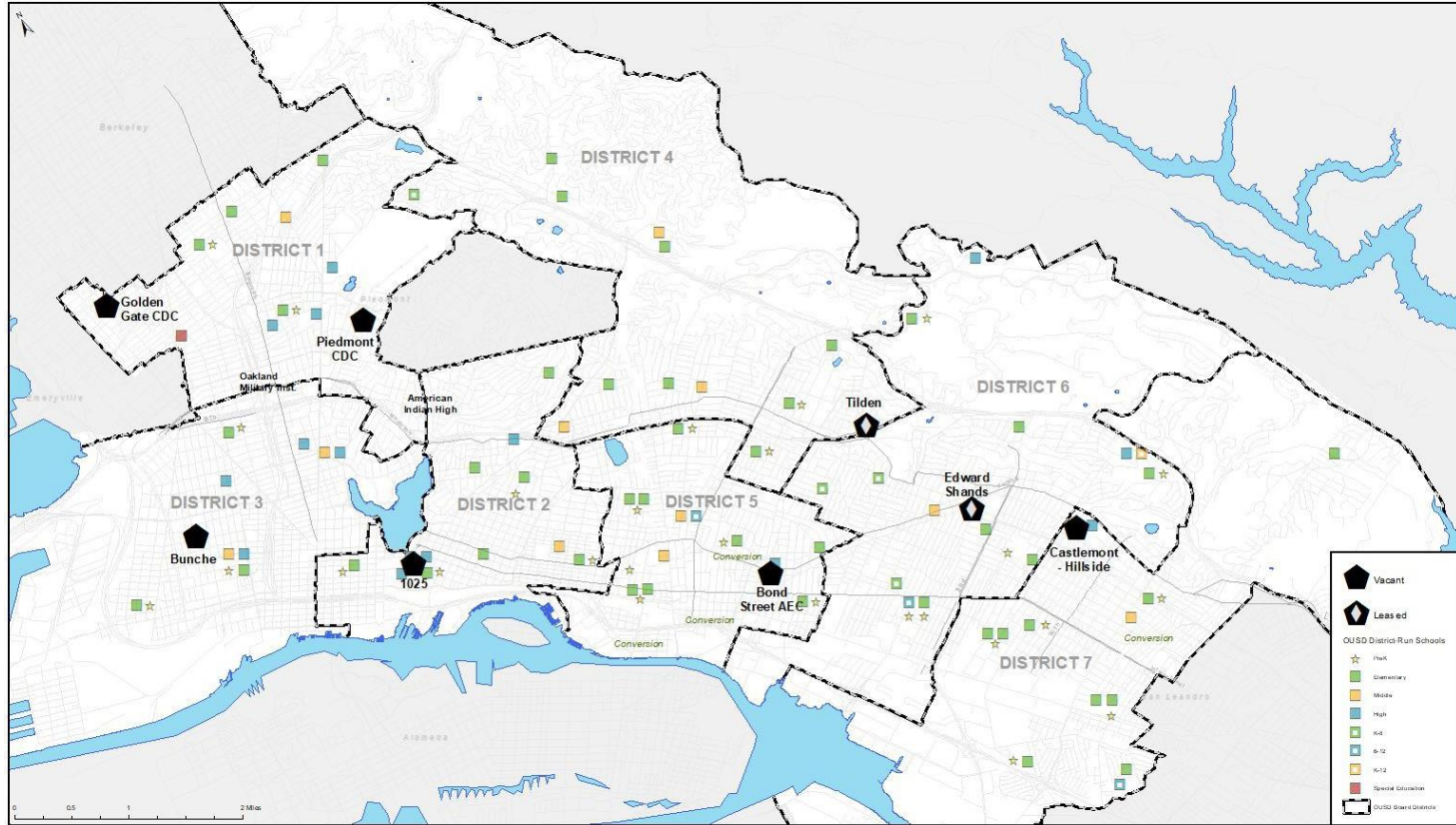
Note: Site and locations are subject to change.



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Facilities Asset Summary

(SY) 2023-24 OUSD Vacant & Leased Property Map*



Source: Map is created by OUSD Research and Development, January 2024.

Note: Map excludes OUSD properties leased to Charter Schools (BP 5115).



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OUSD Facilities Asset Summary

Facility Site/Campus Definition: A physical location of an OUSD campus, which may have more than one school and more than one building or set of buildings on the site.

[BP 7350](#) Physical Assets Management:

*“The physical assets of the Oakland Unified School District shall be managed and maintained as a system **to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland’s publicly funded schools in alignment with the District’s Strategic Plan.** To support the District’s educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.”*



BP 7350 Asset Management Policy

Guiding Principle: The physical assets of the Oakland Unified School District shall be managed and maintained as a system to provide safe, secure, healthy, and technologically ready learning environments for students in Oakland's publicly funded schools in alignment with the District's Strategic Plan. To support the District's educational and operational functions, the District shall also use its properties to realize unrestricted revenue to support programs and services for District students.

Key Sections of the Policy:

III. Optimizing Use of District Properties

IV. Best Use of Properties to House Core Administrative Services

V. Using District Properties to Generate Unrestricted Revenues to Support Services and Programs for Students



Decision Making Process for Use of Space

01

Allow district needs and priorities to dictate how we use space, instead of allowing space to dictate district priorities.

Instead of asking, "How can we fill the excess space at ABC school?" ask, "Knowing that we want to prioritize XYZ, how can we make decisions about space that allow us to address XYZ?"

02

Move toward a district-wide lens of facilities planning, rather than a site-specific lens.

03

Utilize facilities planning as the integration of instructional planning, charter planning, space planning, blueprint planning, etc.

04

Utilize an annual planning cycle, rather than addressing needs as they arise.



Comprehensive Asset Management of Facilities

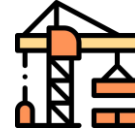
Information to help inform April Board Meeting



Inventory & Tracking



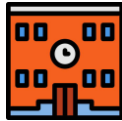
Maintenance & Repairs



Compliance & Regulations



Energy Efficiency & Sustainability



Space Utilization



Workforce Housing



Programming/Planning



Charters/Proposition 39



Risk Management



Budget Planning



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Current Language in 7350 Around Prioritization

Priority Order for Use of Properties

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. As acknowledged by Proposition 39 (2000), provide learning and recreation space for students enrolled in charter schools operating in the District, including the consideration of leases terms for charter schools that align with the term of charters and, at equitable rates, for those charters providing high quality options for Oakland children.
4. Provide quality operations and administration facilities to enable high performance by District staff.
5. To the extent that the District has excess capacity, the District shall make this space available at fair market value or otherwise reasonably negotiated rates in order to generate unrestricted general fund revenues to support programs and services for District programs, and cash reserves for long-term maintenance, equipment and capital facilities needs.



Key Questions for Consideration

1. What would you like to learn about and discuss during a potential Board Study Session in April?
2. What factors should we use to prioritize maintenance needs given the limited availability of our resources (RRMA, Deferred Maintenance, and Bond Program)?
3. How do we develop our long-term vision for school facilities and asset management for a district with projected ongoing declining enrollment?
4. Based on the Board Resolution “Prioritizing the Disposition and Use of Unutilized Properties”, what questions and considerations should staff use in developing the prioritization for the use of unutilized sites?
5. What are some opportunities for OUSD to use on our underutilized properties (schools that are not full to capacity)?



Resources

1. OUSD BP 7350 Physical Assets Management:
<https://ousd.legistar.com/LegislationDetail.aspx?ID=3927265&GUID=AEBB6819-88B0-41A4-A2AD-A5FD2BFAF63E&Options=ID|Text|&Search=assets+management>
2. OUSD Asset Management Report, 2021:
<https://resources.finalsite.net/images/v1692100286/ousdorg/giki0zemkd9pen36mnhy/2021AssetManagementReport.pdf>
3. OUSD Facilities Master Plan, 2020:
<https://www.ousd.org/facilities-planning-management-department/about/about/facilities-master-plan>
4. OUSD Asset Map:
<https://ousd.maps.arcgis.com/apps/View/index.html?appid=e2d956e81eaf4a45b24b705e76b7871e&extent=-122.4784,37.7048,-121.9901,37.8847>



THANK YOU

Any Questions?

Additionally, for more information, please reach out:

Pranita Ranbhise

Director of Planning, OUSD Facilities Planning & Management

pranita.ranbhise@ousd.org