



# Oakland Unified School District

FACILITIES COMMITTEE  
09/19/2024

**PERKINS —  
EASTMAN**

*Human by Design*



# Meet the Team



**Patrick Davis**  
Practice Lead



**Kathryn Wagner**  
Project Manager



**Gavin D'souza**  
Strategist





**40**  
years of K-12  
experience

**600+**  
projects for  
K-12 schools

**30+**  
Facility Master  
Plans

**World's**  
2 highest scoring  
LEED-S projects





# Research-Inspired Planning

## RETURN ON INVESTMENT



### How Modernizations Impact Indoor Environmental Quality

- Daylight had the most significant impact on satisfaction
- Acoustics still need to go beyond the LEED standard used



### Students learn better and are more successful when they feel safe and connected. Report focused on:

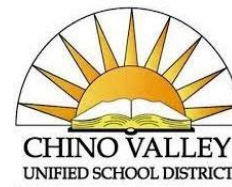
- Transportation safety
- Mental health support
- Physical design
- Safety policies and preparedness



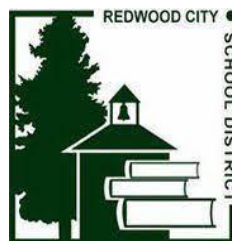
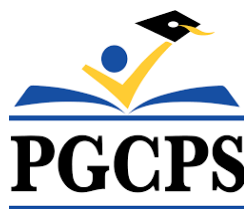
### Advancing Knowledge of How High-Quality School Environments Can Positively Affect Educational Outcomes

- Provides specific data about the potential benefits of school
- Provides guidance to effectively spend forecasted budgeted needs

# Recent Facility Planning Experience



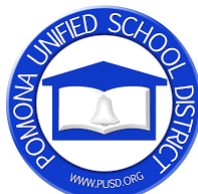
El Monte City School District



BALTIMORE CITY  
PUBLIC SCHOOLS

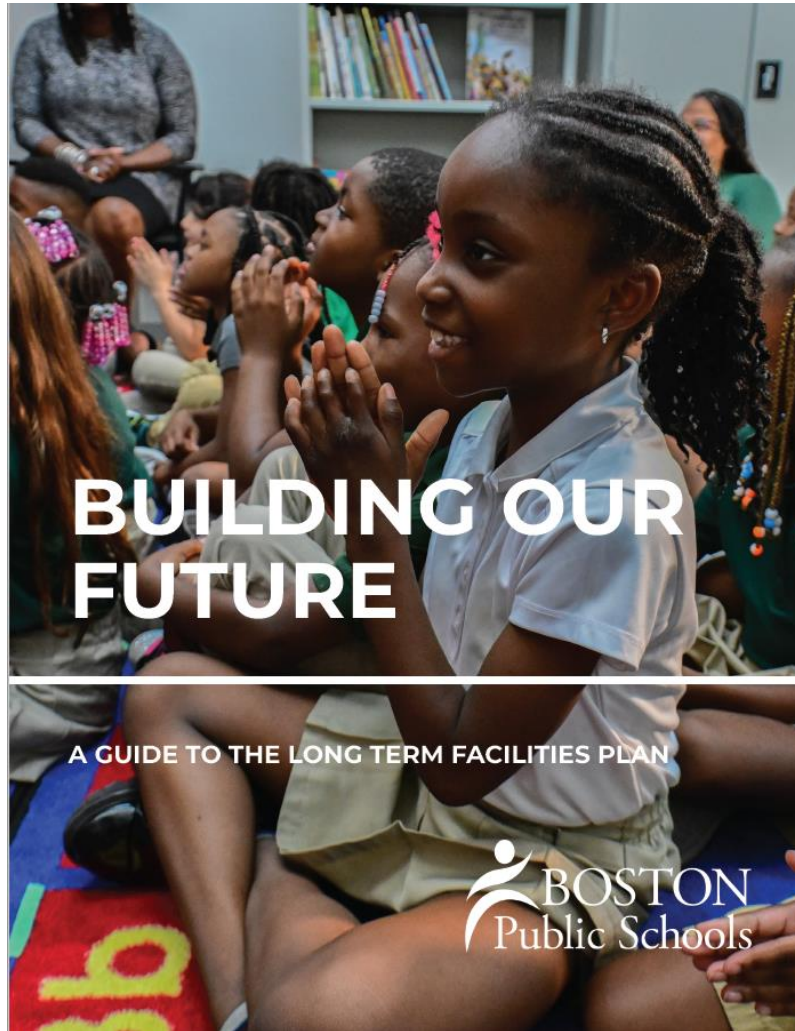
KIPP DC:

MILWAUKEE  
PUBLIC SCHOOLS





# Supporting Urban School Districts Prepare for the Future



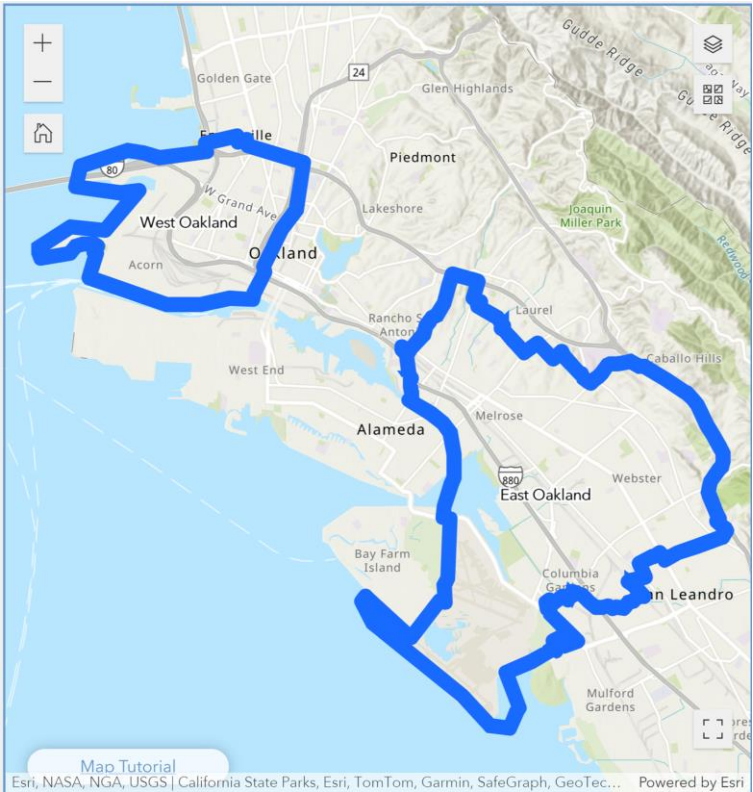


# Approach

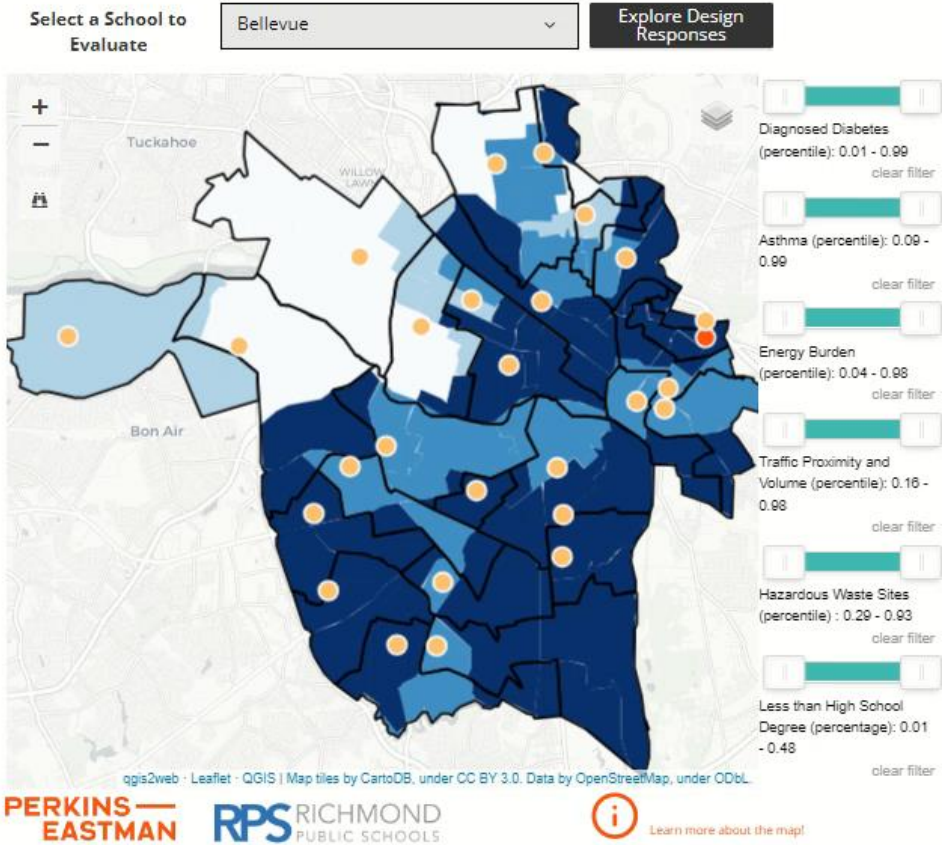


# Community Analysis

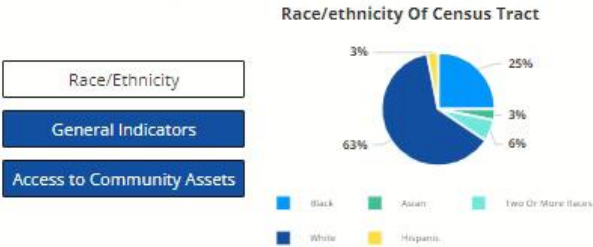
## CAPP Communities – AB 619



## RICHMOND PUBLIC SCHOOLS DASHBOARD



### Learn More About the Community Around the School



### Explore Census Tract Conditions Data Below!

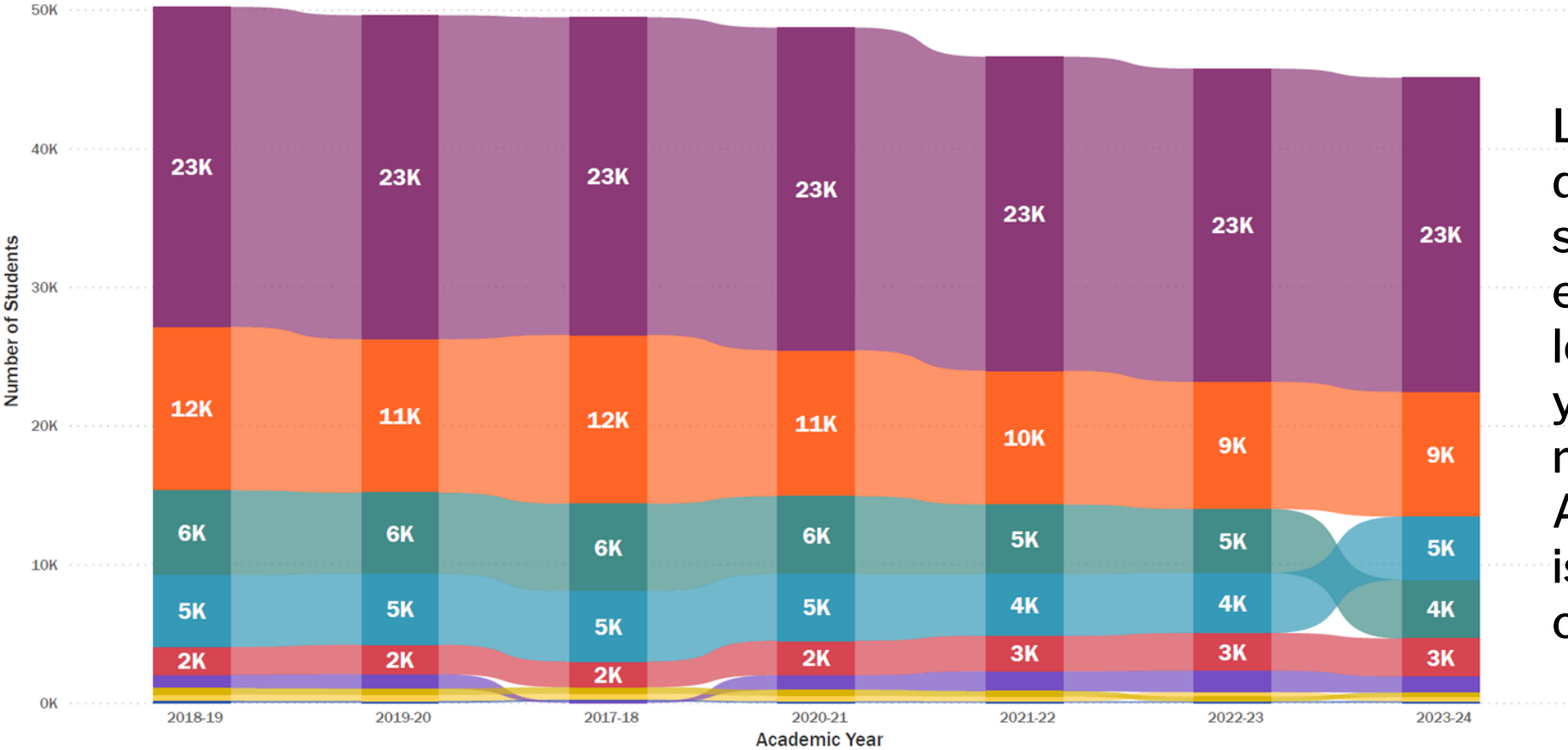




# Enrollment Analysis

Number of Students by Academic Year and Ethnicity

Ethnicity ● African American ● American Indian or Alaska Native ● Asian ● Filipino ● Hispanic or Latino ● Not Reported ● Pacific Islander ● Two or More Races ● White

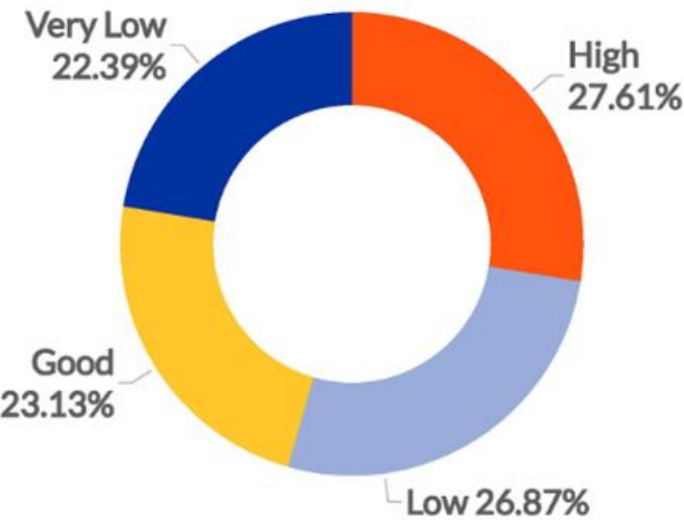


Like many urban school districts, OUSD & charter schools have been experiencing enrollment loss over the last 10 years. Specifically, reduction in Black and Asian student enrollment is driving the enrollment changes

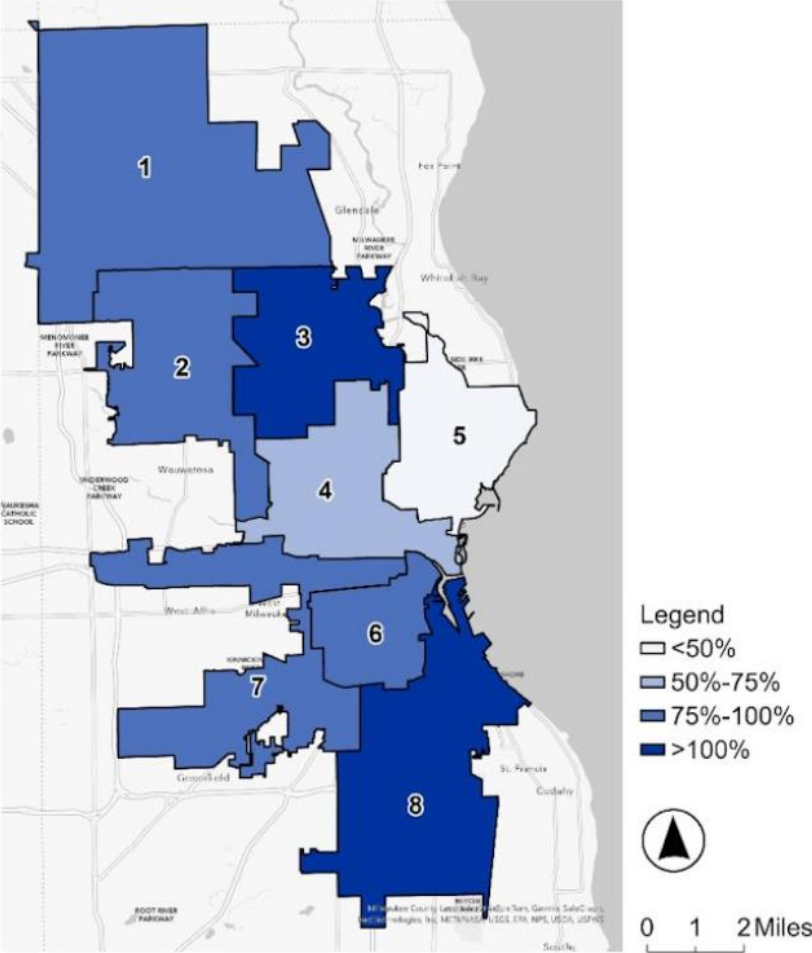


# Capacity and Utilization Analysis

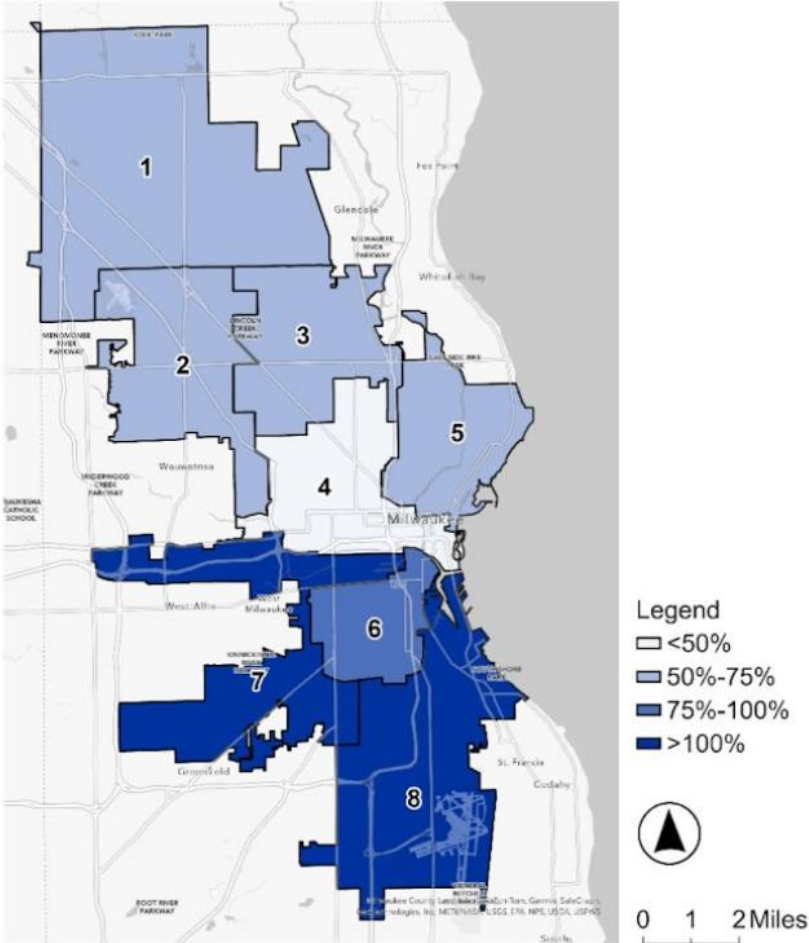
Overall District Utilization



If all MPS students attended school in their planning area



Actual utilization of schools in each planning area.





# Facility Condition Assessments

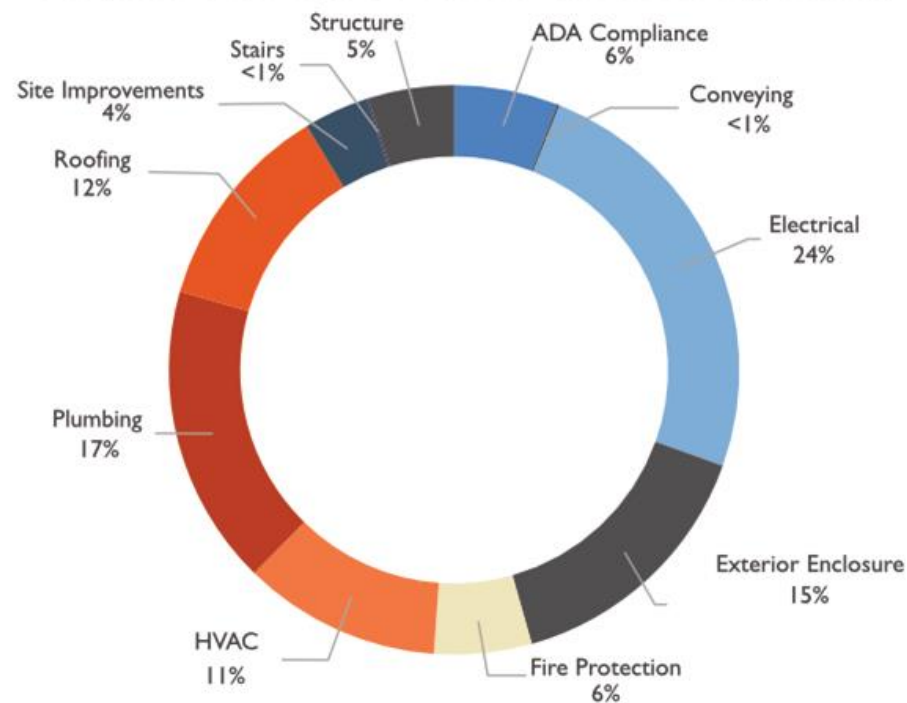
Our partners at AECOM will lead Facility Condition Assessments of all major systems and assets in the OUSD facilities and on the campuses.

- Campus-level Facility Condition Index (FCI)
- System-level facility conditions and remaining useful life.
- Replacement costs

In addition to on-site assessments, operator interviews will occur to better understand the lived-experience.

**Of all identified deficiencies, 62% were related to Electrical, Mechanical (HVAC), or Plumbing systems.**

Composition of Total Identified Deficiencies (by Count)

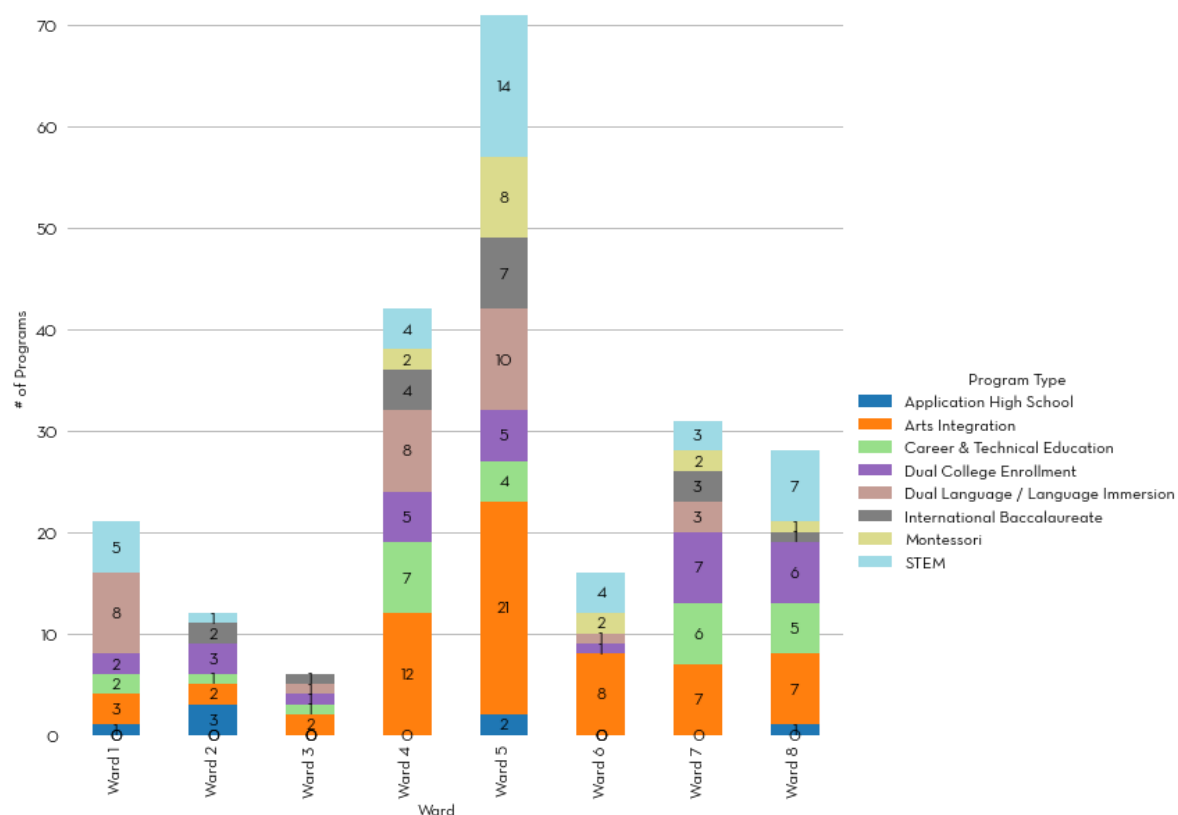




# Program Distribution Analysis

Mapping and analyzing academic programs across OUSD will allow us to better understand the geographic distribution of programs and help OUSD ensure there is equitable access to programs now and in the future.

## Washington DC: Access to programs by Ward





# Facility Ed Specs Integrated with LCAP, BP's, AR's and Community Goals

## Support Rich Diversity

Professional Development  
Staff Retention  
Places that reflect



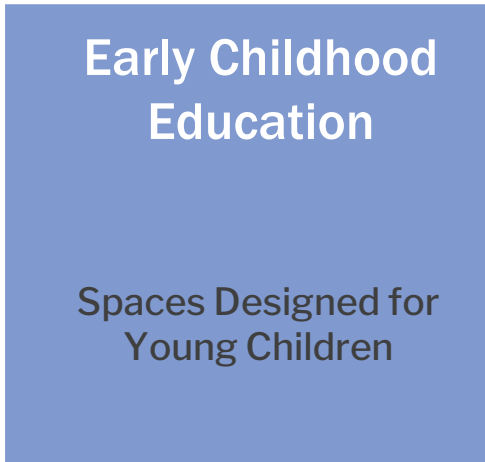
## Multi-Tiered Systems of Support

Counseling Centers -  
SEL  
School Safety  
Health and Wellness



## Close the Achievement Gap

Acoustics  
Program Appropriate  
Space  
Indoor air quality



## Early Childhood Education

Spaces Designed for  
Young Children



## Community Schools

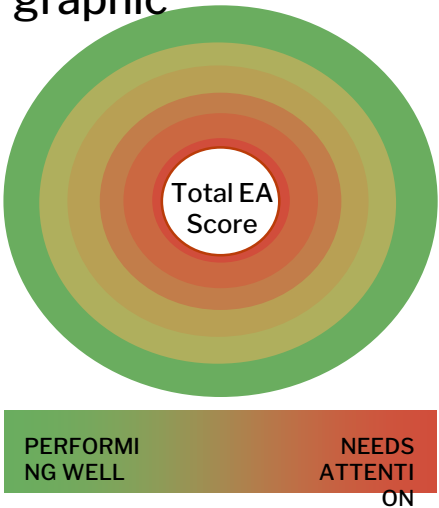
Family Resource Centers  
Welcoming Campuses  
Engaging Learning  
Spaces  
Joyful Schools





# Educational Adequacy

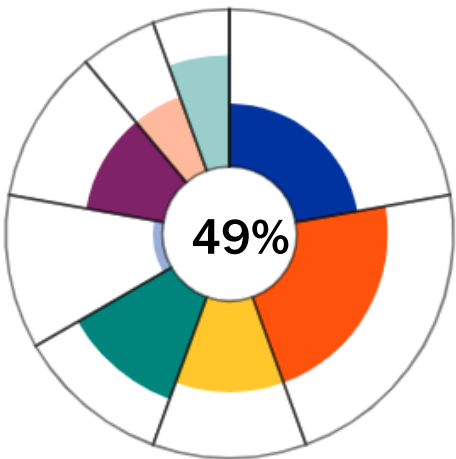
## Reading the graphic



The rosette graphics show multi-dimensional Educational Adequacy data. Each color represents an evaluation category. For each category, the further away from the core the better it is performing. A building with an EA score of 100% would have the full circle filled in. The width of the category wedge indicates weight of the category on the overall score.

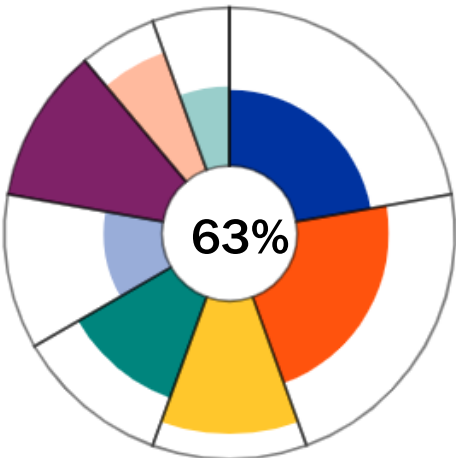
### Coronado HS

- Categories
- Classroom
  - Safety & Security
  - Presence
  - Assembly
  - Extended Learning
  - Organization
  - Community
  - Environmental Quality



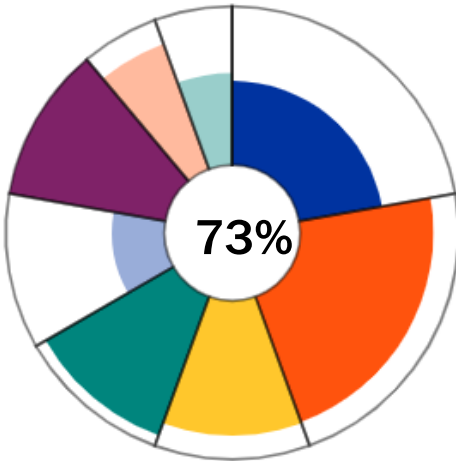
### Mitchell HS

- Categories
- Classroom
  - Safety & Security
  - Presence
  - Assembly
  - Extended Learning
  - Organization
  - Community
  - Environmental Quality



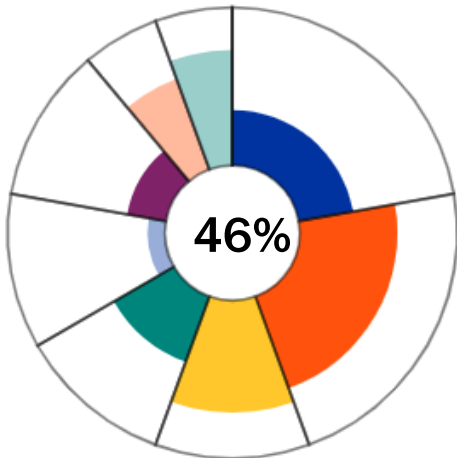
### Doherty HS

- Categories
- Classroom
  - Safety & Security
  - Presence
  - Assembly
  - Extended Learning
  - Organization
  - Community
  - Environmental Quality



### Palmer HS

- Categories
- Classroom
  - Safety & Security
  - Presence
  - Assembly
  - Extended Learning
  - Organization
  - Community
  - Environmental Quality



# Interactive Tools

MPS

MILWAUKEE PUBLIC SCHOOLS

MPS LRFMP

Home

What We Have Heard

People

Place

Program

FAQ

Want to stay updated on the MPS Long-Range Facilities Master Plan?

Subscribe to Updates

Filter the data by selecting data groupings in each of the category boxes on the far right panel. For example, if you select Elementary School, the map will only show locations of Elementary Schools. You can combine filters to show different combinations. For example, if you want to show Elementary Schools with a Good utilization rate, select Elementary Schools in the "School Grade" box and "Good" in the Utilization Group.

If you want to select multiple items in the data groups, hold the control key while selecting items.

+

-

Menomonee Falls

Sussex

City of Pewaukee

Brookfield

Wauwatosa

West Allis

New Berlin

Greenfield

Greendale

Muskego

Franklin

Oak Creek

South Milwaukee

Whitefish Bay

Waukegan

WAUKESHA

AUKEE

Cudahy

Interactive Map: Places

Elementary School  
K-8  
Middle School  
High School

clear filter

School Grade

Traditional  
Instrumentality  
Non-Instrumentality  
Partnership

clear filter

School Type

High  
Good  
Low  
Very Low  
No Data

clear filter

Utilization

Good  
Fair  
Poor  
Critical  
No Data

clear filter

Building Condition

Yes  
No  
No Data

clear filter

Specialty Rooms - Right Mix

0-25%  
25-50%  
50-75%  
75-100%  
No Data

clear filter

% Air Conditioned

clear filter

qgis2web · Leaflet · QGIS | Map tiles by CartoDB, under CC BY 3.0. Data by OpenStreetMap, under ODbL.

PERKINS — EASTMAN OAKLAND UNIFIED SCHOOL DISTRICT

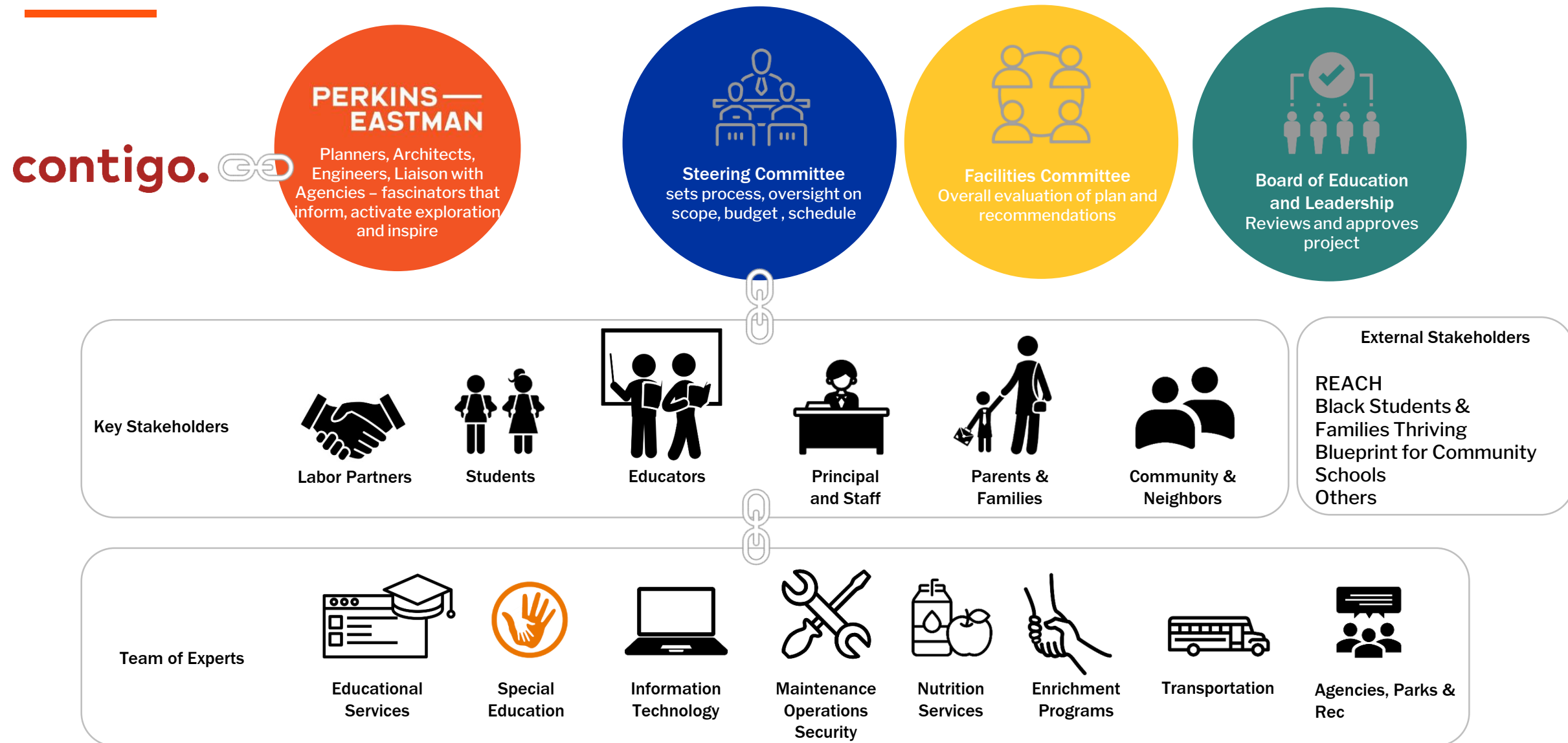
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# Developing a Plan

# Stakeholder Engagement





# Engagement Toolkit

We will work with OUSD to develop a multi-modal engagement strategy that allows us to get input from key stakeholders.

- Town hall meetings
- Student workshops
- Staff and labor partner sessions
- Joining existing OUSD and citywide events
- Virtual surveys
- Interactive planning tools
- Website development

We will work to develop strategies that allow us to get input from all community members, including families furthest from opportunity.



## ATTRIBUTES THAT MAKE A GOOD CLASSROOM:

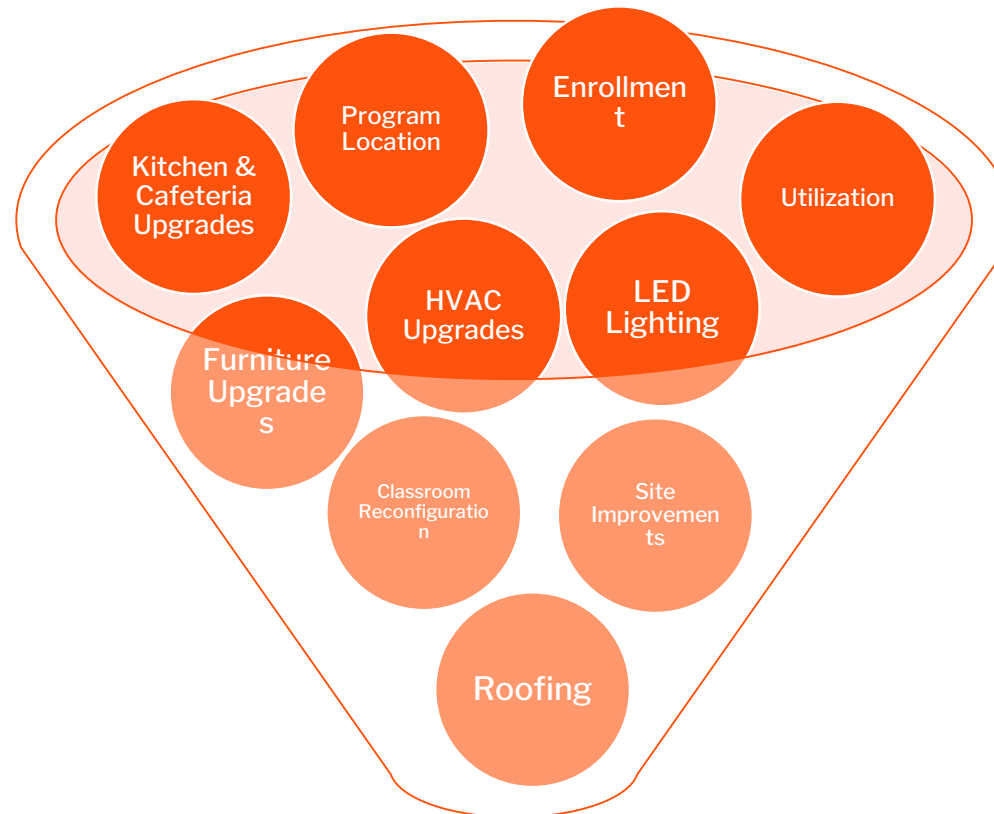
- |                        |                              |
|------------------------|------------------------------|
| • Spacious room.       | • Has a lot of natural light |
| • big tables           | • Pretty decorations         |
| • outlets in the table | • Lots of space              |
| • lots of supplies     | • Nice smell                 |
| • Sinks (2-3)          | • CLEAN                      |

## WHAT I WOULD CHANGE:

- Chairs - really bad, chair that have backs = better
- Tables - Too small and cramped
- Not big enough windows for natural light
- Light Bulbs a bit old and dimmed

# Decision Making

The plan will include lots of inputs that need to be processed and prioritized.



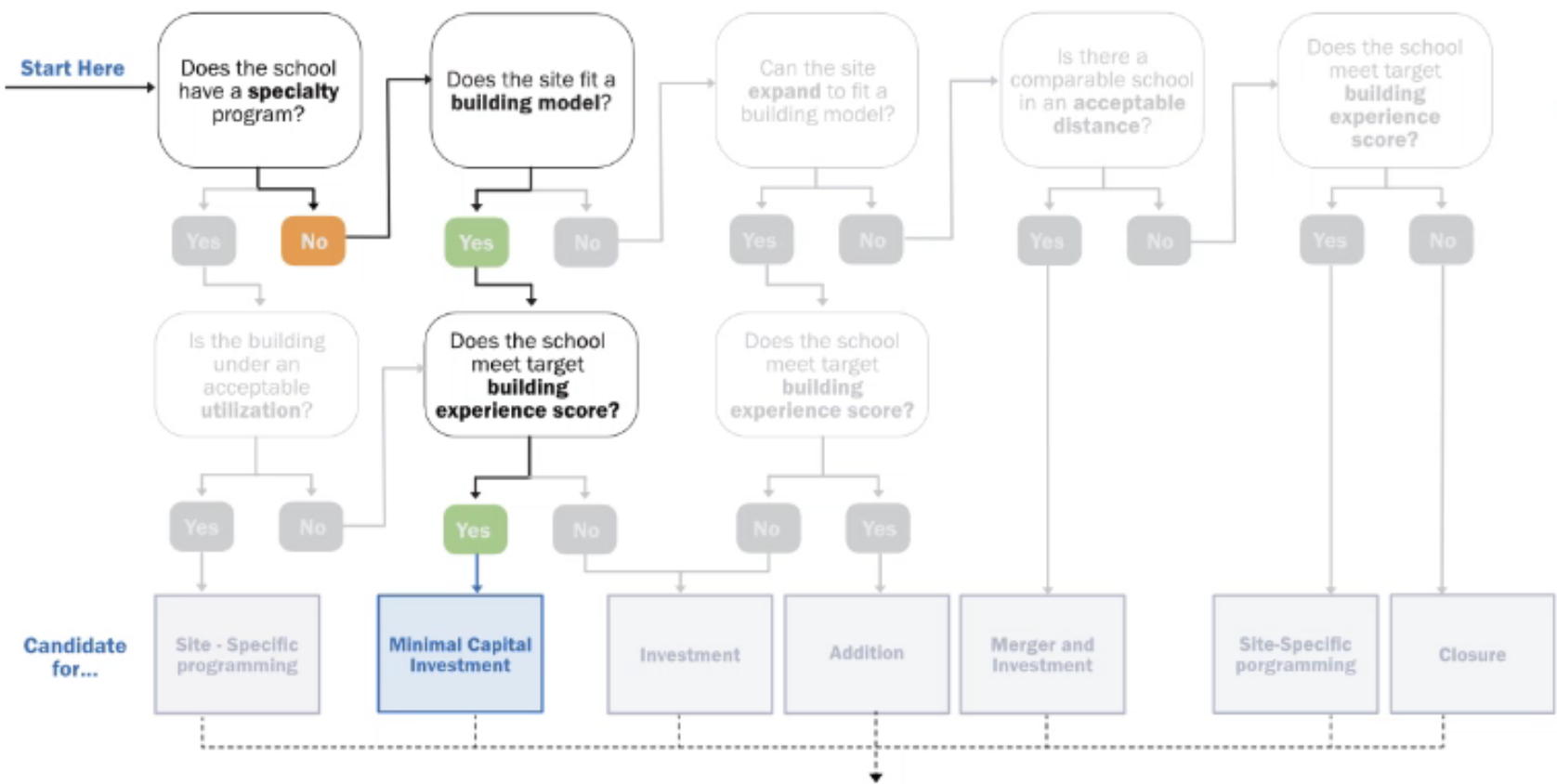
## PRIORITIZATION FILTERS:



## Decision Making



# Developing decision-making frameworks



School A	
Specialty Program	No
Building Experience Score	Yes
Capacity for Building Model	Yes
Expansion Capability	Yes
Utilization	No
Distance to Closest School	No
Reset	

Human by Design