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

Board Cover Memorandum

To Facilities Committee

From Denise Gail Saddler, Ed.D., Interim Superintendent
Preston Thomas, Chief Systems & Services Officer
Pranita Ranbhise, Executive Director, Facilities Planning & Management

Meeting Date November 20, 2025

Subject Facilities Master Plan Update – Progress Update

Ask of the Committee This item provides an update for discussion. No action is needed at this time.

Background The Board of Education approved a General Services Agreement between the District and Perkins Eastman Architects DPC, Oakland, CA, to develop a long-term Facilities Master Plan (FMP) aligned with the Oakland Unified School District’s planning priorities and Board Policy BP 7110.

The FMP will guide facilities investments that support the District’s educational vision, equity goals, and long-term sustainability. It will serve as a key planning tool to inform capital investments, future bond planning, and facilities modernization.

Since project initiation, staff and the consultant team have completed extensive data collection, facility assessments, and multiple rounds of engagement with students, staff, families, and the broader Oakland community.

Discussion This Facilities Committee update provides a progress report on the 2025 Facilities Master Plan and outlines the next steps as the District moves from engagement and data analysis toward plan development.

Over the past several months, engagement efforts have expanded significantly, with a strong emphasis on student voice and collaboration with advisory groups and committees.

Key highlights include:

- Over 1,200 community survey responses were collected from students, families, staff, and community members.
- Collaboration with the All City Council (ACC).

- Expanded student engagement through focus groups and school site sessions.

Emerging themes from engagement:

- **Equity and quality:** Calls for more consistent quality and resources across campuses.
- **Healthy, safe, and modern spaces:** HVAC reliability, restroom and water quality, outdoor shade, and accessible facilities are top priorities.
- **Academic and program alignment:** Interest in upgraded STEM, arts, special education, and nutrition spaces.

To address these challenges, the Facilities Master Plan will use a **data-driven decision-making framework** to prioritize investments and balance improvements across schools of varying needs. The framework emphasizes three investment scales — targeted improvements, modernization, and transformative projects — ensuring resources are distributed equitably while achieving measurable impact on learning environments.

Next steps include refining this framework, aligning it with community priorities, and preparing for the Board 2x2s and Study Session in December 2025, where the draft structure and priorities of the Facilities Master Plan will be shared.

Fiscal Impact

Bond Measure Y

Attachment(s)

Presentation: *2025 Facilities Master Plan – Facilities Committee Update (November 20, 2025)*

2025 Facilities Master Plan

Facilities Committee Update

November 20, 2025

OUSD Facilities Planning & Management
in Partnership with Perkins Eastman



**OAKLAND UNIFIED
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Community Schools, Thriving Students

Agenda

1. Introduction
2. Project and Process Overview
3. What We've Heard
4. Decision Making Framework and
Investment Strategies
5. Next Steps
6. Questions



1. Introduction

A group of young Black students are standing outdoors in front of a light-colored building with a teal trim. They are wearing various medals and sashes, suggesting an awards ceremony or a celebratory event. The student in the foreground is wearing a black and white striped sash and a green medal. Other students in the background are also wearing similar attire. The scene is set against a clear blue sky and green trees.

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.



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Facilities Mission Statement

We support whole student growth and success by **planning, constructing , and maintaining** facilities that are **flexible, resilient, healthy, safe , and joyful .**

These spaces maximize **inclusion, collaboration, empower innovation , and inspire creativity** , preparing our students to be **college-, career-, and community - ready.**

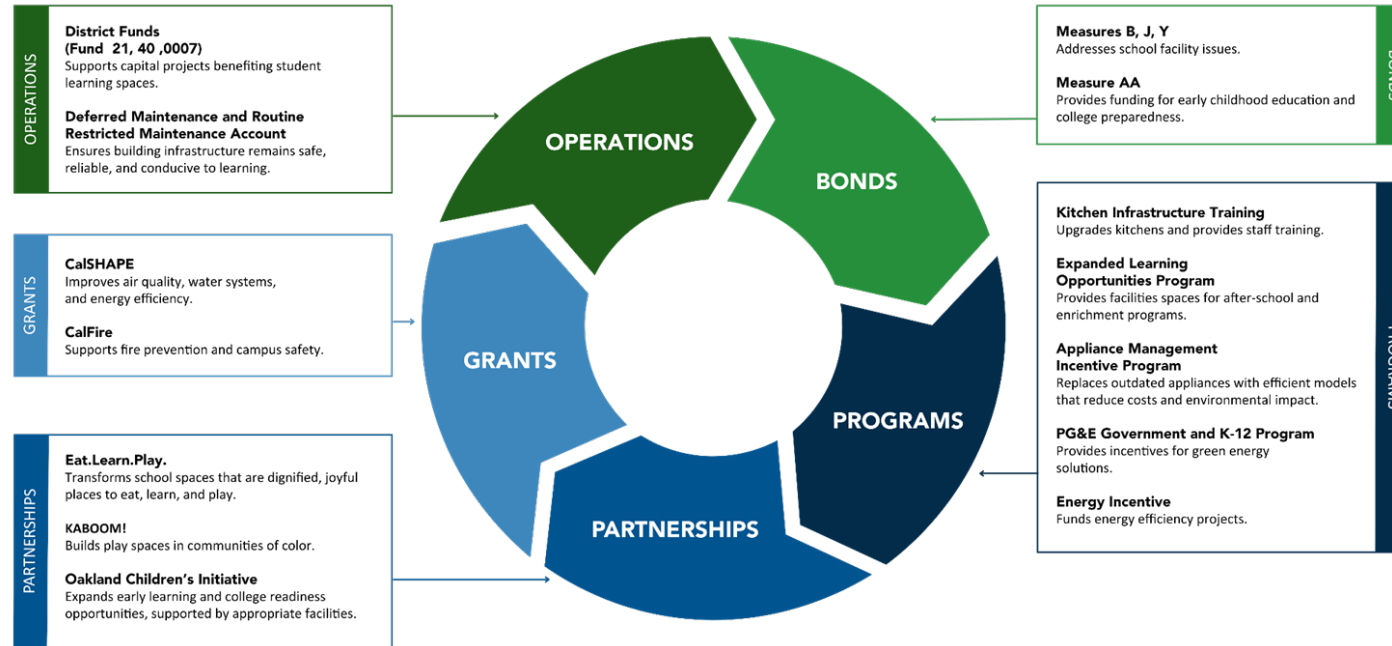




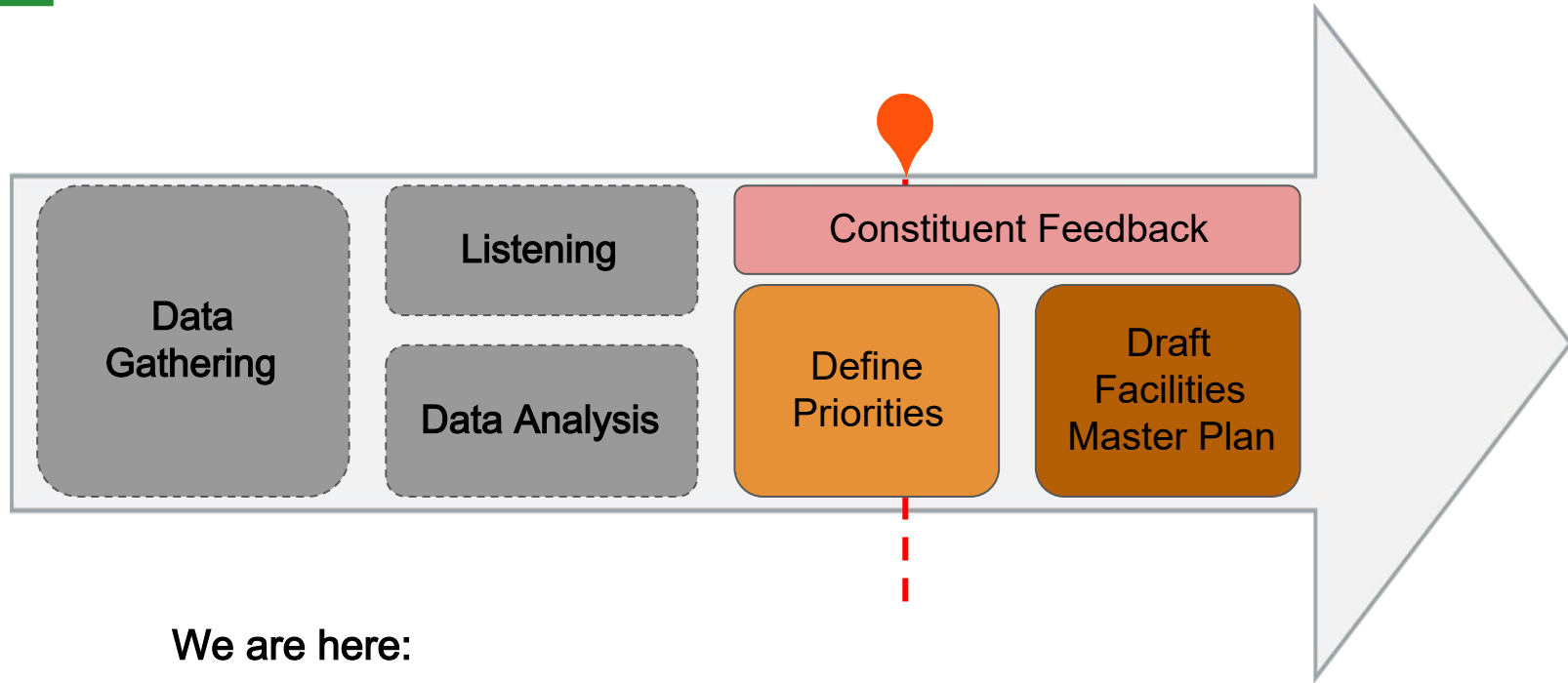
2. Project and Process Overview

Expanding Our Funding Portfolio to Support Healthy, Safe, and Joyful Schools

By building a diverse portfolio of funds, the Facilities Department can thoughtfully plan, design, and build learning environments that directly support and enhance student outcomes.



Project Timeline: *Where We Are*



We are here:

- Report back on data analysis
- Confirm district priorities
- Gather feedback on the FMP framework

A group of diverse children are shown in a close-up, smiling and interacting. A young boy in the center is wearing a dark blue jacket and has a bright smile. To his right, a young girl with braided hair and pink beaded headbands is looking down. Another child's head is visible on the left, and a blurred child is in the foreground on the right. The background features colorful geometric shapes in blue, red, and white.

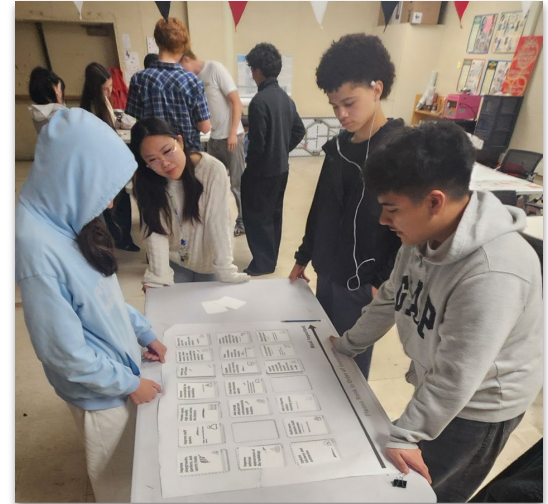
2. What we've learned: Engagement

Who We've Heard From

Outreach efforts have expanded with strong student participation and collaboration!

Highlights:

- **1,200+ survey responses** from students, families, staff, and community members.
- **Town halls** held for Elementary, Early Childhood, Middle, and High Schools.
- **Additional outreach** : PTSA meetings, back-to-school tabling, and Administrative Appreciation event.
- Collaboration with **CAC, PSAC, CBOC, Facilities Committee** , and **All City Council (ACC)**.
- Expanded **student engagement** through focus groups and school site sessions.



What We Heard

Top Priorities

Infrastructure Reliability

- Overheating and Climate Control (*HVAC issues*)
- Restrooms and Water Quality

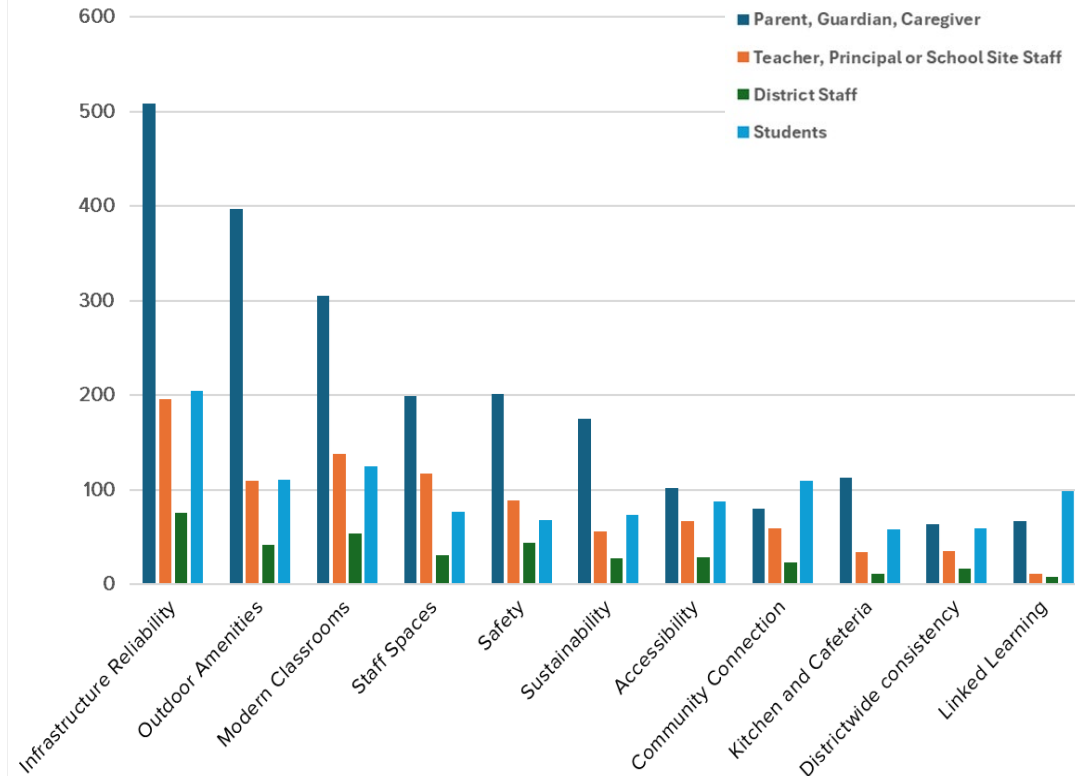
Outdoor Amenities

- Outdoor Space
- Climate control- *Shade*

Modernization

- STEM & Labs
- Technology Integration
- Special education supportive services
- Arts & Specialized Spaces
- Kitchen Spaces & Nutrition

Survey Highlights



A photograph of a playground scene. In the foreground, two young girls are running on a light-colored gravel surface. The girl in front is wearing a pink t-shirt and dark shorts, looking down. The girl behind her is wearing a red and white patterned shirt and white shorts, with her arms raised. In the background, other children are playing near wooden play structures, and an adult is visible. The scene is outdoors with trees and a building in the distance.

3. FMP Framework and Investment Strategies

Analysis *OUSD Snapshot*

"Standardize across Oakland.... why are some schools better equipped than others? "

—OUSD Parent, Guardian, Caregiver



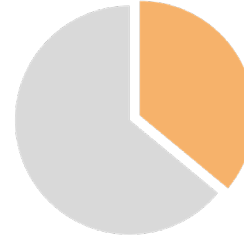
Declining
Enrollment

8.5%

since its peak in
2018



Inconsistent
access to high
quality learning
environments



52% of
facilities are
“Poor” or
“Deficient”



16 schools
enroll less than
200 students
in SY23-24

Education Adequacy:
Across the District
and grade types
more than half
of the assessed
classrooms were
poor or fair



43% are beyond
their life span
16% of classrooms
in portables.

The data shown here represents preliminary assessment results and is being verified by OUSD

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FMP Framework to support decision making

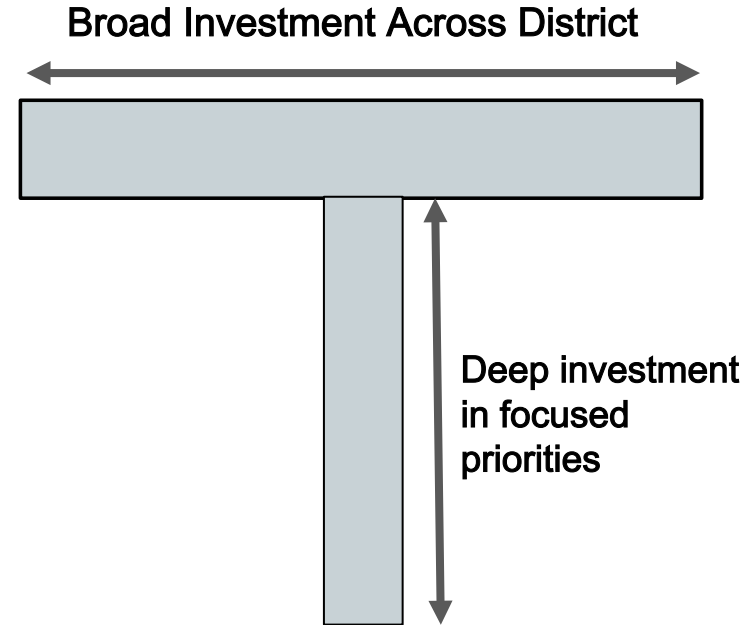
Framework will explore:

1. Level of investment

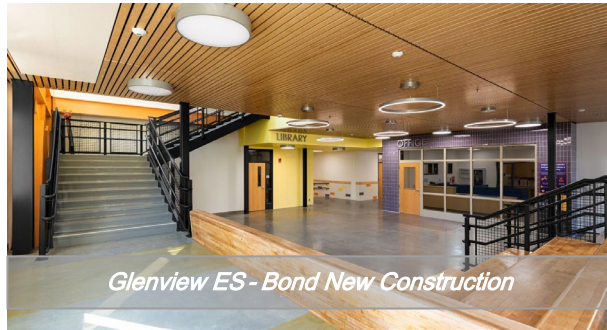
- Smaller projects at lot of schools v/s bigger and transformational projects at a smaller number of schools

1. Distribution of investment

- Even distribution across the city v/s need based



Types of Investment - Transformative



Projects within Bond Measure Y
No projects currently identified
as transformative

Examples Include:

- *Demolish and Replace*
- *Next Generation Learning*
- *High Cost/High Quality*

Type of Investment - Modernization



Projects within Bond Measure Y

- McClymonds HS
- Roosevelt MS
- Garfield ES
- Coliseum College Prep Academy
- Melrose Leadership Academy
- Fremont HS

Examples Include:

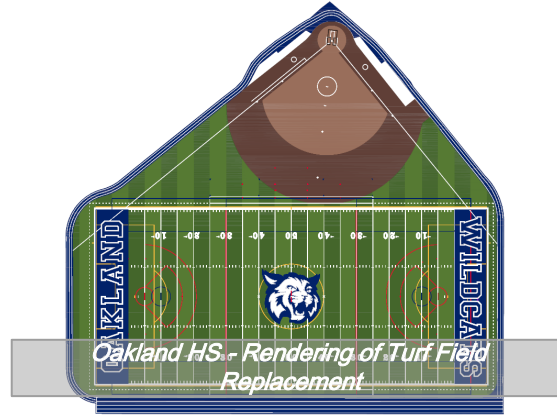
- Interior Overhaul
- Selective Remodel

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Type of Investment - Targeted



Projects within Bond Measure Y

- Turf Field Replacement & Maintenance
- Air Quality, Heat Assessment & Ventilation
- Safety Improvements
- Living School Yards
- Deferred Maintenance
- Early Childhood Investments
- Energy Efficiency & Sustainability
- Technology
- Kitchen & Dining

Other Examples:

- Main entry Modifications
- Furniture Replacement
- Bathroom Refreshes

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Investment Framework - Targeted



Tier 1 - Health, Safety, and Core Learning Environment

Purpose: Keep schools functional, safe, and compliant.

Examples:

- HVAC modernization & air quality improvements
- Fencing, lighting, seismic & safety upgrades
- Plumbing & restroom modernization
- Roof replacements & deferred maintenance

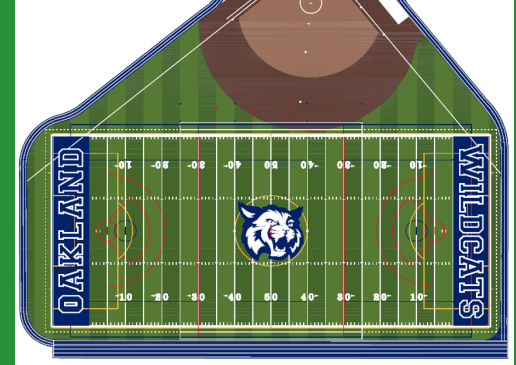


Tier 2 – Whole-Child Experience, Educational Equity, Long Term Innovation

Purpose: Modernize learning environments to better serve students and support academic success.

Examples:

- TK/Early Childhood expansions
- STEM, arts, and special education space upgrades
- Dining hall and kitchen modernization
- Technology infrastructure for 21st century classrooms



Tier 3 – Enrichment, Partnership and Long-Term Sustainability

Purpose: Create inspiring, community-connected, and sustainable campuses.

Examples:

- Athletic field and gym modernizations
- Living schoolyards and shaded outdoor learning spaces
- Energy efficiency, solar, and EV infrastructure

Discussion & Feedback

How should we balance investments across these three tiers?

Within this approach, which tiers would you consider as immediate needs vs. long-term targeted investments?

Next Steps



Next Steps

- Expand current scope to identify strategies to address water quality issues and investments
- Board study session scheduled for mid December
- Board 2x2's will be scheduled in December
- Draft Facilities Master Plan posted and open for public comments in late December
- First read of Facilities Master Plan in late January
- Targeted: Board approval in February

THANK YOU

Any Questions?

Additionally, for more information, please reach out:

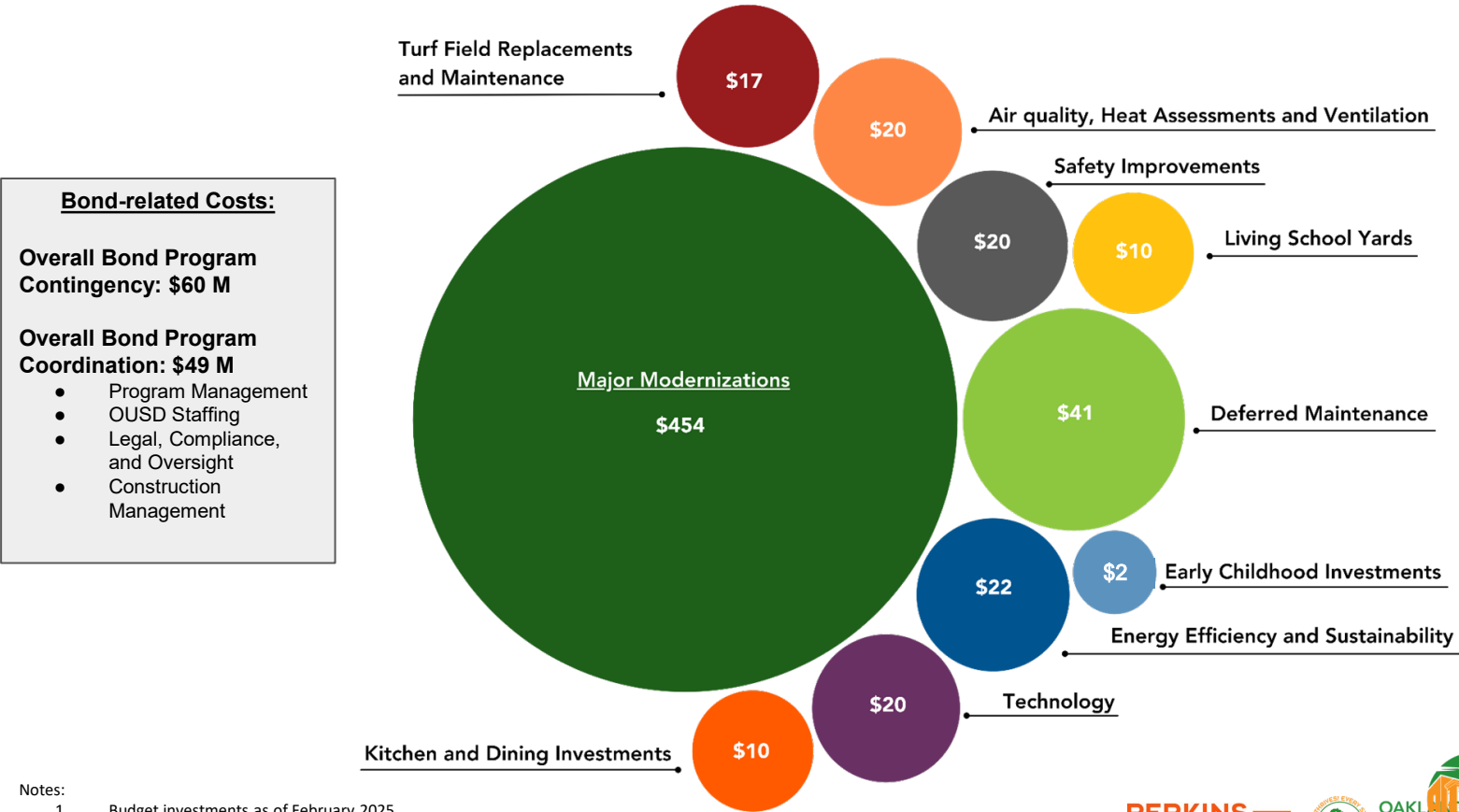
Preston Thomas, Chief Systems and Services Officer

Pranita Ranbhise, Executive Director of Facilities Planning &
Management

Perkins Eastman team

APPENDIX

Major Initiatives Within the Bond Program (in Millions)



Notes:

1. Budget investments as of February 2025.
2. All values in Millions of Dollars, rounded down to the nearest whole number.
3. Early Childhood Investments is funded by Measure AA.



What is a Facilities Master Plan?

1. Modernizations & Improvements

Modernizing aging facilities and improving deficient buildings (ADA, Seismic, indoor environmental quality, etc)

1. Alignment of Physical Space & Program

Constructing or modifying buildings to align with demographic enrollment projections, pedagogy, program and school community needs

1. Optimize Operations

Investing in facilities to improve operations, such as food systems, energy efficiency, and or transportation

Why do we need a Facilities Master Plan?

- Guide capital fund allocation to improve educational facilities
- Align building portfolio with broader vision of the District
- Previous plan was used to successfully secure local bond funding (Measure Y) and supported state bond applications
- Recently passed State law requires districts to submit a board-approved 5-year facilities master plan to participate in the School Facility Program

The screenshot shows the top of a voter guide website for 2024. The navigation bar includes links for Propositions, U.S. Senate, U.S. House, State Senate, State Assembly, Voting FAQ, and Ballot Search. The main heading is "Borrow \$10 billion to build schools, colleges" for Proposition 2. Below this, there are buttons to "JUMP TO SECTION" with options: "What would it do?", "Why is it on the ballot?", "For & Against", "Watch 1-minute video", "Funders", and "Related News".

What did voters decide?

2024 CALIF. 2 - ISSUE PUBLIC EDUCATION BONDS GENERAL
BALLOT MEASURE

AP certified results

Yes wins. AP race call at 5:45 p.m. on Nov. 6, 2024.

CANDIDATE	VOTES	PCT.
✓ Yes	8,820,842	58.7%
No	6,207,390	41.3%

Updated Dec 16, 2024, 9:03 AM

Voters agree to fix up California schools. \$10 billion construction bond passes

NOVEMBER 5, 2024

Overview of the Approach to Develop a Master Plan

1. Facility Assessments
 - a. Educational Adequacy
 - b. Facility Conditions
 - c. Capacity
2. Enrollment Analysis
3. Program Distribution Analysis
4. Facility Ed Specs Integrated with LCAP, BP's, AR's and Community Goals
5. Engage with students, staff, families and the community throughout the development of the Plan

What we have learned: *Educational Adequacy (EA)*



Presence

Evaluates how the building and grounds present themselves to the community



Safety & Security

Assesses school's safety and security measures



Community

Assesses the facility design's ability to foster relationships and a sense of community within the school and the surrounding community.



Organization

Evaluates the general positioning of spaces within the school



Instructional Space

Assesses classrooms, science labs, and art studios etc.



Environmental Quality

Assesses environmental factors, including acoustics, daylighting, thermal comfort, and indoor air quality.



Assembly

Assesses the quality of assembly spaces, including auditoria and dining areas



Extended Learning

Assesses extended learning spaces—informal indoor and outdoor spaces that supplement more formal spaces

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