



DRAFT FACILITIES MASTER PLAN: FIRST READ

2026 March 25, 2026

OUSD Facilities Planning & Management
in partnership with Perkins Eastman



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



OUSD Vision and Mission



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.



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.



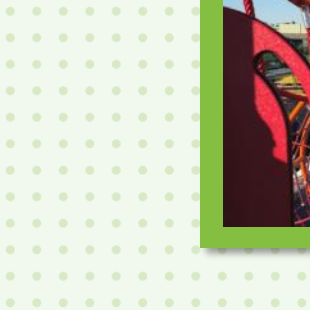
OUSD Facilities Mission Statement



MISSION

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.



Ask of the Board

- Preview the Draft 2026 Facilities Master Plan for the Oakland Unified School District
- Discussion and provide and feedback



Agenda

- Introduction and Overview
- Feedback Process
- Key Highlights
- Investment Framework
- Next steps

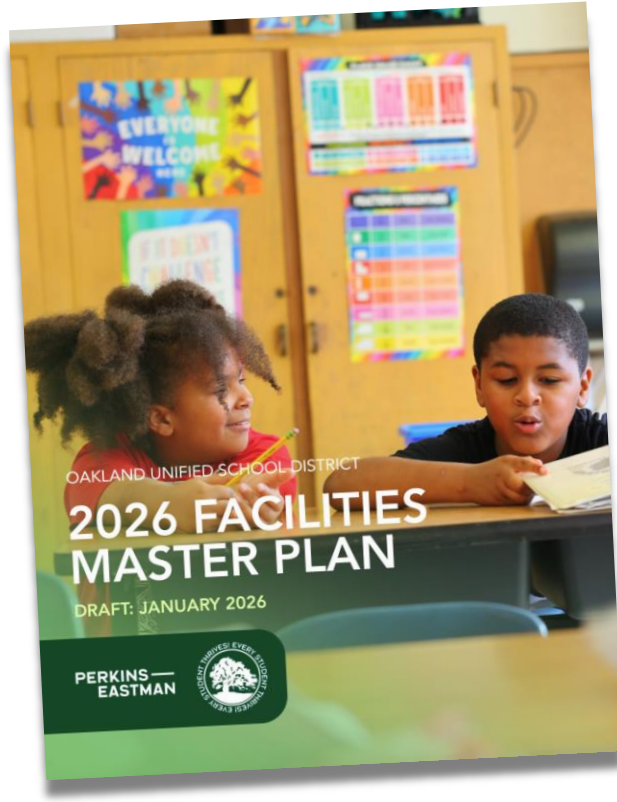




Introduction



Draft 2026 Facilities Master Plan (FMP) Resources



Scan the QR code or use this [link](#) below to visit the Facilities Master

Plan website, where you can:

- **Download the full draft plan**
- **Explore an interactive dashboard**
- **View detailed school profiles**



Learn more about water quality in OUSD,
including most recent test results by school, by
scanning the QR code to the right or use this [link](#):





What is a Facilities Master Plan (FMP)

What is an FMP?

A long-term **planning tool** to guide future facility investments and district initiatives.

A **dynamic framework** that guides decision making to:

- Align physical space with educational programs (enrollment trends, pedagogy, school/community needs)
- Optimize operations (food systems, energy efficiency, transportation).

Why do we need the FMP?

Required State planning document that assesses facility conditions, capacity, and long-term needs.

Supports eligibility for funding through the Office of Public School Construction (OPSC)

Ensures that bond planning, State funding applications, and capital improvement programs are coordinated, data-informed, and compliant with California Education Code requirements.



Comprehensive Facilities Planning

Guiding Principles

District Vision & Strategy

OUSD Vision & Mission

OUSD Strategic Plan

Facilities Mission

Planning Tools

Facilities Master Plan

*Facilities Conditions, Assessments,
and Foundational Data and
Frameworks for Decision Making*



Academic Program Planning
Asset Management Planning
Deferred Maintenance Plan
Energy Management Plan
Education Specifications Changes
Air Quality and Thermal Comfort Plan
LCAP Development
Other Planning efforts

Strategies & Operations

Priorities

Initiatives

Re-envision Footprint

Budget

Bond Development, Operations,
Grants, Federal & State, Partnerships &
Programs, and Sustainable
Community Schools

Collaboration with City of Oakland

Outcome



Facilities Project List

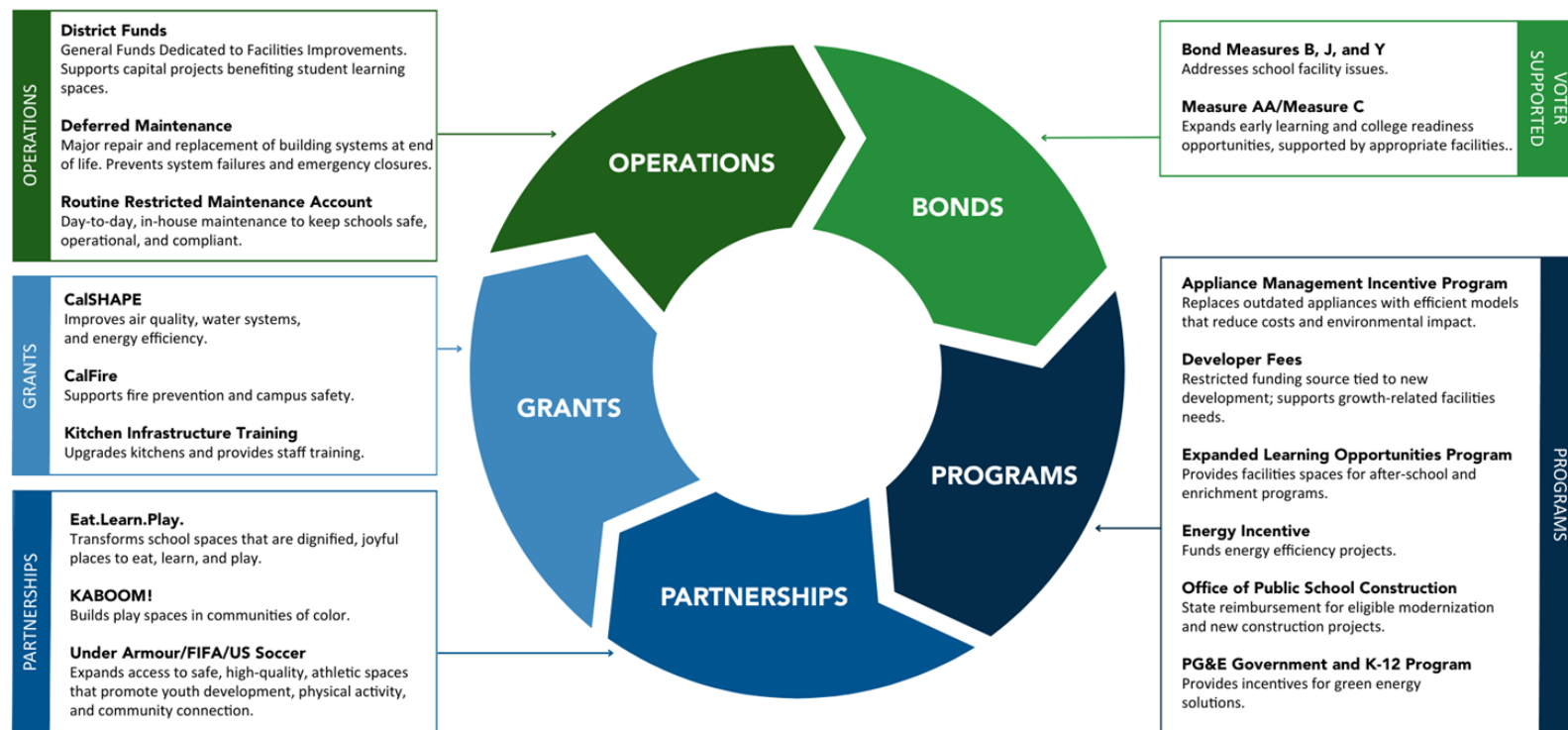
Comprehensive, prioritized list of
facility projects that reflects
community needs, district goals,
facility conditions, and available
funding

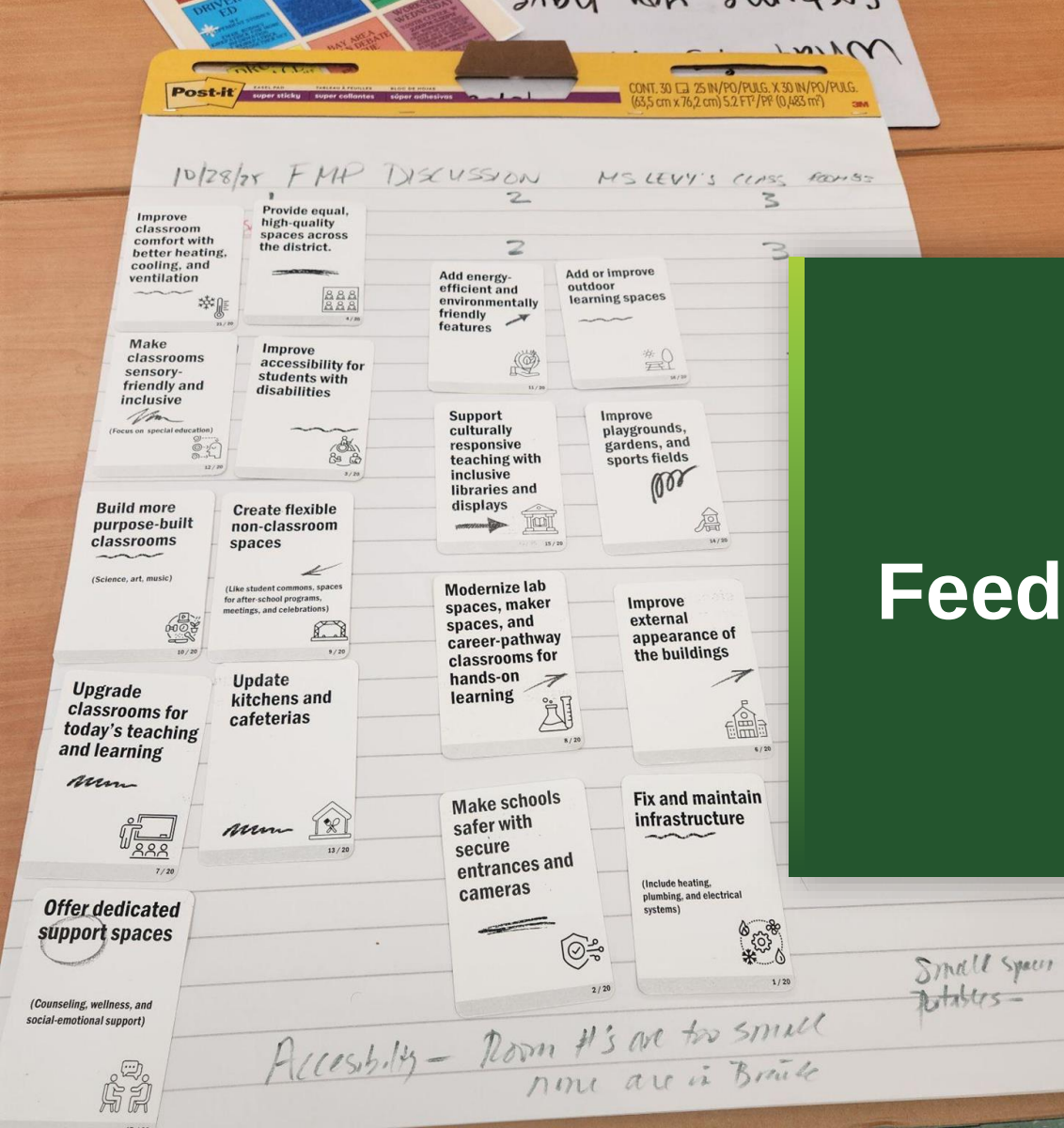


Process and Findings Overview

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.





Feedback Process



Prioritizing OUSD Facilities Needs

Top Priorities - All Engagement & Feedback Sessions

1. Infrastructure Reliability

- ❖ Classroom Heat and Climate Control (HVAC issues)
- ❖ Electrical Systems to meet modern needs.
- ❖ Restrooms and Water Quality

2. Outdoor Amenities

- ❖ Outdoor Learn/Play Spaces/Athletic Spaces
- ❖ Climate Control- Shade
- ❖ Safety Considerations-Secure Entry, Camera Systems, etc

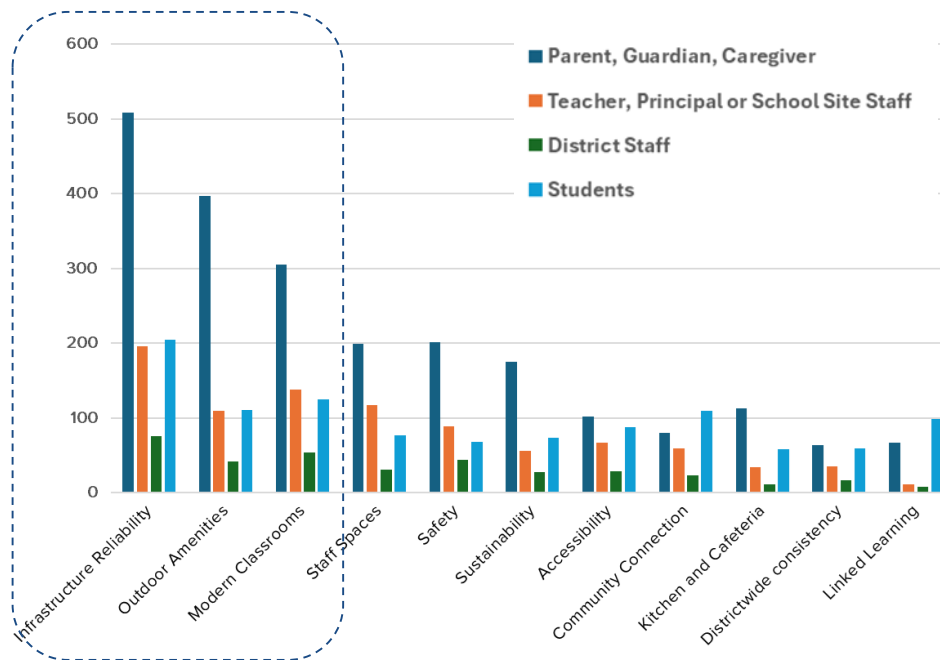
3. Next Generation Learning

- ❖ Modernized Classrooms
- ❖ Technology Integration
- ❖ CTE, STEM & Labs
- ❖ Visual, Performing Arts, and Music
- ❖ Special education supportive services
- ❖ Kitchen Spaces & Nutrition

Key Themes:

- Invest in Long-Term Sustainability
- Modernize Facilities to Strengthen Enrollment
- Build Environments that Support Students and Retain Staff

Survey Participation and Priorities (1,210 responses)





Initial Feedback from First Draft

Key Themes

How It Has Been Incorporated

Thermal Comfort and Climate Readiness	• All three components of HVAC have been established as Tier 1 priority investments to address classroom temperatures and climate response
Strengthening the Equity Framework	• Equity is a key decision making factor within the framework • Equity Metrics specifically addressed in the plan • Equity Score has been included in the dashboard
Dashboard Accessibility	• Improvements to be made for ease of use
Streamlined Report	• Two-pager has been created to encompass key findings and framework within the Executive Summary (FMP Section 1)
Requests for Elaboration	• Further explanations will be included within the text
Data Quality	• Continued cross team collaborative efforts on data review to ensure accurate reporting across all metrics



Key Highlights



Key Updates: Website and Dashboard

Living Document and Data Foundation

Purpose: Move from static reports to an adaptable planning tool that evolves with the District

What's New

- **Interactive dashboards** supported by a centralized facilities database
- **Education Adequacy Assessments** evaluating how well campuses support **next generation teaching and learning expectations**
- **Districtwide strategies to address water quality issues**, informed by assessments and regulatory requirements
- A data platform that serves as the **foundation for planning, tracking, and prioritizing facilities projects**

How It Will Be Used

- **Dynamic & living tool:** Updated annually as projects are completed, conditions change, and priorities shift
- **Data-informed decision-making:** Supports transparent, consistent evaluation of needs, costs, and impacts across sites
- **Cost forecasting:** Incorporates inflation and escalation assumptions to better anticipate future funding needs

Appendix section in the presentation includes additional information and initial findings on data metrics



Key Highlights

Interconnected challenges

The FMP responds to a set of interconnected challenges facing the District. Conditions including the ones illustrated here underscore the need for a more intentional, long-range approach to facilities planning.



82% of campuses were built between the 1920s & 1970s

236

portables are at or beyond their lifespan



9-13% **DECLINE IN ENROLLMENT** is projected in next 10 years



39% of all schools are **BELOW 50%** occupied

48%

of all OUSD facilities are rated **POOR** or **DEFICIENT**

ONLY 43%

of all OUSD facilities are rated **GOOD** on Education Adequacy

\$3.5 **BILLION**

is the **cost to repair every facility** in every OUSD school



83% of all building areas across OUSD facilities have **NO COOLING**

Data assessed

- ✓ Enrollment Trends
- ✓ Capacity & Occupancy Rate
- ✓ Facilities Conditions
- ✓ Education Adequacy
- ✓ Equity Indicators
- ✓ Age of Building & Portables
- ✓ Water Quality
- ✓ Residential Growth Patterns
- ✓ Heating, Ventilation, & Air Conditioning (HVAC)
- ✓ Early Childhood Education Needs





Facilities Master Plan Website Update

The webpage allows for enhanced access and features to navigate through the content.

Includes information and access to:

- Draft Report
- Draft Dashboard
- Process
- Town Hall Recordings
- FAQ

Scan the QR code below to visit the FMP website



The OUSD Facilities Planning and Management Department has developed a draft 2026 Facilities Master Plan to help shape the future of our school facilities. The draft plan outlines proposed priorities and strategies to improve facilities in ways that better serve students, staff, and the community, while aligning with the OUSD mission.

[2026 Facilities Master Plan Draft](#)

[2026 Facilities Master Plan Draft Dashboard](#)

Explore the sections of the Facilities Master Plan Draft



Introduction

[View](#)



Executive Summary

[View](#)



Community Outreach

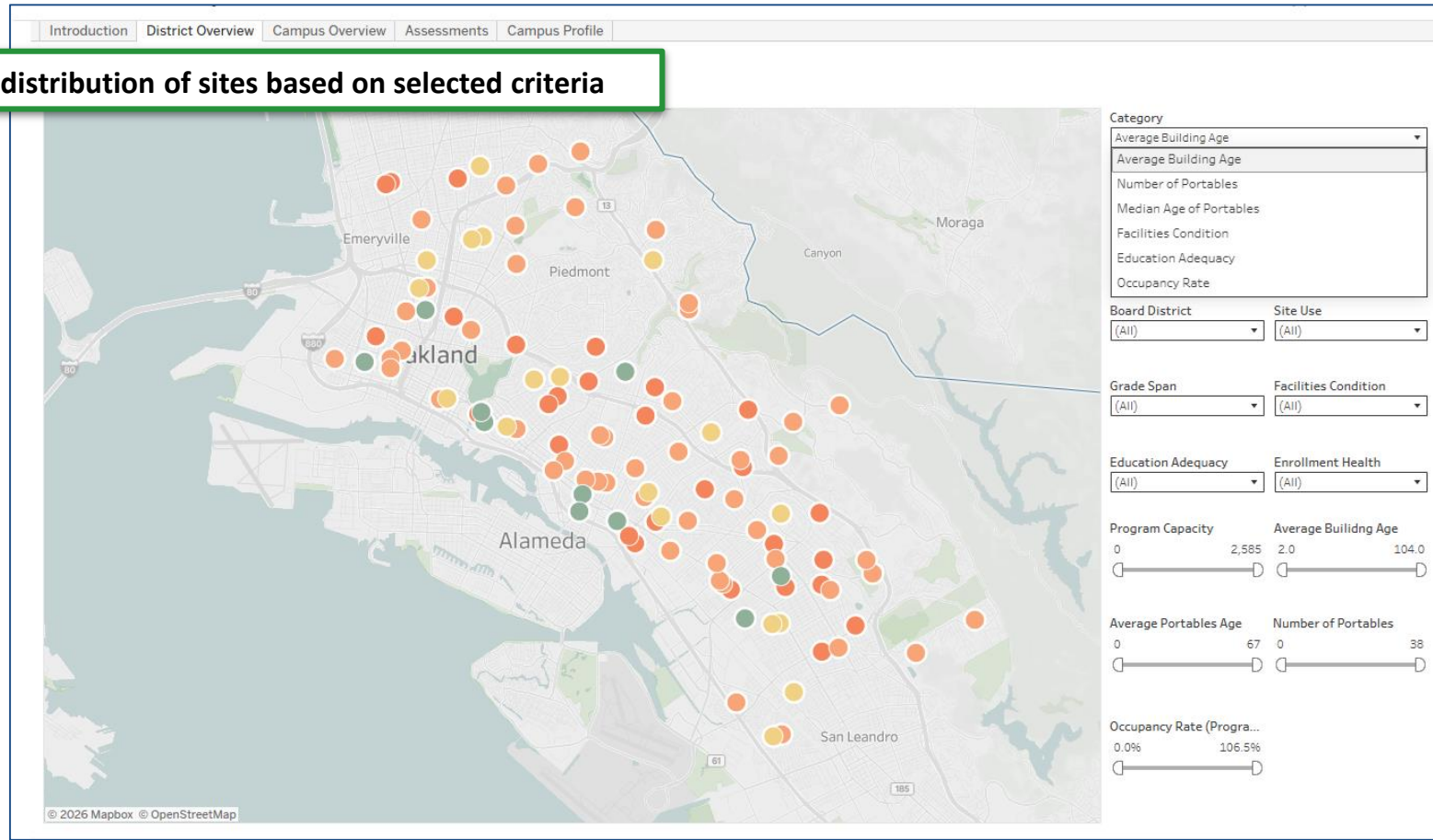
[View](#)

Key Updates: Dashboard

Draft of the Public Dashboard: District Overview

Shows the geographic distribution of sites based on selected criteria

Access the dashboard on the FMP webpage



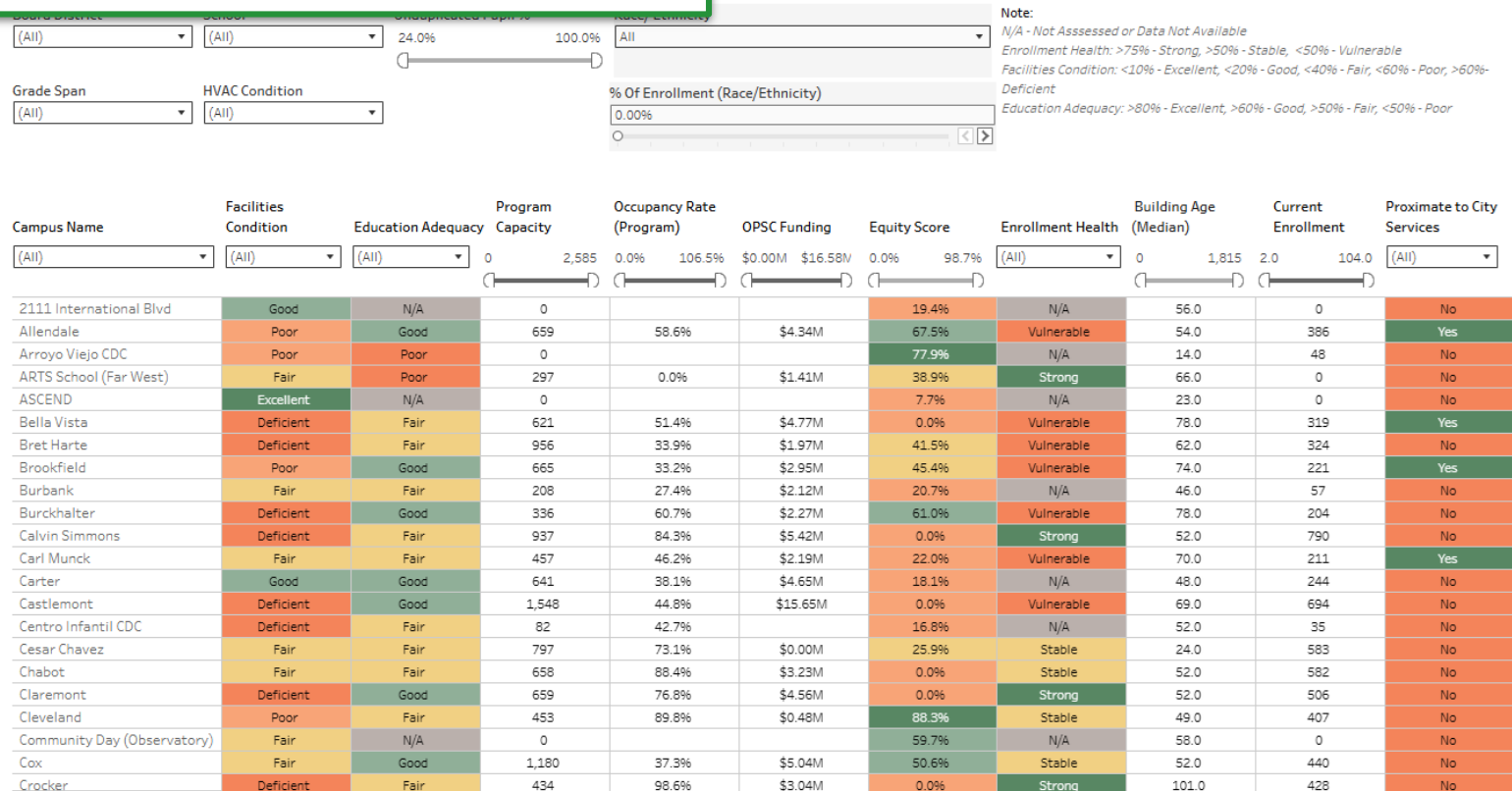


Key Updates: Dashboard

Draft of the Public Dashboard: Campus Overview

Introduction District Overview Campus Overview Assessments Campus Profile

Shows key metrics used in the Facilities Master Plan Framework





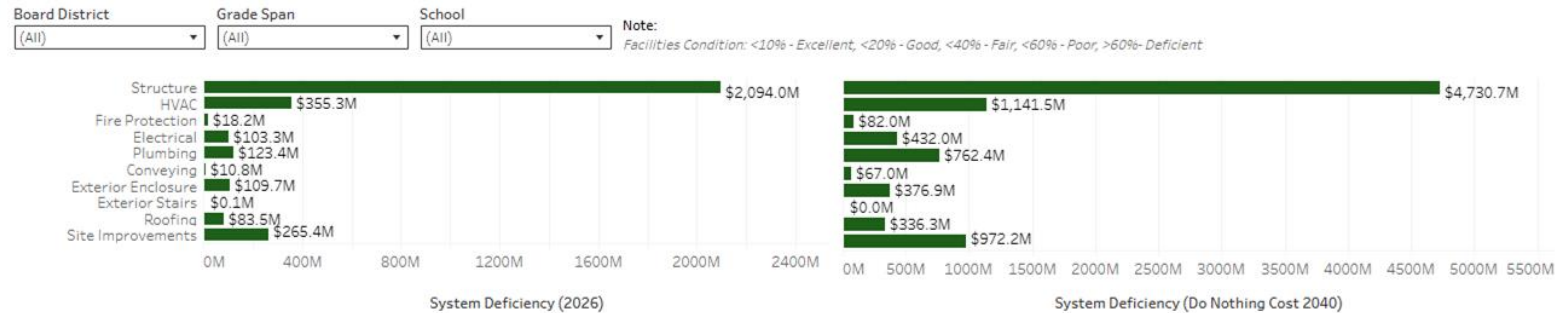
Key Updates: Dashboard

Draft of the Public Dashboard: Assessments

Introduction District Overview Campus Overview Assessments Campus Profile

Shows key data points from district wide assessments.

Facilities Condition Education Adequacy



Campus Name	Overall FCA	Structure	HVAC	Fire Protection	Electrical	Plumbing	Elevator & Wheelchair Lifts	Exterior Enclosure	Exterior Stairs	Roof	Site Improvements
(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)	(All)
Allendale	Poor	Deficient	Deficient	Excellent	Poor	Poor	Deficient	Fair	Excellent	Poor	Fair
Bella Vista	Deficient	Deficient	Deficient	Good	Excellent	Good	Deficient	Good	Excellent	Fair	Fair
Brookfield	Poor	Poor	Deficient	Excellent	Poor	Poor	Excellent	Fair	Excellent	Poor	Fair
Burbank	Fair	Fair	Deficient	Excellent	Fair	Good	Excellent	Excellent	N/A	Excellent	Excellent
Burckhalter	Deficient	Deficient	Deficient	Excellent	Good	Poor	Excellent	Excellent	Excellent	Fair	Fair
Chabot	Fair	Fair	Deficient	Excellent	Excellent	Good	Deficient	Excellent	Excellent	Deficient	Excellent
Cleveland	Poor	Deficient	Poor	Excellent	Deficient	Good	Excellent	Excellent	Excellent	Excellent	Excellent
Marcus Foster Leadership..	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	N/A	Excellent	Excellent
Cox	Fair	Poor	Fair	Excellent	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Poor
Crocker	Deficient	Deficient	Fair	Good	Excellent	Good	Deficient	Good	N/A	Fair	Excellent





Draft of the Public Dashboard: Campus Profile

Introduction District Overview Campus Overview Assessments Campus Profile

Detailed campus level data by site.



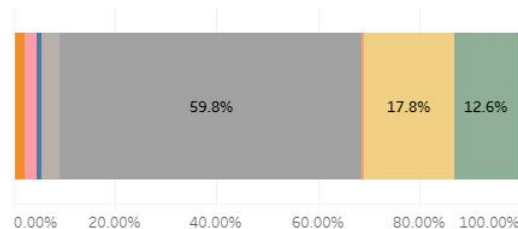
Campus Name
Garfield

Address: 1640 22nd Ave
Site Area: 4.5 Acres
Building Area: 72,920 SF
Occupancy: District Run
Year of Construction: 1960
Average Building Age: 62
After School Programs: No

Enrollment	465
26/27 Enrollment	148
SY34/35 Enrollment	413
Students In Attendance Area	231
Family Choice Rate	31.9%
% Within Boundary Attending School	28.1%
Unduplicated Pupil %	99.0%

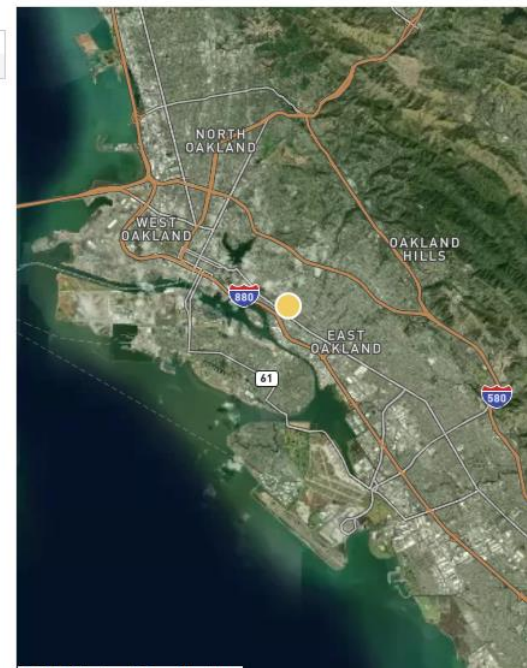
School

Garfield Elementary	TK-5
Garfield State PreK	PK



Demographics Legend

- White
- Missing
- Nat Hwiin/Othr Pac Islndr
- Multiple
- Hispanic
- Filipino
- Black/African Am
- Asian
- Am Indian/Alskn Nat

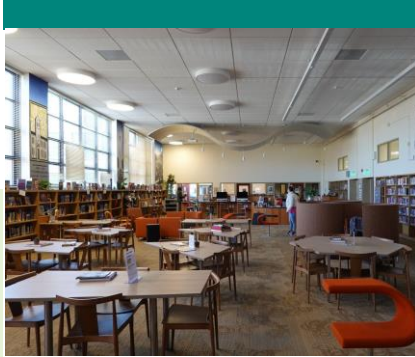




Investment Framework



Introduction to the Types of Investments in the Capital Program



Focused Improvements (*Condition Based*)

Education Adequacy
Improvements

Facility System
Improvements



Focused Improvements (*Program Based*)

Space and Program
Expansion
Safety
Early Childhood
Living School Yards



Transformative Projects

Rebuild with New
Construction
providing modern
classrooms, energy
efficiency,
infrastructure, reset
the building age

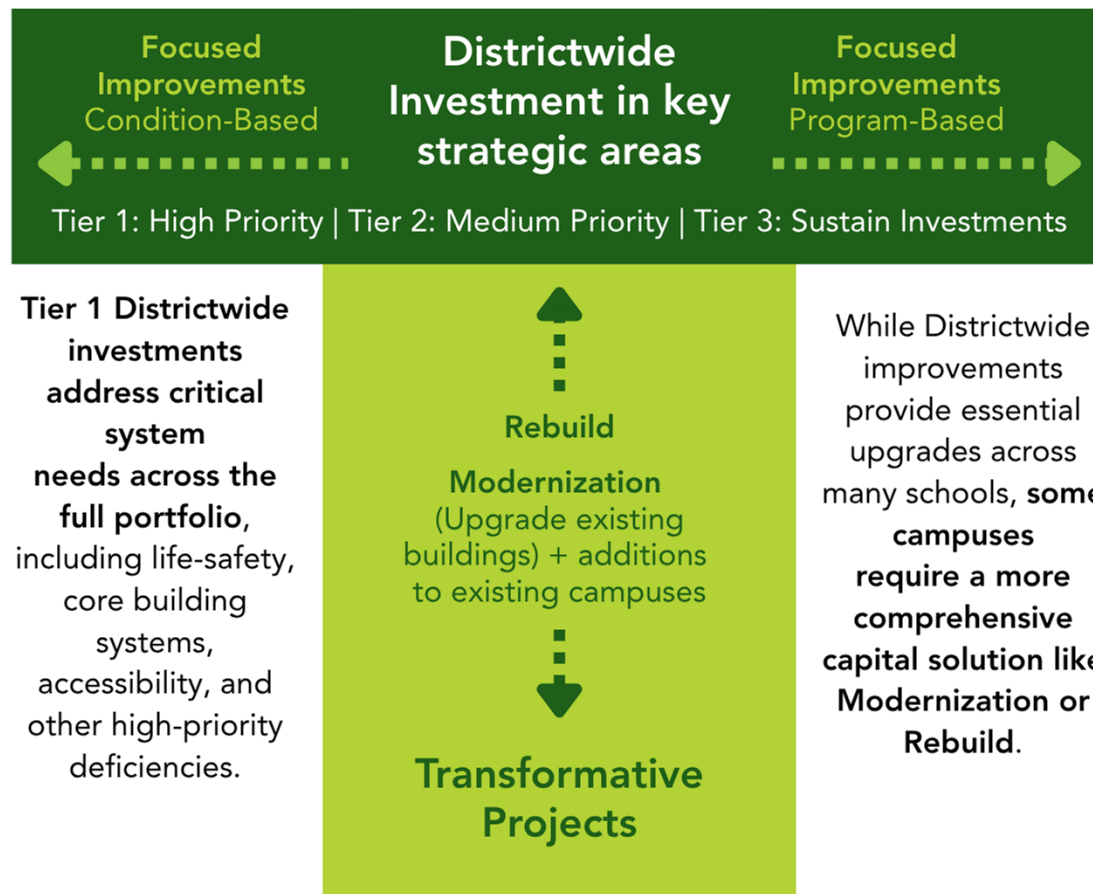


Modernization Projects

Major campus wide
renovation or partial
renovation of campus.
Not all “core”
infrastructure is
addressed



T - Shaped Investment Strategy





Implementation Tiers for Focused Investments

Tier 1 – High Investment Area Prioritize Health, Safety, and Core Learning Environment

Purpose: Invest in infrastructure to keep schools functional, safe, and compliant.

Examples:

- HVAC modernization & air quality improvements
- Water quality, plumbing, electrical infrastructure
- Restroom modernization
- Fencing, lighting, seismic & safety upgrades
- Deferred Maintenance (Roofs, floors, etc)

Tier 2 – Medium Investment Build 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
- Specialized Program STEM, arts, CTE, etc.
- Special education space upgrades
- Multipurpose rooms, dining hall and kitchen modernization
- Technology infrastructure for 21st-century classrooms

Tier 3 – Sustain Investments Maintain Partnership and Long- Term Sustainability

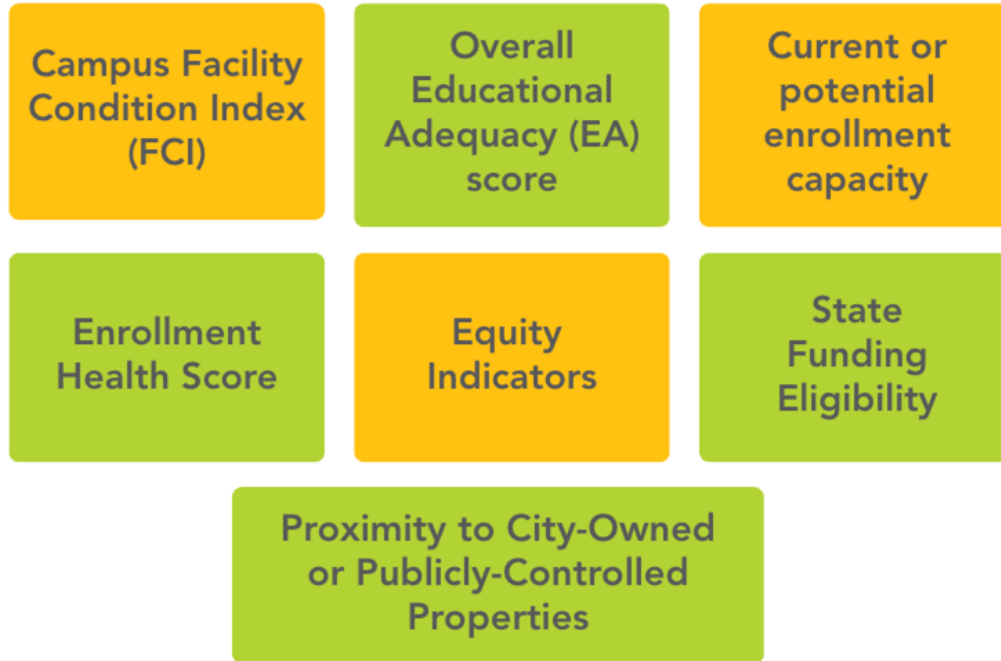
Purpose: Maintain inspiring, community-connected, and sustainable campuses.

Examples:

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



Criteria to Assess Schools for Transformative Projects



Additional Factors to Consider

- Historic Designation and Architectural Significance
- Proximity to Other Schools
- Geographic Distribution of Bond Projects and Socioeconomic Conditions
- Historic Disinvestment and the Legacy of Redlining
- Coordination with the City of Oakland General Plan



Next Steps



Timeline



- **February 2026** – Draft Plan presented for First Read to the Facilities Committee and CBOC
- **March 9, 2026** – Completed CBOC Second Read and final recommendations on the Draft Plan
- **March 19, 2026** – Facilities Committee Second Read and approved advancing the Draft Plan to the Full Board
- **March 25, 2026** – Special Board Meeting: First Read of the Draft Facilities Master Plan for Board feedback
- **April 2026** – Staff incorporate feedback and return to the Facilities Committee and Board for final consideration and adoption



Thank you!

OUSD Facilities Planning & Management:

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Pranita Ranbhise, Executive Director of Planning

Sele Nadel-Hayes, Executive Director of Planning

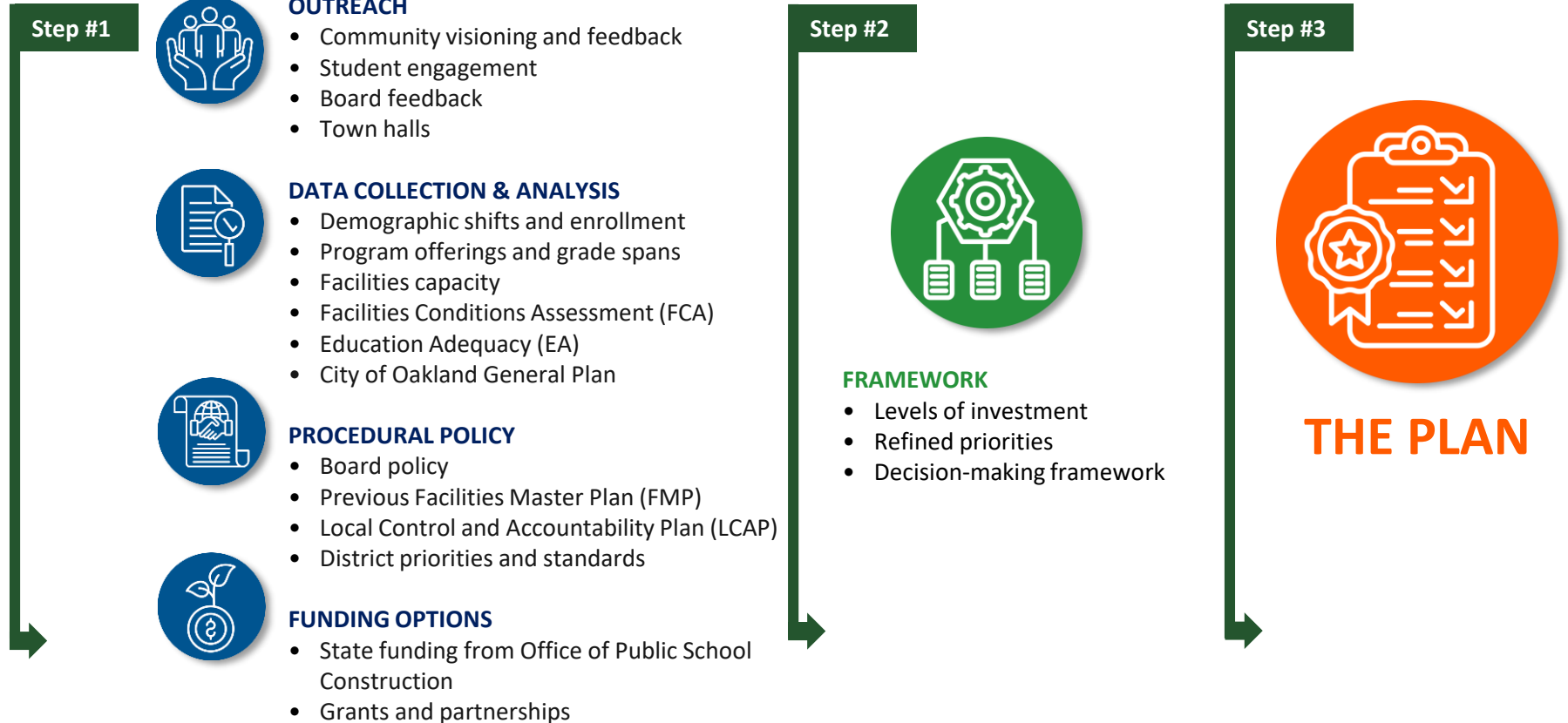
In partnership with Perkins Eastman



Appendix



The Facilities Master Plan Process





Engaging OUSD with the Facilities Master Plan

To promote the Facilities Master Plan, educate and solicit input from the OUSD community, we developed a comprehensive outreach and engagement plan.



Town Halls

Four hybrid town halls conducted to educate participants about the FMP and get direct feedback around the plan's components:

- ❖ 2 PK-5: Elementary Town Halls
- ❖ 1 Middle School Town Hall
- ❖ 1 High School Town Hall

Workshops and Presentations

- ❖ All City Council (ACC)
- ❖ Student Leadership Classroom
- ❖ Parent and Student Advisory Committee (PSAC)
- ❖ Community Advisory Committee (CAC)
- ❖ Administrative Assistants
- ❖ School Based Events
- ❖ Facilities Committee & CBOC

Website

Updated to include:

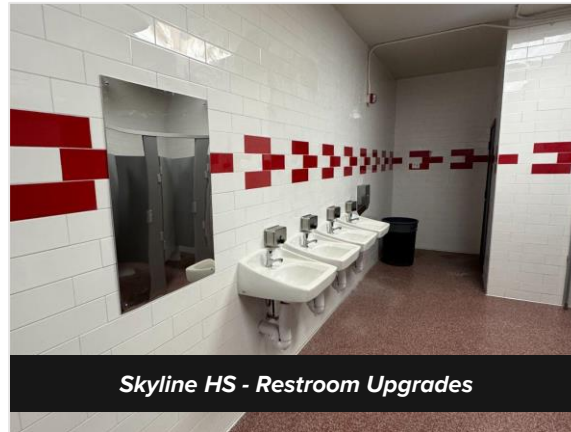
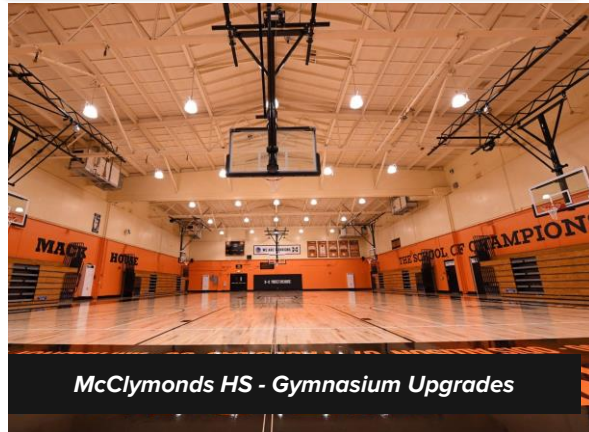
- ❖ Multilingual surveys
- ❖ Plan Overview
- ❖ Town Hall recordings
- ❖ Draft Dashboard for FMP data

Direct Email Messaging

- ❖ Network Superintendents
- ❖ OUSD Parent Square Listserv
- ❖ OUSD Newsletters
- ❖ Spanish-speaking families



Levels of Investment - Focused



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



Types of Deep Investment and Potential Tool for Restructuring



Transformative Projects (Full Rebuilds)

Advantages

- Completely reimagines the educational environment to meet future instructional models and provides maximum flexibility to meet student needs
- Incorporates modern technology, sustainability, and infrastructure throughout campus
- Eliminates legacy systems and deferred maintenance costs for long term savings
- Creates flagship campuses that attract and retain families and staff
- Must adjust attendance boundaries to meet new size expectations as you adjust capacity of buildings to new established norms in California

Disadvantages

- Higher upfront cost and may not be possible on every campus to build schools at modern capacity standards based on size of the property
- Can requires temporary relocation or phased occupancy plans for construction

Major Modernization (Upgrade Existing Buildings)

Advantages

- Lower initial cost because built on existing infrastructure yet can be complex as you address structural issues and outdated infrastructure
- Targets essential systems and learning environments without full displacement.
- Extends life of existing assets and preserves historical or community-valued spaces like McClymonds
- More easily sequenced and scaled across multiple schools

Disadvantages

- Incremental improvements may not resolve fundamental facility limitations
- Can result in ongoing patchwork of legacy infrastructure remains
- Less transformational impact on enrollment and meeting staff needs
- May not fully support emerging instructional models, sustainable financial models, deferred maintenance load, and long-term climate goals of the district



Levels of Investment - Transformative



Glenview ES - Bond New Construction



Glenview ES - Bond New Construction



Fremont HS - Bond New Construction



Fremont HS - Bond New Construction

Projects within Bond Measure Y
No projects currently identified as transformative

Examples Include:

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



Levels of Investment - Modernization



McClymonds HS - Rendering Bond Modernization



McClymonds HS - Rendering Bond Modernization



CCPA - Rendering Bond Modernization



CCPA - Rendering Bond 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
- Maintain the Historical Connection with the Building