

Responses to questions from 1/4/12 OUSD Board Study Session

Prepared for 5/9/2012 board meeting

Topics Discussed:

- a. Portables / Project Prioritization
 - b. Property Dispositions
 - c. District Policies
 - d. Bond Measure and Long Term Goals
 - e. Misc and Non-Facilities Topics
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a. Portables / Project Prioritization

- If we took away portables instead of replacing, it could reshape the District.
- Building age: Is part of the strategy to replace old buildings?
- Is there a breakdown between which old buildings have Classrooms?

Facility Response: Putting student in quality facilities is the priority—permanent buildings are preferable. Each building will be assessed individually and based on those assessments, and it will be determined whether renovation or replacement is the most cost-efficient course of action. An asset management and master planning database contains a full list of facilities in the district, including all permanent buildings, and portables, and every room within each.

- Portables as a proportion of total site capacity: how does OUSD compare with other districts?

Facility Response:

District	Year of Data	Schools	Portables
OUSD	2011	100 (sites)	680
Fresno	2007	88	984
Garden Grove	2001	67	440
Santa Ana	2011	60	768 (100 by 2014)
Stockton	2007	59	650
Riverside	2002	49	350

*(Sources at end of document)

- Prioritize optimization of site for programs.

Facility Response: The goal of OUSD is firstly to provide quality educational opportunities for its students, and the Facilities Master Plan will identify ways to support this goal in every way possible. With this Plan we are also charting a course for the District as a whole to follow into the future in order to grow and improve how it operates, and ultimately

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how it delivers its services to the Oakland community. We will work with SPM, Nutrition Services and Garden Programs among other key groups.

Other Stakeholder Response: School Portfolio Management, Superintendent's office (Strategic Vision), Nutrition Services, Family, Schools and Community Partnerships

- Improve alarm systems → telephone connections.
Facility Response: Alarms, Telephone systems, Electrical systems and other technical systems will be addressed in building systems upgrades section of the modernization and facility improvement part of the Master Plan
- Farming/Access to food needs more focus. ("Can we grow enough herbs to make the salad dressing?")
Facility Response: We have discussed the potential for a food education program that would be co-located with a central kitchen. Facilities master plan will also address how to support on-site gardens for schools.
Other Stakeholder Response: Nutrition Services
- Lighting & improving relationships between schools, neighbors.
Facility Response: Efficient lighting and reducing light pollution will be included in the sustainability upgrades components of the Facilities Master Plan.

b. Property Dispositions

- Can we estimate where to anticipate growth & decline in Oakland neighborhoods?
Facility Response: Working with RAD, QCSD and the City of Oakland in order to project anticipated ranges for future population. QCSD is providing projected enrollments for the next school year, RAD is using birth rate data to project future demographics, and we're collecting information on planned development and projects from the City.
Other Stakeholder Response: RAD, QCSD
- What about space reutilization, property sales, joint-use?
- Are we looking at a strategy to bring in Charter Schools on OUSD sites?
- Transition plans impacted by school actions.
- What will happen to recently closed schools?
- Guidelines for closing, co-location, and consolidation of schools.
Facility Response: Sites will be evaluated on a case-by-case basis. For sites without active schools, we will apply a consistent methodology to evaluate long-term disposition suitability, including but not exclusive to future use for schools, alternate use, administrative use, long term leases or sales, and joint use. Joint-use on active sites to support Full-Service Community Schools will be pursued in conjunction with Family, Schools and Community Partnerships, the City of Oakland, and other groups.

Key factors in this long-term disposition evaluation will be AB677, which allows property sales in order to pay of district debt, and Prop 39, which allows charter schools access to

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unused district-owned facilities. Facilities will continue working with the Office of Charter schools to create and implement a charter strategy that supports the needs of district programs and charter programs alike while fulfilling the district's legal obligations.

Regarding school closures, School Portfolio Management already has board-approved criteria for school actions such as closures and consolidations. Sites affected by these actions will be evaluated by Facilities on a case-by-case basis in the same consistent fashion used for all sites without active schools.

Other Stakeholder Response: Family, Schools and Community Partnerships, City of Oakland – Parks, Office of Charter Schools, SPM/QCSD, Superintendent's Office

- Community Process around property sales:
 - How will community involvement happen?

Facility Response: Multiple avenues of community engagement will be pursued.

1) Facilities will coordinate with the Regional Executive Governance structure to engage community stakeholders and the public in each region. Facilities will additionally invite leaders of community organizations and students to participate in these meetings. (Master Plan Committee)

2) Information, data, reports, and process updates will be shared on the Master Plan website for public review and feedback.

Other Stakeholder Response: REXOs, Superintendent.

- 1025 2nd Ave: Rethink use as Conference Center? Center of Education In East Bay? Opportunity for small business park or campus for educational providers?
- 1025 & High St. offices are not pleasant or desirable work environments for adults.
Facility Response: The Facilities Master Plan will provide a range of recommendations for the 1025 2nd Ave property. The recommendations will factor in the creation of the Downtown Educational Complex and the City Of Oakland's development plans to transform the surrounding area, including the potential creation of new parcels. As most of the value in the 1025 property is in the land, rather than the building, the FMP will address the feasibility of a full range of options from sale to redevelopment.

Similarly, at 900 and 955 High Street, the FMP will offer recommendations that focus on maximizing the value of the properties in question to support district activities.

Other Stakeholder Response: Superintendent

- Facilities decisions made with public, using rational criteria.
Facility Response: The Facilities Master Plan will provide a consistent strategy that will be applied on a case-by-case basis to OUSD facilities. Any changes in the educational facilities provided to the Oakland community should and must be discussed in a transparent manner with the use of the FMP website and public outreach conducted through the regional governance structure.
- Invest in old buildings or do something else with them?

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- How do you balance the priorities of capital projects list with decisions made to repurpose sites?

Facility Response: Establishing long-term goals and plans for sites is a crucial component of efficiently spending OUSD's limited funds for facilities improvements and modernization projects. We will work closely with SPM and Superintendent's office to ensure that prospects are prioritized at sites and with an eye towards Long-Term use as proposed by SPM. Facility investments will be made at across the entire district.

Other Stakeholder Response: SPM

c. District Policies

- Admin functions: what needs to be Central

Facility Response: Facilities will support the policy lead of the Superintendent's office regarding policies on the centralization/decentralization of administrative functions by providing information on site characteristics and utilization.

Other Stakeholder Response: Superintendent's Office

- How can we make linkages with partners in the surrounding community?
- Policies around facilities usage → rentals, community access, pocket parks, civic center policies, etc.
- Use/Build relationships with Catholic Schools, Chabot Space and Science Center.
- Include other Agencies & City of Oakland.
- Memorandums of Understanding (MOUs) → develop system.

Facility Response: Facilities will continue to support Civic Center Agreements and work with School Site councils, Regional Executive Officers, Family, Schools and Community Partnerships and other groups involved with Full Service Community School programming in order to support community partnerships. The Civic Center Act that governs these agreements is part of the California Education Code and addresses insurance requirements, custodial costs, and the approval process.

Facilities currently has joint use agreements with the City Parks department for shared use of City parks and school grounds. Facilities, Planning and Management also will strive to support partnerships like those between the district and the Atlantic Philanthropies (and later Kaiser) that helped to create and ensure the effective management of health clinics. These partnerships successes can serve as models for future collaborative efforts.

Other Stakeholder Response: Family, Schools and Community Partnerships, Superintendent's Office, OUSD Legal Counsel

- How to reconcile shifting demographics & schools w/ or without open enrollment policy?

Facility Response: Facilities is working with RAD, QCSD and the City of Oakland in order to project anticipated ranges for future population. The facilities master plan will balance investment geographically across the district by supporting capacity where student population density is high while also supporting the options program by providing capacity in schools students and families choose to attend.

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Other Stakeholder Response: Student Assignment Office

- Explicit strategies regarding local hiring → Architecture, construction, digital media, etc...
Facility Response: Supporting Oakland-based business and Oakland workers is a goal of Facilities Planning and Management. Facilities, Planning and Management currently abides by a Local Business Policy that requires 20% local participation in projects. Local hiring currently only applies on construction projects according to project labor agreements.

Other Stakeholder Response: OUSD Legal Counsel

- High quality instruction → First & Foremost
Facility Response: The goal of the Facilities Master Plan to provide quality educational opportunities by creating environments that match as close as possible what programs need to support children, youth and the families of Oakland.

Other Stakeholder Response: QCSD, Deputy Superintendent for Instruction

- Charters in business areas?
Facility Response: All charter schools have the option to apply for space owned by OUSD, and the same evaluation process will be applied consistently.

Other Stakeholder Response: Office of Charter Schools

d. Bond Measure and Long Term Goals

- What gets [the public] to support another bond measure?
Facility Response: To gain the support needed for this measure to pass in November, the District should begin an outreach campaign to educate the community as soon as possible. Making the Master Plan process as transparent as possible will also support this effort.

Other Stakeholder Response: Superintendent's Office, Bond Consultants

- Bond is not the only source of funding – what else is there? (Lay out all funding sources)
Facility Response: The Master Plan will include a section about funding sources and options, but the Bond Measure is the most significant piece of the total portfolio.

Other Stakeholder Response: Superintendent's Office, Bond Consultants

- 10 year plans, updated every 3 years:
 - Realistic enrollment projections, costs represented clearly.Facility Response: Facilities Planning & Management has data on trends in OUSD enrollment versus Charter & other School enrollment from RAD, as well as anticipated student-age populations through 2016 based on the 2010 US Census. A 10-year plan would consider the best available sources of data and set goals that aligned with the projected needs of the City. If this outlook changed in the next three years, the re-evaluation process would provide an opportunity to adjust the project list and site dispositions in response.

Other Stakeholder Response: RAD, QCSD

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- Vision clear & inspiring, broadly accepted by citizens to help increase enrollment. Win people back to OUSD.

Facility Response: The Facilities Master Plan will include strategies to prepare the District for future enrollment growth.

Other Stakeholder Response: Superintendent's Office

e. Misc and Non-Facilities Topics

- Define school sites as distinct from programs.

Facility Response: School Sites are properties owned by OUSD, including facilities and grounds designed as effective learning environments. Inhabiting these spaces are school programs, which consist of teachers and the curriculum they teach, enrolled students, and administrators. There are other types of programs such as Health Services, Tutoring, and Community Groups.

Other Stakeholder Response: SPM

- Highlight boundary changes.

Facility Response: The Facilities Master plan will focus on long term demographic changes tied to geographic regions.

Other Stakeholder Response: SPM, School Assignment Office

- Middle School strategy

- Call it out as a project type in the same way that STEM corridors were. (Forward thinking)

Facility Response: Supporting Middle Schools is a critical component of the Facilities Master Plan. We are working with REXOs to ensure that the strategy around Middle School improvements meshes with overall goals within each region and district

Other Stakeholder Response: REXO's and Deputy Superintendent of Instruction.

- Kitchens

- How do you relay costs of kitchens to parents?

Facility Response: All potential projects and their associated costs will be relayed to the public via the website and through community outreach facilitated by the superintendent's office and the Master Plan Committee.

- How do you trade-off STEM vs. kitchen upgrades?

Facility Response: Projection prioritization will be established based on input from the board of education, superintendent's office, and OUSD community.

Other Stakeholder Response: Superintendent's office and Board of Education

- Can we operate school kitchens in kitchen facilities that already exist?

Facility Response: Wherever cost-effective, existing kitchen facilities will be use. However, to make improvements as efficiently as possible, focus will be on creating central kitchen facilities, and on-site investment will focus on heating kitchens and cooking-teaching facilities.

Other Stakeholder Response: Nutrition Services

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- Attn paid to school grounds in Facilities Master Plan?
Facility Response: Yes, facilities encompass all aspects of the built environment on a school site. The grounds at a school are where students socialize, play, and eat meals, and the Master Plan will include projects that make these spaces more safe and enjoyable.
- What is the end finished product (of the Master Plan) going to be?
 - Should be concise. What content?
Facility Response:
 - 1) There will be a 40-50 page printed document that includes background demographic and environmental information on Oakland, a description of goals and guiding principles, a summary of the district conditions and facilities, a summary of proposed projects and budgets. This document will also be available online.
 - 2) A prioritized potential project list to support Bond efforts.
 - 3) MKThink will complete creation of the 4DPro facilities database with detailed information on facilities at all OUSD sites.
 - 4) A binder-based static copy of the information in the facilities database will be provided to Facilities Planning & Management as well as any other parties that desire a hard-copy.
- What parks adjacent to schools are owned by OUSD?
Facility Response: Facilities database includes information on OUSD owned grounds, formally shared facilities through joint-use, and site-by-site informal arrangements.. Additionally, many parks adjacent to schools are owned by the city but made available to the schools as recess areas & sports fields, as in the case of Garfield Elementary or Bella Vista Elementary to name a few.
Other Stakeholder Response: City of Oakland Parks
- 300+ buildings but only 100 sites?
Facility Response: Yes, most sites have more than 1-2 buildings, and several have many more than this.

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*** Portable chart sources:**

Fresno Unified School District Sees the Light

http://www.rsgroup.com/pdf/case_study_fusd.pdf (p. 1-2)

Long Beach Unified School District Master Plan

http://www.lbschools.net/District/School_Building_Plan/pdf/Final_MP/lbusd_final_master_plan_2008.pdf (p.54)

Garden Grove Unified School District: Public Information – Press Release

http://www.ggusd.k12.ca.us/departments/pubinfo/2001/0202_Board.html

Aging Portable Classrooms: Santa Ana's Replacement Plan to Save Dollars

<http://blog.hmcarchitects.com/aging-portable-classrooms-santa-anas-replacement-plan-to-save-dollars/>

Stockton Unified Bond Needed to Retire Hundreds of Old Portables

http://www.recordnet.com/apps/pbcs.dll/article?AID=/20071205/A_NEWS/712050315

Teachers Mobilize to get out the Vote for Prop. 47

http://archive.cta.org/CaliforniaEducator/v7i3/TakingStand_1.html