



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students



Central Administrative Offices at Cole Campus



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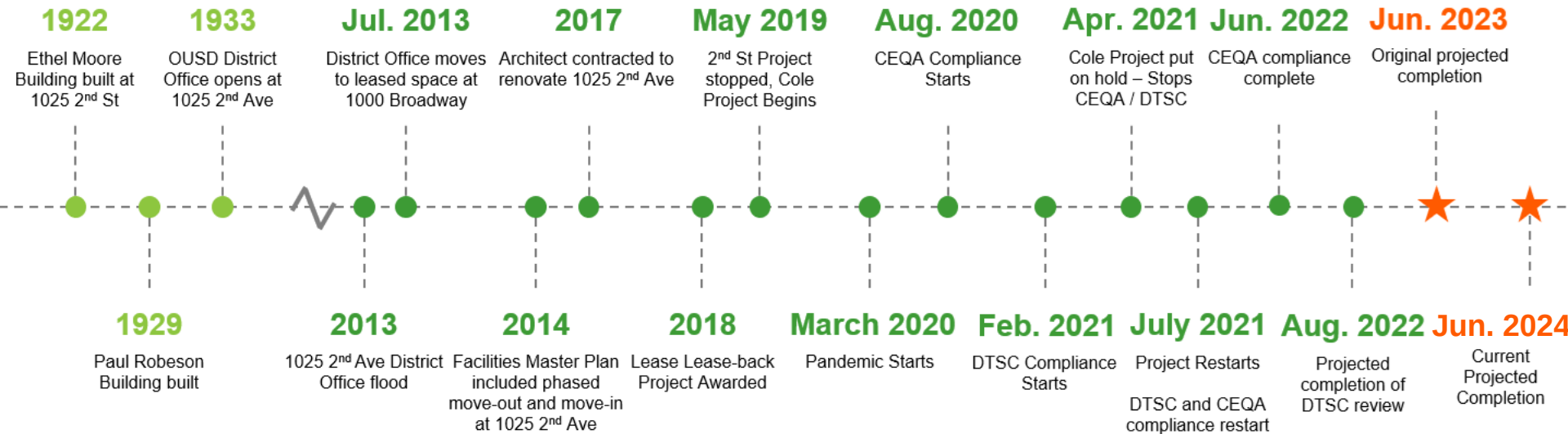
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Ask of the Board

To be informed of the changes in **timeline** (extended to June 2024) for the completion of the Central Administration Center at Cole Campus.

To provide advanced feedback on forthcoming staff request to exercise the one time lease extension in the current lease at 1000 Broadway and a temporary 4 month fully remote period to address the timeline extension.

Historical Project Timeline



Key Project Approvals Needed

- **California Department of State Architects (DSA)** - approving agency responsible for design approval, construction oversight, and closeout.
- **California Environmental Quality Act (CEQA)** - California law that requires compliance related to environmental impacts on state public agency development projects.
- **Department of Toxic Substance Control (DTSC)** - responsible for administering the hazardous waste facility permitting program established under Chapter 6.5 of California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) authorization.
- **Pacific Gas & Electric (PG&E)** - approves design and installation of gas and electric service for development projects.
- **East Bay Municipal Utilities District (EBMUD)** review - water and sewage treatment services.

Timeline impacts - Prior to DSA Approval

Date	Situation/Impact
2018	Facilities Department instructed by the Board to look at other options beyond 1025 2nd Avenue
05/19	Design started on Cole Center Complex
03/20	Pandemic complicates intergovernmental coordination - e.g. all government agencies working remotely
04/01/21	Initial project approved by DSA
04/14/21	Initial project placed on hold (See File #20-2435 in the Legislative Information Center: https://www.ousd.org/domain/67)
06/21	Project scope revised to include only 2nd floor [link to decision document]
07/21 - 12/21	Project redesigned and resubmitted to DSA for approval
11/21	Notice to Proceed to General Contractor to begin work at site.
02/03/22	DSA reapproved design with changes submitted

Timeline Impacts - Post DSA Approval

Date	Situation/Impact/Activities
Ongoing	Pandemic continues to create communications problems with other government agencies which are working remotely
1/22	District becomes the Lead Agency in development of the Compliance Document for California Environmental Quality Act (CEQA) due to inability to obtain confirmation from City of Oakland
4/22	Department of Toxic Substance Control (DTSC)- Preliminary Endangerment Assessment directs a more extensive site investigation and soils testing regimen

Adjusted Project Completion Timeline Projection

Schedule	Activities
7/15/2022	DTSC Approval of Removal Action Work Plan (RAW)
7/18/2022	Contractor Re-Mobilization on Site/Assess DTSC Approved Plan
8/8/2022	Cafeteria Foundation Demolition/Remediation
9/6/2022 to 10/24/2022	Offsite Fill / Final Site Grading
10/24/2022 to 6/2024	Building Construction / Project Substantial Completion/ Move in

Adjusted Project Cost Projection

Project Budget from Measure J	\$7M
Project Budget from Measure Y	\$50M
Commitments / Contractual Obligations	\$43M
Payments to Date (as of 6/27/2022)	\$8.2M
Remaining Project Budget Balance (as of 6/27/2022)	\$13.7M

Additional Cost due to the timeline extension- \$2M to \$5M (to be paid from overall Bond contingency)

Construction acceleration (i.e., remedy supply chain issues)

- Market escalation (i.e., material costs, gas prices, union labor costs etc.)
- General conditions extension
- Soft cost extension (architect, inspectors, professional services, etc.)
- Lease extension

Adjusted Timeline: Lease Extension & Remote Work for 4 Months

Description:

- Request the lease extension offered in the current lease for an additional 6 months to end of Feb 2024. Employees would work fully remotely from March 2024-June 2024 when they can move into the new building.

Impacts/Considerations:

- Some employees do not have a space in their homes to work, but this option is a shorter time period.
- An alternate space may be needed for services, including receiving mail, distributing paychecks, storage for hard copy files that are accessed regularly.
- Need to investigate what is legally required to offer employees while working remotely at their homes.

Projected Cost (included in the overall bond contingency percentage for this project):

- Lease extension \$1.8M (from bond funds as long as the move to Cole is ultimately completed)
- Any costs for equipment for employees remotely
- Costs for temporary alternate space (options: 900 High St, 750 International, underutilized space at a school site)

Next Steps

1. Get feedback from Board members in 2x2s in August on this update
2. Present update to the Facilities Committee in August and CBOC in September to get feedback on options presented
3. Vote in Nov. 2022 to enter into extended lease

Board Questions and Direction





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Executive Summary

- Delay in any construction project often results in cost increases from factors including labor and materials inflation, rework and extending existing agreements.
- Since its 2019 start, the current project at Cole has been delayed primarily due to:
 - District decisions re-evaluate the project, placing implementation “on hold”
 - Environmental compliance review and related remediation
 - Pandemic-related coordination challenges with other governmental entities
- While delays and projected environmental remediation have extended the timeline and increased costs, further delay will likely worsen these challenges
- At minimum, the updated timeline also requires we reassess temporary work locations between remote work and lease extension at 1000 Broadway
- Given these projected changes, staff requests the Board provide further direction